

FOR LEASE | 5,280 SF INDUSTRIAL SUITE

AVAILABLE

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **WILLIAMS ROTH GROUP**
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

166 NEWPORT DRIVE, SUITE 300, SAN MARCOS, CA 92069

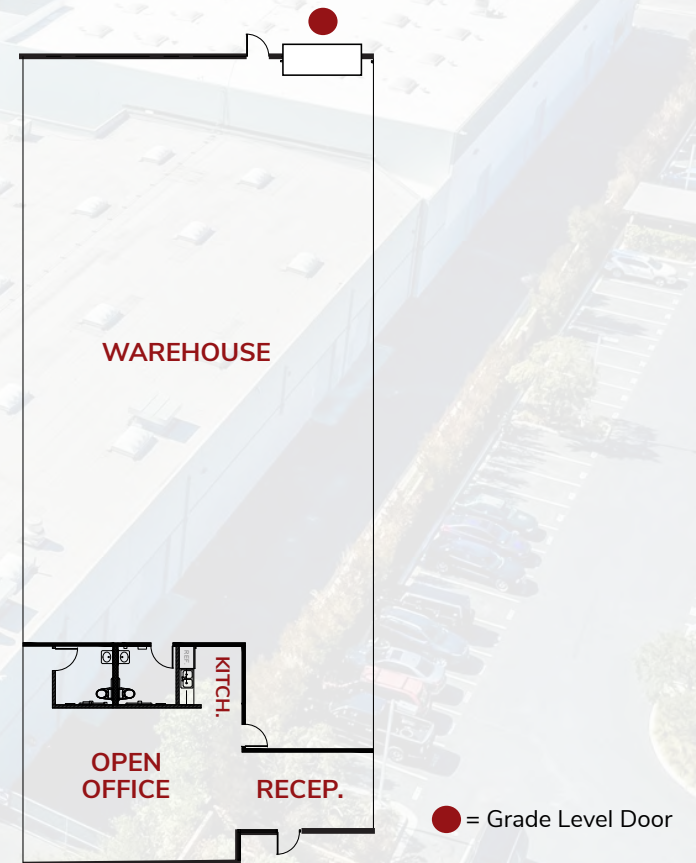
166 NEWPORT DRIVE

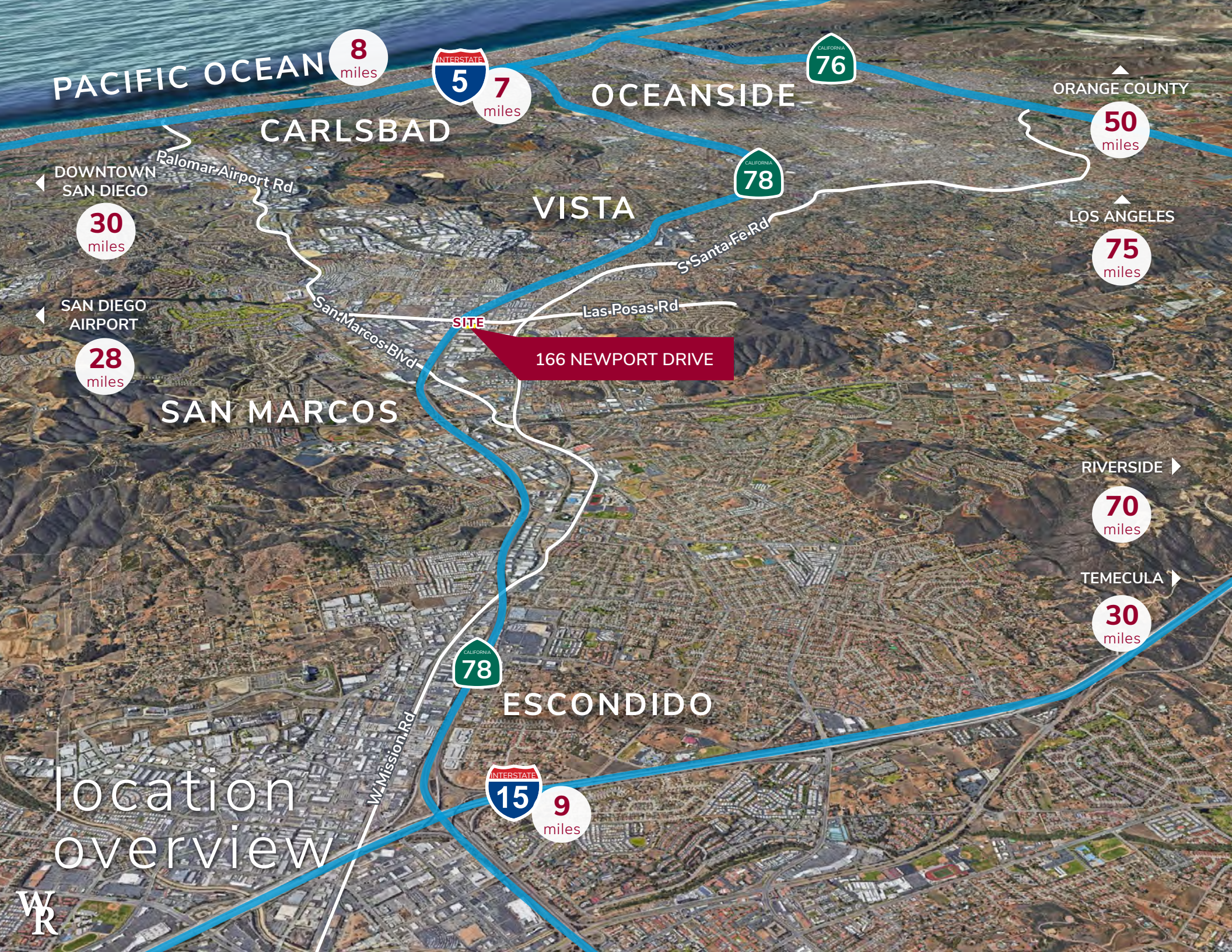


SUITE 300

Size:	5,280 SF
Office:	1,122 SF
Loading:	1 Grade Level Door (10' x 12')
Clear Height:	18'
Power:	300a, 208-120v 3p
Parking:	2.05/1,000 SF
Lease Rate:	\$1.59/SF NNN (\$0.21 NNN)

Contact Agents to Tour





PACIFIC OCEAN 8 miles

INTERSTATE 5 7 miles

CALIFORNIA 76

ORANGE COUNTY

50 miles

CARLSBAD

OCEANSIDE

CALIFORNIA 78

LOS ANGELES

75 miles

VISTA

DOWNTOWN SAN DIEGO

30 miles

SAN DIEGO AIRPORT

28 miles

San Marcos Blvd

SITE

166 NEWPORT DRIVE

Las Posas Rd

S Santa Fe Rd

SAN MARCOS

RIVERSIDE

70 miles

TEMECULA

30 miles

CALIFORNIA 78

ESCONDIDO

INTERSTATE 15 9 miles

location overview

WR



WESTBOUND
58,957
CPD



EASTBOUND
70,698
CPD

166 Newport Drive

aerial

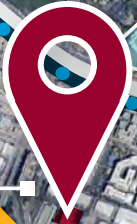


BUSINESSES

JOBS

3,853

31,684



FURNITURE ROW



San Marcos Blvd



amenity map

San Marcos

north county's fastest growing community

93,007

TOTAL
POPULATION

\$110,885

MEDIAN HOUSEHOLD
INCOME

4.5%

UNEMPLOYMENT
RATE

26.4K

ACADEMIC DEGREE
COMPLETIONS

multi-industry workforce:



KAISER
PERMANENTE



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