

LOS VALLECITOS BUSINESS CENTER

800 - 830 Los Vallecitos Blvd & 125 - 145 Vallecitos de Oro
San Marcos, CA 92069



FOR LEASE

OFFICE, INDUSTRIAL, RETAIL SUITES

TOTALING 151,434 SF

 CUSHMAN &
WAKEFIELD

CBRE

PROPERTY HIGHLIGHTS



±151,434 SF Office, Retail, Industrial Complex



Flexible Floor Plans for Small and Large Tenants



Close Proximity to the Sprinter Station and Retail Amenities



Ample Parking



On-Site Property Management



Excellent Visibility and Access from CA-78 (150,000 Cars / Day)



On-Site Deli

LOS VALLECITOS BUSINESS CENTER



125 Vallecitos de Oro



135 Vallecitos de Oro



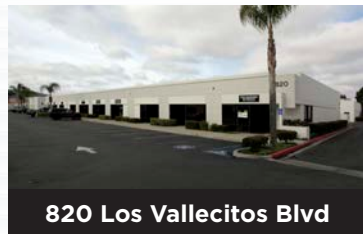
145 Vallecitos de Oro



800 Los Vallecitos Blvd



810 Los Vallecitos Blvd



820 Los Vallecitos Blvd



830 Los Vallecitos Blvd



AVAILABILITIES

INDUSTRIAL / COMMERCIAL

UNIT	TYPE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
125 Vallecitos de Oro / First Floor: E-G	Commercial	4,926 SF	Commercial Zoned Showroom, Retail / Creative Office	\$1.50/SF + \$0.20 CAM	Now
135 Vallecitos de Oro / First Floor: A	Commercial	2,142 SF	Reception, Private Offices, Warehouse, and Restroom	\$1.55/SF + \$0.20 CAM	January 1, 2025
820 Los Vallecitos Blvd / First Floor: J	Industrial	1,800 SF	Reception, Office, Warehouse, and Restroom	\$1.55/SF + \$0.20 CAM	Now

OFFICE

UNIT	TYPE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
145 Vallecitos de Oro / Second Floor: 204	Office	892 SF	2 Private Offices and Open Office Area	\$1.20/SF + \$0.20 CAM plus \$0.20/SF Electric	Now
145 Vallecitos de Oro / Second Floor: 208/209	Office	1,406 SF	Reception, Private Offices, Open Office, and Kitchen	\$1.20/SF + \$0.20 CAM plus \$0.20/SF Electric	Now
810 Los Vallecitos Blvd / Second Floor: 210	Office	639 SF	2 Private Offices, and Open Office Area	\$1.20/SF + \$0.20CAM plus \$0.20/SF Electric	Now
810 Los Vallecitos Blvd / Second Floor: 213-214	Office	1,794 SF	Private Offices, Open Office, and Breakroom	\$1.20/SF + \$0.20CAM plus \$0.20/SF Electric	Now



125 VALLECITOS DEL ORO

COMMERCIAL/INDUSTRIAL SUITE / FIRST FLOOR

Zoned Commercial creative office & showroom industrial uses. A total of 4,926 SF.

E-G

SUITES AVAILABLE

4,926

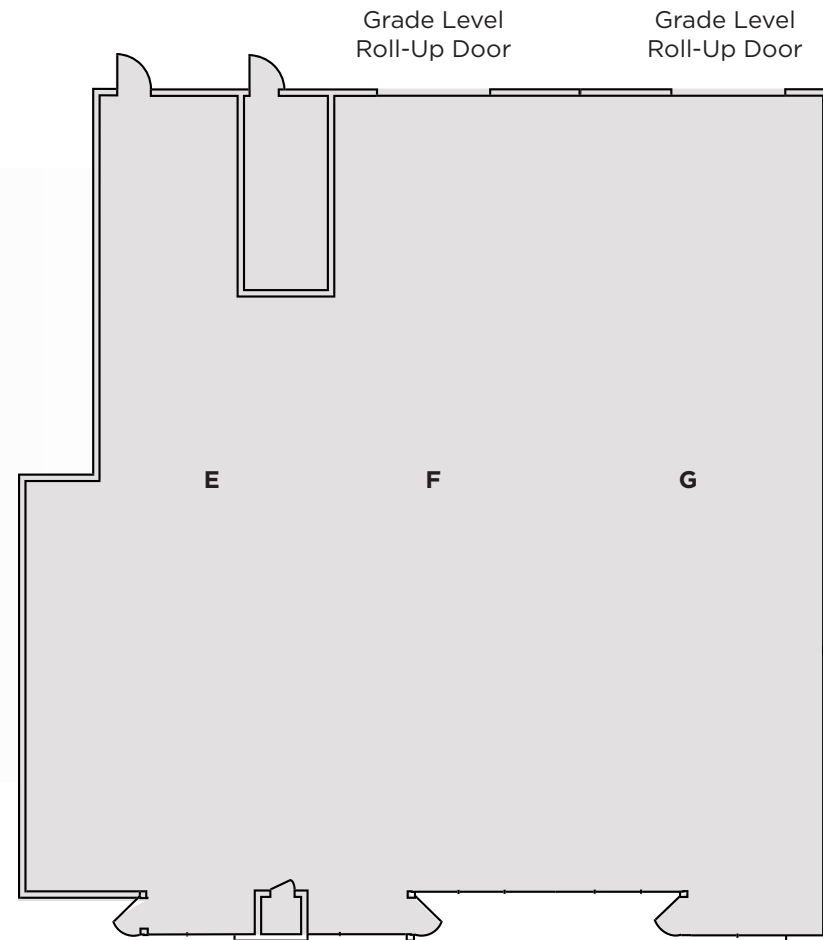
TOTAL SQUARE FEET

\$1.50 / SF

LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE



135 VALLECITOS DE ORO

OFFICE/INDUSTRIAL SUITE / FIRST FLOOR

Office/Industrial suite. A total of 2,142 SF

A

SUITE AVAILABLE

2,142

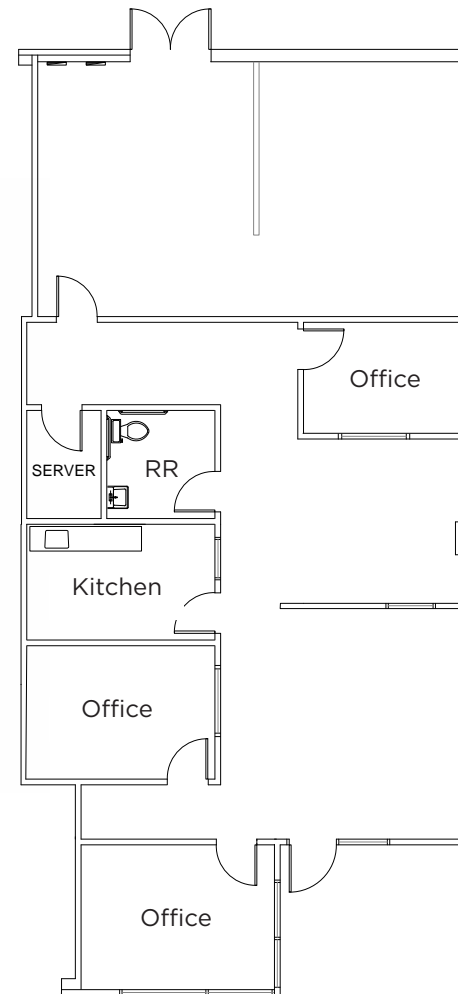
TOTAL SQUARE FEET

\$1.55 / SF

LEASE RATE + \$0.20 CAM

January 1, 2025

DATE AVAILABLE



145 VALLECITOS DE ORO

OFFICE SUITE / SECOND FLOOR

Office suite totaling 892 SF.

204

SUITE AVAILABLE

892

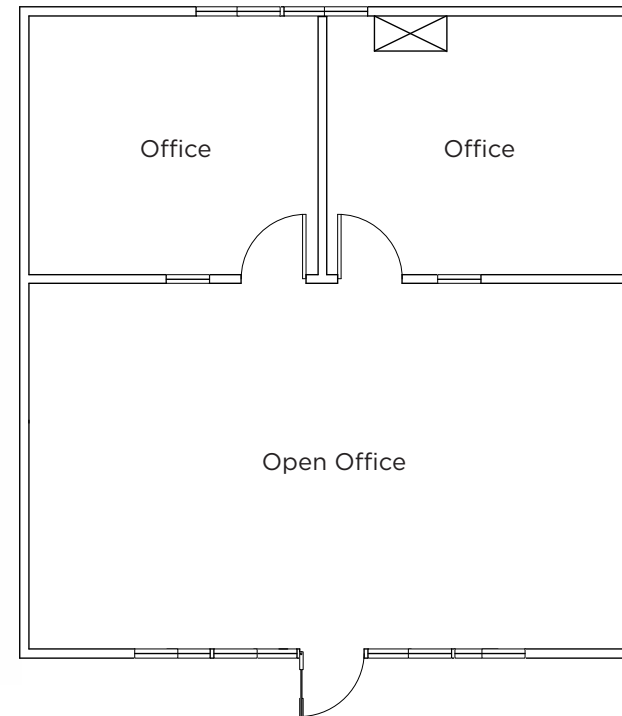
TOTAL SQUARE FEET

\$1.20 / SF MG

LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



145 VALLECITOS DE ORO

OFFICE SUITES / SECOND FLOOR

Office suites totaling 1,406 SF.

208-209

SUITES AVAILABLE

1,406

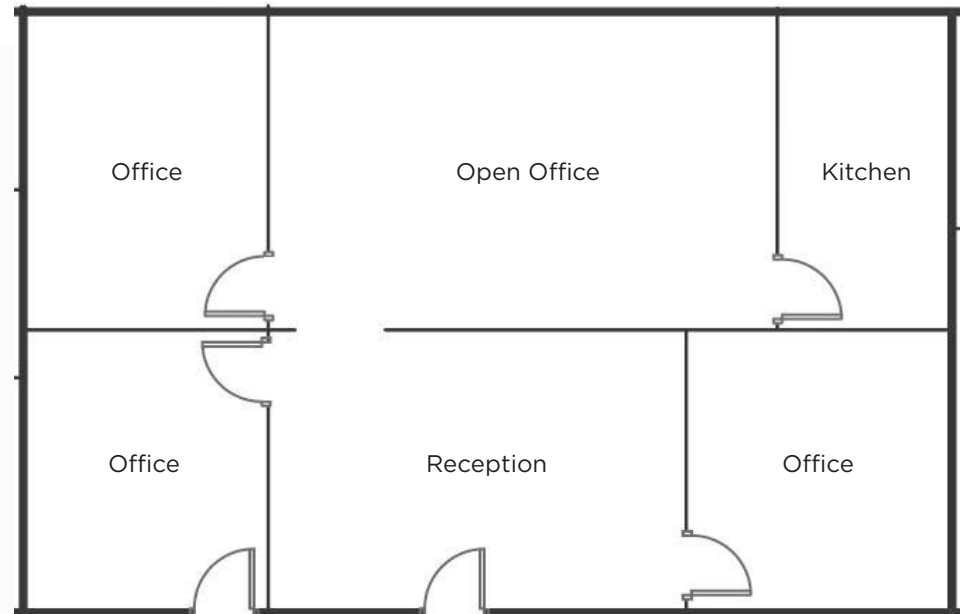
TOTAL SQUARE FEET

\$1.20 / SF MG

LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



810 LOS VALLECITOS

OFFICE SUITE / SECOND FLOOR

Office suite totaling 639 SF.

210

SUITE AVAILABLE

639

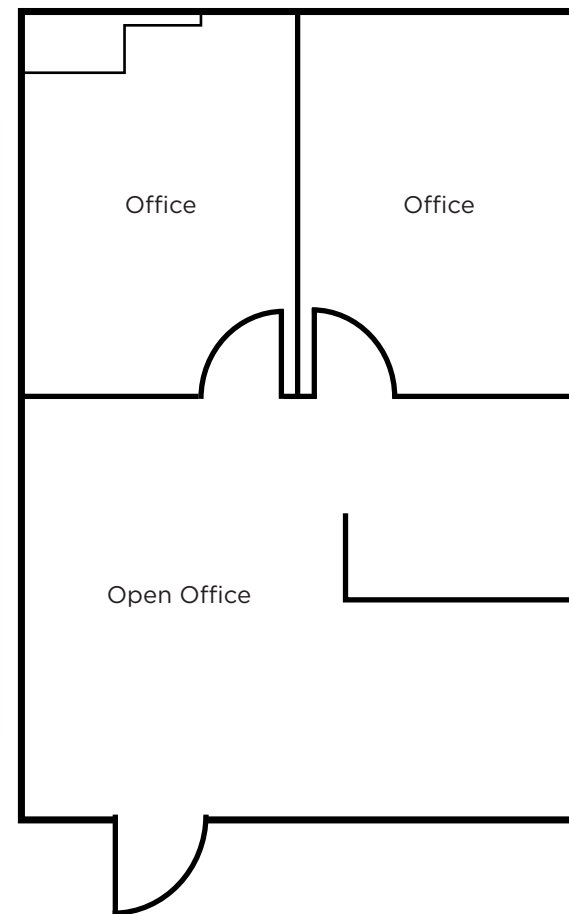
TOTAL SQUARE FEET

\$1.20 / SF MG

LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



810 LOS VALLECITOS

OFFICE SUITES / SECOND FLOOR

Office suites totaling 1,794 SF.

213 & 214

SUITES AVAILABLE

1,794

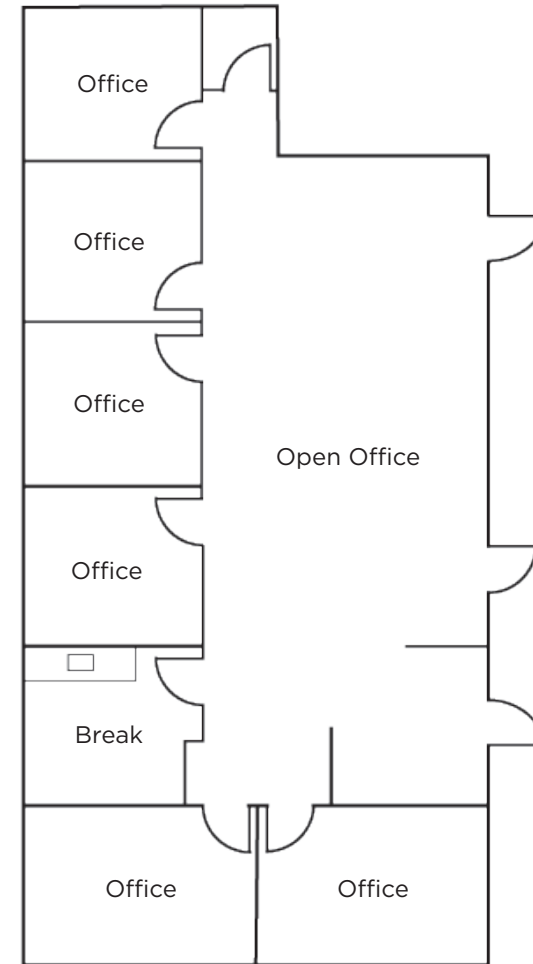
TOTAL SQUARE FEET

\$1.20 / SF MG

LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



820 LOS VALLECITOS

INDUSTRIAL SUITE / FIRST FLOOR

A total of 1,800 SF

J

SUITE AVAILABLE

1,800

TOTAL SQUARE FEET

\$1.55 / SF

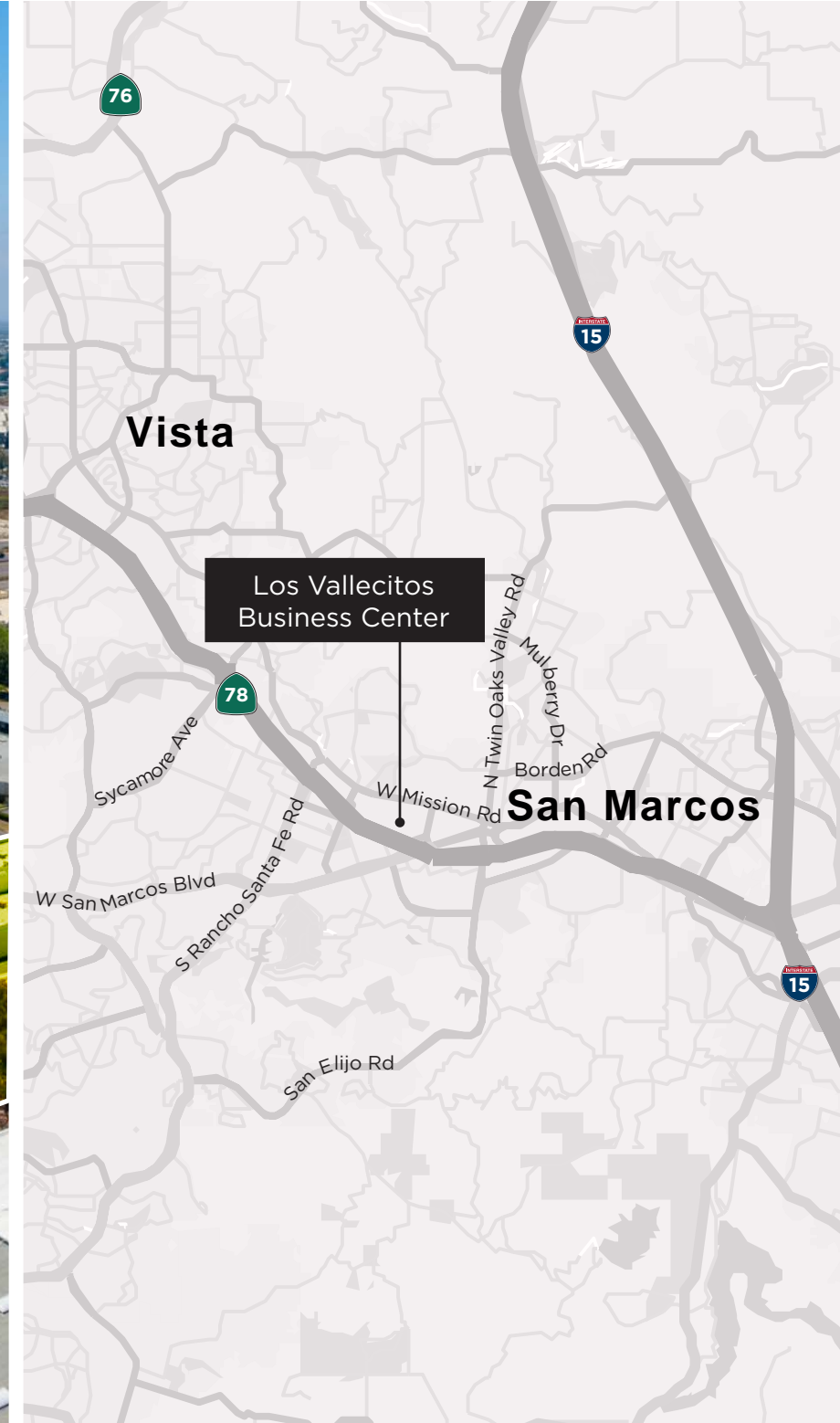
LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE

FLOOR PLAN
PENDING

LOCATION



AMENITIES

Palomar College

Santa Fe Business Center

California State University San Marcos





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CBRE