

# ***±34,373 SF for Sale*** ***North County San Diego's Newest Industrial & Office Campus***

737, 747, 777 WINDY POINT DRIVE | SAN MARCOS, CA 92069



# Property Overview

737, 747, 777 WINDY POINT DRIVE

## A TWO-BUILDING, FULLY-LEASED INDUSTRIAL AND OFFICE PROJECT IN THE HEART OF SAN MARCOS.

737 & 777 Windy Point Drive is a freestanding, innovative industrial and office project located two blocks north of Highway 78. Completed in 2020, this 34,373 SF new development is 100% leased to high quality tenants. Key features include creative office, warehouse, heavy power and excellent parking. This 3.93 acre property is an ideal investment opportunity.

The office building is currently parked at 9.20/1,000 SF and generating \$147,804 in annual parking revenue. At the expiration of the lease, the owner could re-lease the building to a user with a 9.20/1,000 SF parking ratio or reduce the parking to a market standard of 4.00/1,000 SF and build a third building in the project as shown on the site plan.

\$15,500,000

**SALE PRICE**

\$962,221 / 6.2%

**NOI / CAP RATE**



Total Size	± 34,373 SF in 2 buildings on 3.93 acres
737 Windy Point Dr Industrial Building	± 18,678 SF
747 Windy Point Dr Industrial Building	± 16,000 SF Proposed new building
777 Windy Point Dr Office Building	± 15,695 SF
Grade Level Doors	7 Doors <i>Additional 6 added if building is constructed</i>
Power and Gas	Heavy
Sprinklers	Yes
Parking	737 Windy Point Dr   2.44/1,000 SF 777 Windy Point Dr   9.20/1,000 SF
Clear Height	18' - 26'
Occupancy	100% Leased <i>Rent roll available upon request</i>
Location	Close proximity to HWY-78 and I-15 Near a variety of amenities including North City San Marcos



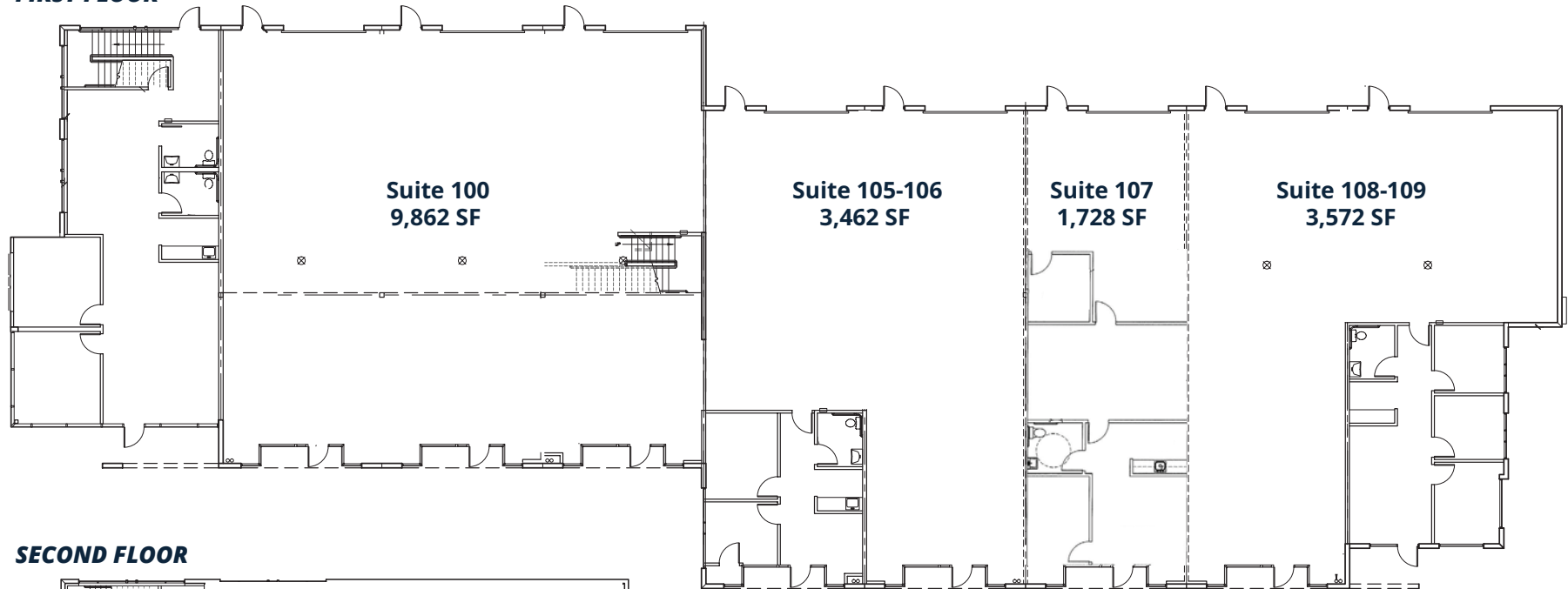


# 737 Windy Point Drive / 18,678 SF

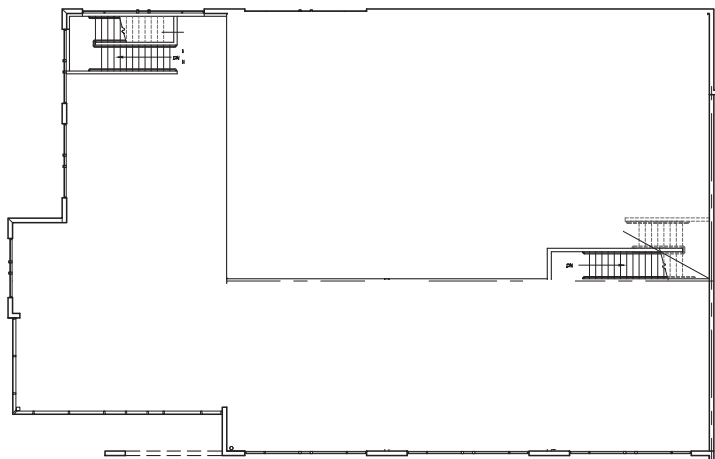
SAN MARCOS, CA



## FIRST FLOOR



## SECOND FLOOR



- 1,728 SF to 9,862 SF Suites
- 100% Leased to 4 Tenants
- Floor-to-Ceiling Windows on Second Floor
- 7 Grade-Level Doors
- 18'-26' Clear Height
- Built in 2020



# 777 Windy Point Drive / 15,695 SF

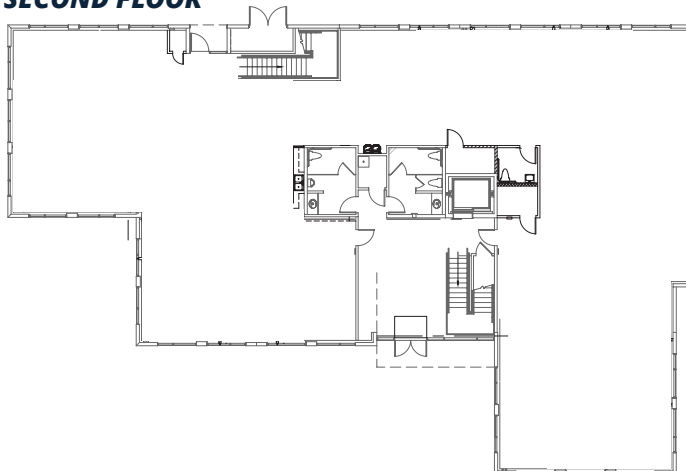
SAN MARCOS, CA



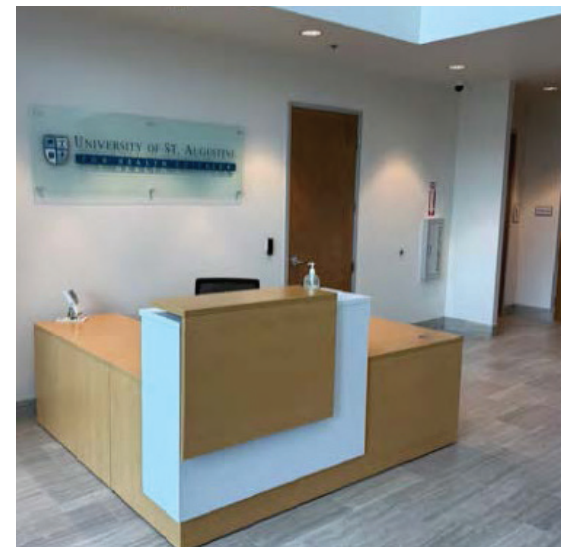
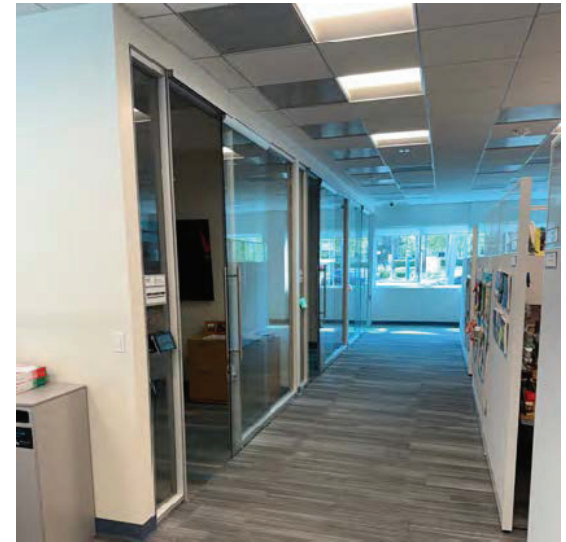
## FIRST FLOOR



## SECOND FLOOR



- 100% Leased to University of St. Augustine
- Built in 2020
- Elevator served



# Site Plan

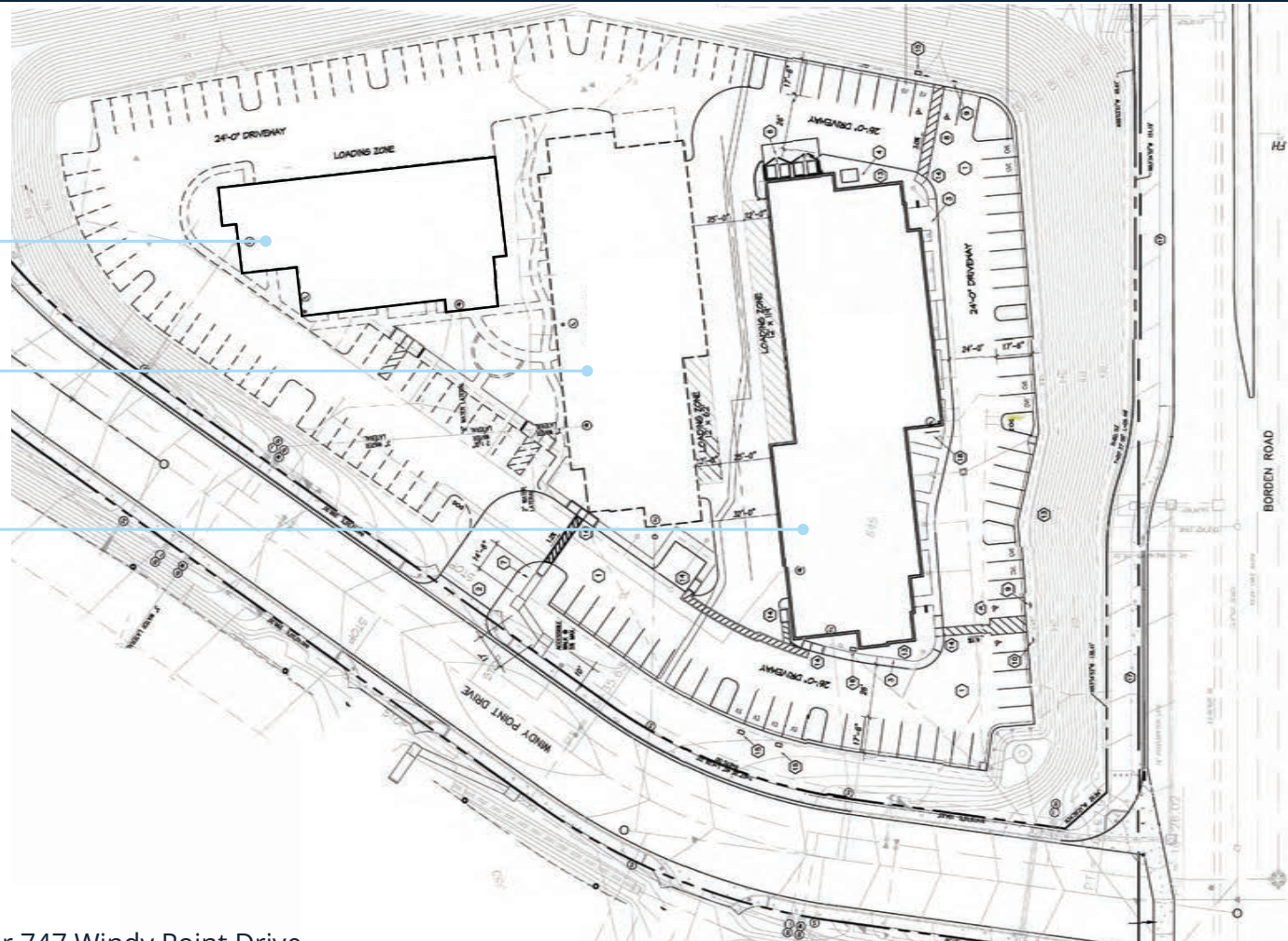
737, 747, 777 WINDY POINT DRIVE | SAN MARCOS, CA



737 Windy Point  
18,679 SF

747 Windy Point  
16,000 SF  
(Proposed new building)

737 Windy Point  
18,679 SF



- Approved site plan for 747 Windy Point Drive
- A lease is currently in place for the overflow parking serving 777 Windy Point Drive
- Land for the proposed building at 747 Windy Point Drive is currently used as overflow parking for 777 Windy Point Drive
- Located at the signalized intersection of Windy Point Drive and W Borden Road

# Site Access

737, 747, 777 WINDY POINT DRIVE | SAN MARCOS, CA





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