

307 E. CARMEL ST. - SAN MARCOS, CA 92078

FOR LEASE – 13,000 SF OF SHOWROOM/FLEX SPACE WITH HIGHWAY 78 FRONTAGE

LOCATED ADJACENT TO THE NORTH CITY MASTER PLANNED DEVELOPMENT





Located one block from the North City Master Planned Development



375,000 SF
of Retail



1,000,000 SF of
Commercial Space



3,400
Residential Units



20 Acres
of Parks

Property Highlights

Unparalleled Signage Opportunity

- Located directly on Highway 78 with excellent visibility
- Exposure to 178,000 vehicles per day
- Signage available on multiple sides of building

Unique Retail and entertainment-oriented zoning

- **Permitted Uses:** Include Retail, General Service, Health Service, Office, Medical Office, Public Space Plaza, Gallery, Residential Care Facility, Etc.
- **Conditional Permitted Uses:** Include Dining, Outdoor Dining, Dining/Entertainment, Entertainment, Recreation, Assembly, Cultural/Civic Institutions, Alcohol Sales, Child Daycare Facility, Daycare Center, Residential Care Facility (Large).

Located adjacent to North City and Cal State San Marcos

- 307 E. Carmel Street is short walk from Cal State San Marcos and the North City Master Planned Development:
Click Link: <https://www.northcity.com/learn/>
- Walking distance to retail, restaurants, coffee shops and public parking facilities.



Premises Overview

| | |
|--------------------------------|--|
| Address: | 307 E. Carmel Street, San Marcos, CA 92078 |
| Building Size: | 13,000 Square Feet |
| Building Type: | Retail/Showroom/Flex |
| Existing Configuration: | 60% Showroom, 30% Office, & 10% Warehouse |
| Lot Size: | 1.08 Acres |
| Parking: | 38 spaces + additional street parking |
| Power: | 800 amps, 120/208v |
| Loading: | One - 12' x 12' roll up door |
| Year Built: | Newer Construction (built in 2003) |
| Clear Height: | 20' - 22' |
| Zoning: | University Dist. Specific Plan - Mixed Use Building A and/or Freeway Commercial Building A |
| Freeway Frontage: | 178,000 cars per day |
| Location: | One block to the North City Master Planned Development |
| Availability: | Immediately |
| Lease Rate: | \$1.35/SF NNN |



Aerial Map




CAL STATE UNIVERSITY
SAN MARCOS
16,000+ Students

URBAN VILLAGES SAN MARCOS
Block F Apartments

The Quad Apartments

Block C Apartments


MESA RIM
COMMUNITY CENTER

DRAFT+REPUBLIC
SAN MARCOS


CUBE SMART
self storage

P

PIMA MEDICAL
INSTITUTE

KAISER PERMANENTE

CVS

Ralphs

NORTH CITY RESIDENTIAL
600+ New Townhomes
& Single Family Homes

Hampton
by Hilton

URBAN VILLAGES SAN MARCOS
224-Unit Affordable Housing
Development

SUBJECT
PROPERTY

 78 Freeway
(178,000 VPD)

STANBRIDGE
UNIVERSITY

SPRINTER

Aerial Map



ASHLEY

ETHAN ALLEN

Mor

Jerome's Furniture

THE HOME DEPOT

LA FITNESS. FedEx. SUBWAY

SUBJECT PROPERTY

BEST BUY IN-N-OUT WINCO FOODS HOBBY LOBBY CRACKER BARRELL Chick-fil-A

NORTH CITY MASTER PLANNED DEVELOPMENT
- 375K SF Retail, 20 Acres of Parks
- 1M SF of Commercial Space
- 3,400 Residential Units

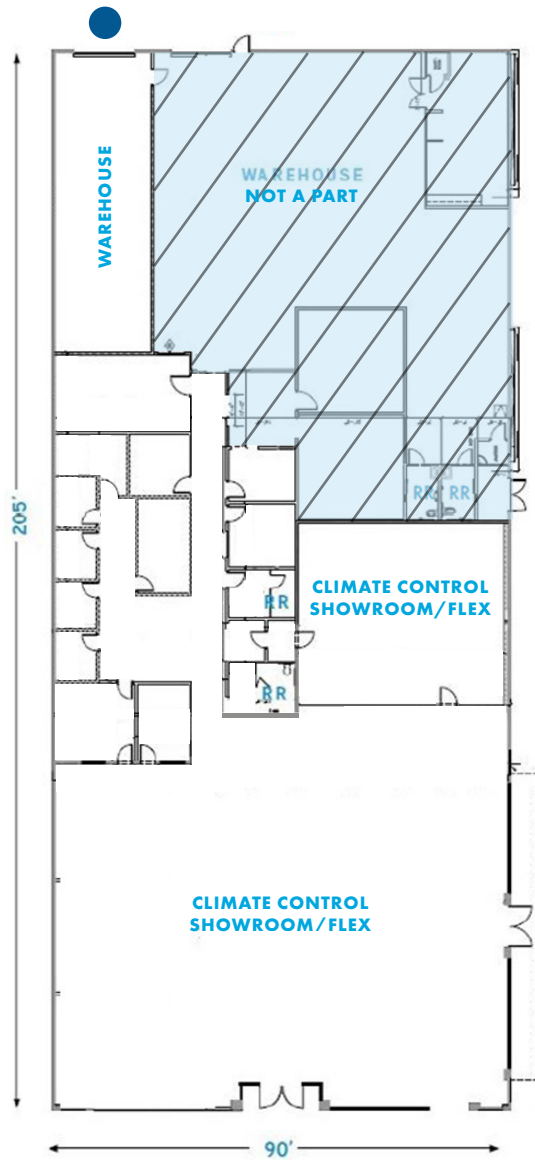
NORTH CITY RESIDENTIAL
600+ New Townhomes and Single Family Homes

CAL STATE UNIVERSITY SAN MARCOS
16,000+ Students

Sprinter Line



Floor Plan



● = Grade Level Loading

Interior Photos



Warehouse, Loading, & Parking



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Isaac Little

ilittle@lee-associates.com

760.929.7862

CalDRE #01702879

Marko Dragovic

mdragovic@lee-associates.com

760.929.7839

CalDRE #01773106

Olivia Baffert

obaffert@lee-associates.com

760.488.1376

CalDRE #02211874

