

1195 LINDA VISTA DR, SUITE C, SAN MARCOS CA 92078

**FOR SALE  
& LEASE**

3,120 Sq Ft Flex Industrial Condo



Peter Kies  
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## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc.

## CONTACT US

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## THE OPPORTUNITY

Urban West Ventures, Inc., as Exclusive Listing Broker, is pleased to present an exciting opportunity for an Owner-User to acquire a verisitle industrial flex condo, in a busy industrial corridor of San Marcos.

The Subject Property – **1195 Linda Vista Dr, Suite C, San Marcos CA 92078** – offers approximately 3,120 Sq Ft of industrial flex space.

Incoming Ownership will appreciate the turn key improved office space, new AC unit, and return to shell condition of the warehouse.



## PROPERTY INFORMATION

<b>Market:</b>	North County San Diego
<b>Property Type:</b>	Flex Industrial Condo
<b>Zoning:</b>	LI (Light Industrial)
<b>Zoning Link:</b>	<a href="https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.230INZO">https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.230INZO</a>
<b>Address:</b>	1195 Linda Vista Dr, Ste C, San Marcos Ca 92078
<b>Total Building RBA:</b>	3,120 sqft

## ACQUISITION OPPORTUNITY

<b>Subject Suite:</b>	Suite C
<b>Subject RBA:</b>	3,120
<b>APNs:</b>	219-200-23-06
<b>Clear Height:</b>	Approx. 19'
<b>Construction:</b>	Reinforced Concrete
<b>Loading:</b>	1 Grade Level 12'x10' Doors Automatic
<b>Levels:</b>	Two Story
<b>Skylights:</b>	Yes

**Sale Price:** \$1,220,000 (\$391/SF)

**Lease Rate:** \$1.30/sf/mo + NNN

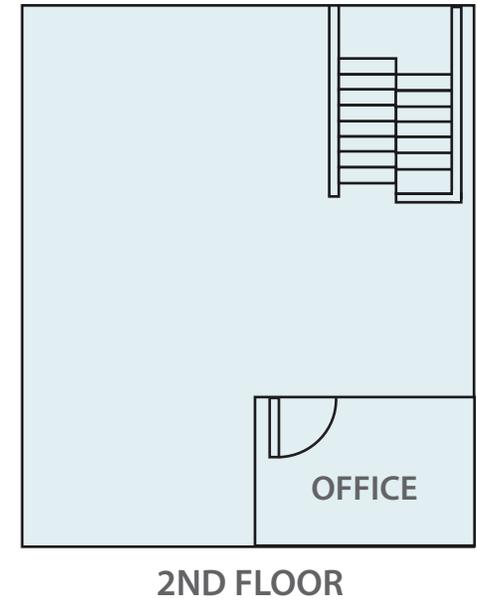
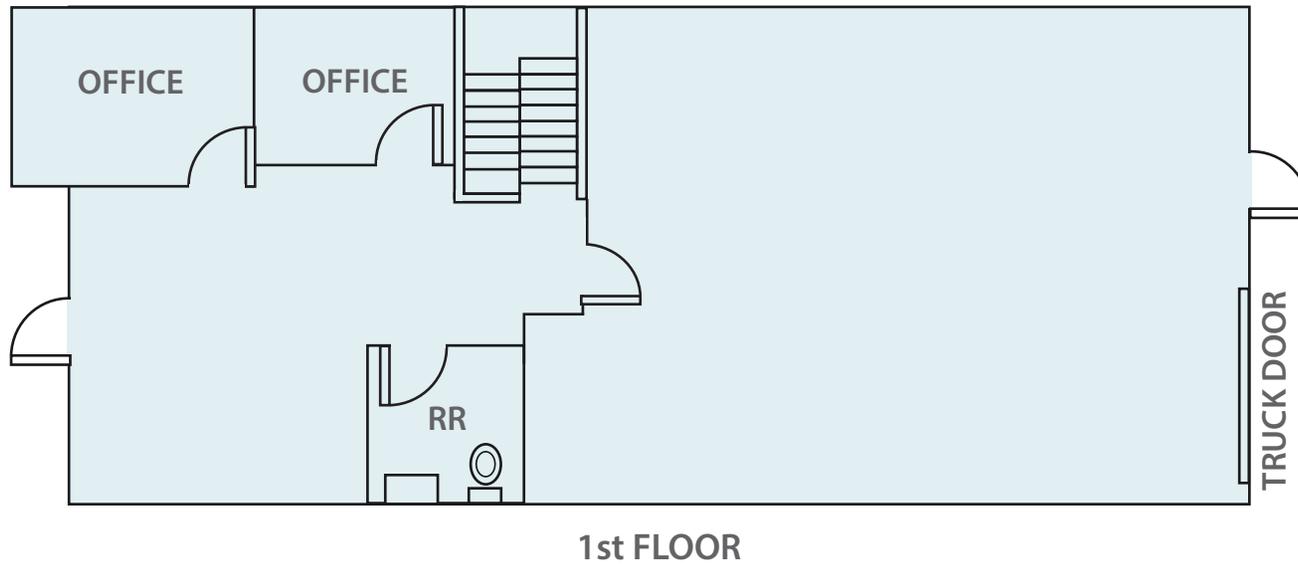
\*\*Seller Financing or lease to own options available, contact broker for more information\*\*

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# FLOOR PLAN



*Floorplan drawing not to scale*

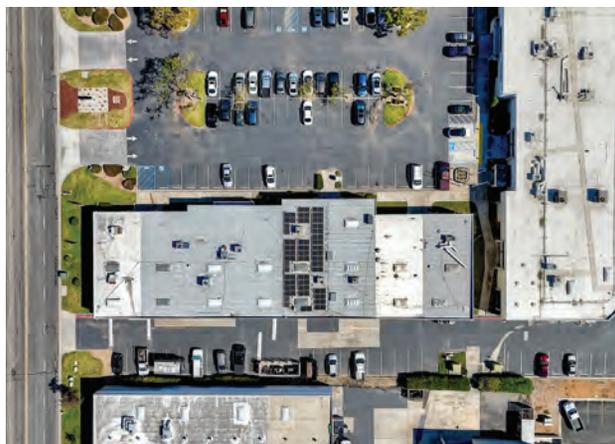
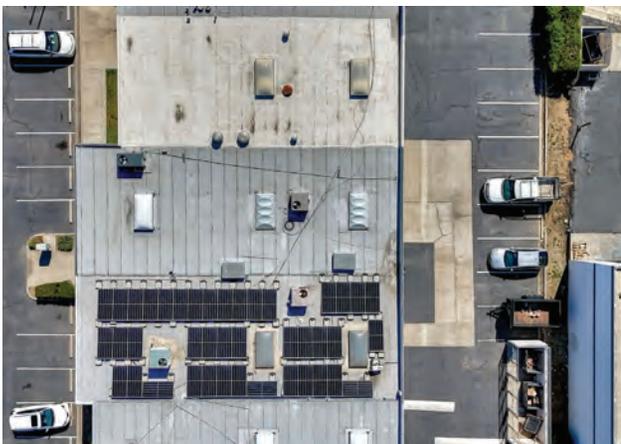
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# AERIAL OVERVIEW

## Major Tenants in Area

- Arby's
- A Storage Place San Marcos
- Buffalo Wild Wing's
- Cocina Del Charro
- Cold Stone Creamery
- Commerce Center Industrial Park
- Cosco Business Center
- Eugenio Italian Ristorante
- Galleria vera cruz
- Green Thumb Nursery San Marcos
- Grainger Industrial Supply
- Home Depot
- Jersey Mike's Subs
- Kaiser Permanente San Marcos Medical Center
- Linda Vista Centre
- Mama Kat's Restaurant
- Marshalls
- Mission Sports Park
- Nordstrom Rack
- Panera Bread
- Penske Truck Rental
- Petco
- Raising Canes
- Regal Edwards San Marcos
- RWC Building Products San Marcos
- San Diego Music Store
- San Marcos Center
- Shofu Dental Corporation
- Sonic Drive-In
- Sprout's Farmer Market
- Starbucks
- Sun Organic Farms
- 180 Medical Supply
- Verizon



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