

177

NEWPORT DRIVE

San Marcos, CA 92069



FOR SALE

19,639 SF FREESTANDING
INDUSTRIAL BUILDING

OWNER USER / INVESTOR OPPORTUNITY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

PROPERTY FEATURES

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NEWPORT DRIVE

BUILDING SIZE	±19,639 SF
OFFICE BUILDOUT	±10%
LOT SIZE	1.09 Acres (47,480 SF)
LOADING	5 Grade Level Doors (12' x 12')
CLEAR HEIGHT	18'-20'
POWER	1,800A (1,200A, 120/208V & 600A, 277/480v, 3-phase) (to be confirmed by Buyer)
COLUMN SPACING	48' x 24'
FIRE SPRINKLERED	Yes
PARKING	29 Parking Space (1.48/1,000SF) (expandable into yard/loading area)
YEAR BUILT	1987
ZONING	L-1, Light Industrial
ASKING PRICE	\$5,399,000 (\$275/SF)



FENCED DRIVE AROUND ACCESS TO LOADING AREA

PROPERTY HIGHLIGHTS

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NEWPORT DRIVE



Rare Freestanding Industrial Owner-User or Investor Opportunity with Heavy Power, Minimal Office, and Demising Flexibility in North San Diego County



FREESTANDING OWNER-USER OPPORTUNITY

Drive-Around Access with Secured, Self-Contained Industrial Facility



LOW SINGLE STORY OFFICE FINISH BUILDOUT

Warehouse-Heavy Layout Ideal for Manufacturing, Storage & Distribution Users



HEAVY POWER DISTRIBUTION

1,800A 3-Phase Power Distributed Throughout Warehouse for Manufacturing & Industrial Uses



FENCED YARD / LOADING & FUNCTIONAL WAREHOUSE

Efficient Square Footprint with 18'-20' Clear Height & 5 Grade Level Doors



MULTI-TENANT / DEMISING POTENTIAL

Ability to Divide into Two to Four Units for Flexibility or Supplemental Income



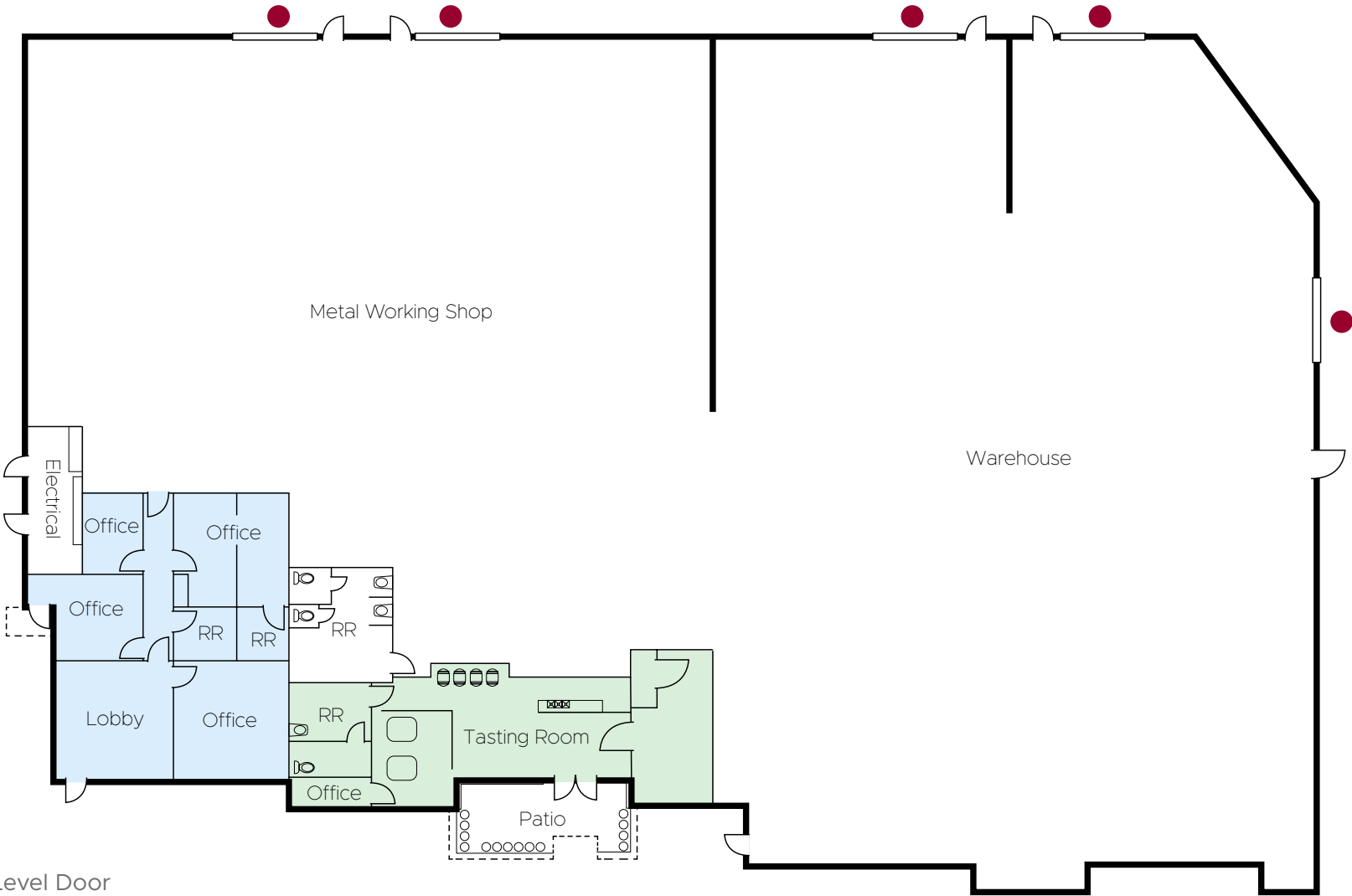
PRIME NORTH COUNTY SAN DIEGO LOCATION

Immediate Access to Hwy 78 with Nearby Retail Amenities & Signage Exposure

FLOOR PLAN

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NEWPORT DRIVE

- Warehouse = ±17,573 SF (90%)
 - Office = ±1,313 SF (10%)
 - Raging Cider (Retail) = ±753 SF (Seller will vacate or leaseback)
- Total: ±19,639 SF**



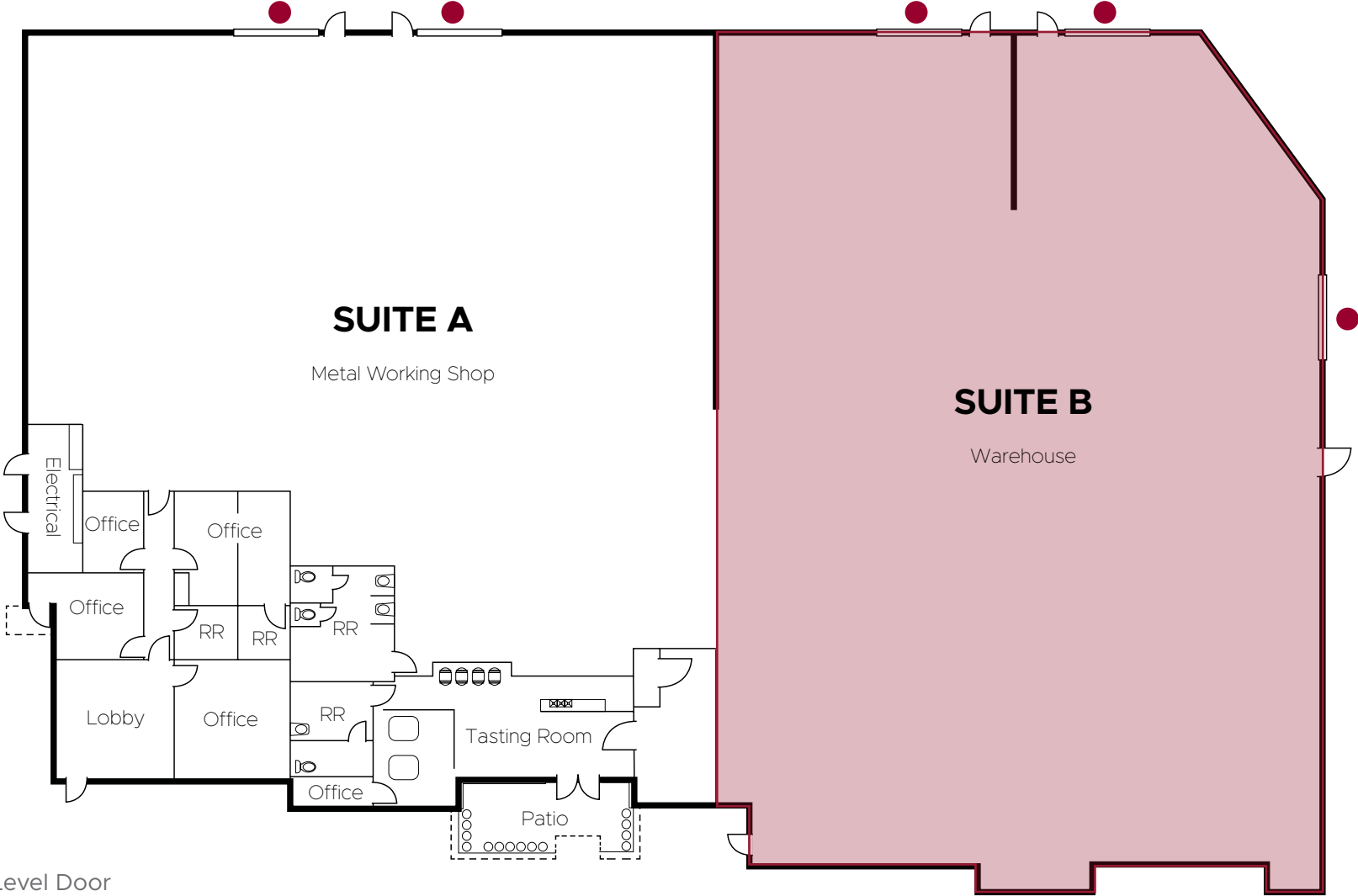
● = Grade Level Door

FLOOR PLAN- POTENTIAL TO DEMISE

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SUITE A = ±10,166 SF | **SUITE B** = ±9,473 SF

Potential configuration allows owner-users to occupy a portion while generating supplemental rental income.



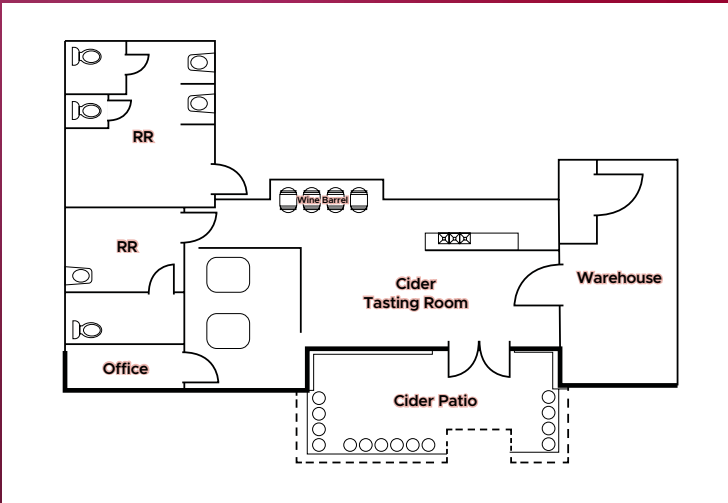
RAGING CIDER TASTING ROOM

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SELLER WILL VACATE OR LEASEBACK
Raging Cider at FMV (753 SF)

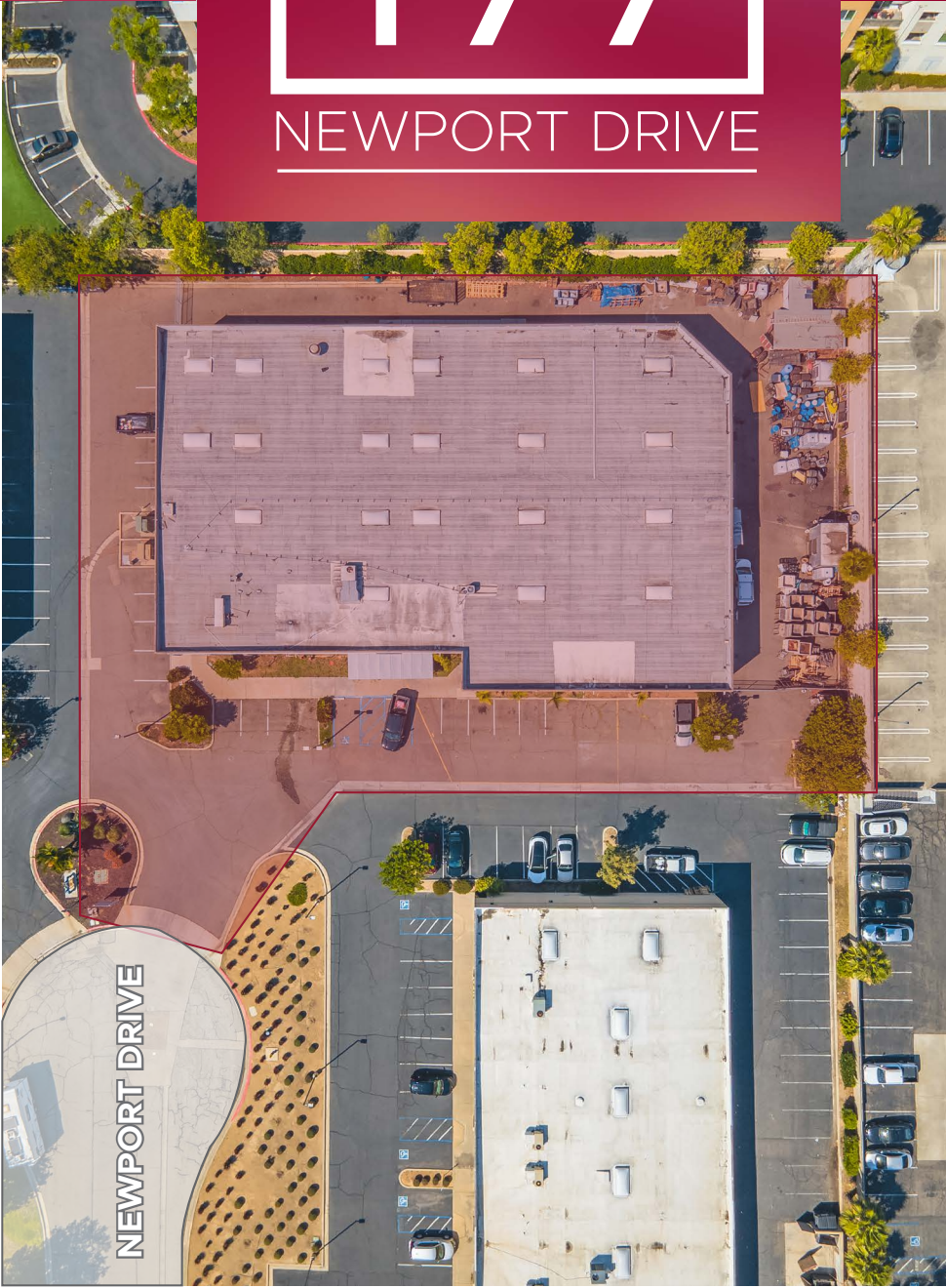
Raging Cider & Mead Co. is a family-owned cidery and meadery based in San Marcos, known for its traditional, small-batch approach to cider making. Founded in 2015, the company specializes in naturally fermented ciders, perrys, and meads made exclusively from locally sourced fruit and honey from across San Diego County. Their cozy taproom and outdoor patio have become a favorite destination for craft cider enthusiasts looking for something authentic, community-oriented, and distinctly local.



SITE PLAN



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PROPERTY PHOTOS

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Five 12' x 12' Loading Doors



Secured Drive Around Access

PROPERTY PHOTOS

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Low Finish Office Buildout



Heavy Power



AERIAL PHOTOS

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PROXIMITY TO
FURNITURE ROW AND
HIGHWAY 78

NEARBY RETAIL & AMENITIES

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1 | GRAND PLAZA



3 | SAN MARCOS PLAZA



2 | CREEKSIDE MARKET PLACE



4 | CAMPUS MARKET PLACE



LOCATION MAP

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NEWPORT DRIVE



PACIFIC OCEAN

CARLSBAD

OCEANSIDE

VISTA

SAN MARCOS

ESCONDIDO

ORANGE COUNTY

RIVERSIDE

SAN DIEGO AIRPORT

27 MILES

75 MILES

50 MILES

70 MILES

LOCATION HIGHLIGHTS:

- Immediate Hwy 78 Access
 - Minutes to I-5 & I-15
- Dense North County Labor Pool
- Strong North County Industrial Market

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San Marcos

VALLEY OF DISCOVERY

POPULATION

96,620

CORPORATE & LOCAL
BUSINESSES

±4,200

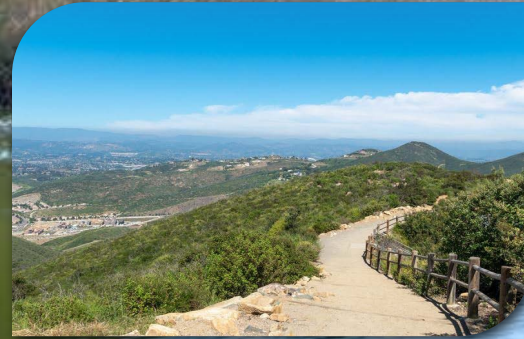
MEDIAN HOUSEHOLD
INCOME

\$105,286

GROSS REGIONAL
PRODUCT

\$7.9B

TOP COMPANIES



72 MI
MULTI-USE TRAILS



10
BREWERIES



240+
RESTAURANTS

6
ACADEMIC
INSTITUTIONS
*SMUSD RANKED 5TH
IN THE COUNTRY

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San Marcos, CA 92069



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