

# 1849 diamond st

SAN MARCOS, CA 92078



**For Lease or Sale  
Freestanding Building**

**Industrial/Flex  
Opportunity**

**UPG** **URBAN**  
**PROPERTY**  
**GROUP** EST. 1989

Highlights

Freestanding industrial/flex building with no association fees

Ample dedicated parking

Attractive building interiors & exteriors

Quick access and connection to I-5 and Hwy 78

Located adjacent to La Costa Meadows submarket, just off of Rancho Santa Fe Road and Melrose Dr

Strategically located in North San Diego County, making it a convenient hub for businesses looking to serve the San Diego metropolitan area and throughout Southern California

The City of San Marcos is committed to raising the bar for businesses - in addition to actively bringing business stakeholders to the table, San Marcos is also working to educate local businesses about resources and programs that could benefit their companies

Site Plan



Building Details

|               |   |                |   |
|---------------|---|----------------|---|
| Address       | 1849 Diamond St<br>San Marcos, CA   | Power          | 800 amps of 120/208 volt<br>3 phase at the electrical room                  |
| Building Size | ±15,576 SF<br>±1,252 SF Assembly/Lab Area<br>±6,535 SF Sprinklered Office<br>±7,789 SF Warehouse<br><br>(Additional Space: ±1,252 SF<br>Unpermitted Office) | Ceiling Height | 22'   |
| Lot Size      | ±30,492 SF  | Loading        | Three 12' x 12' ground level roll up<br>doors (potential to add additional) |
| Parcel Number | 223-340-11  | Yard           | Enclosed  |
| Year Built    | 1989  | Restrooms      | Separate mens & womens on each<br>floor                                     |
| Parking       | On-site (~32 spaces)  | Current Use    | Developer and manufacturer of<br>personal care products                     |
| Zoning        | Light Industrial  |                |   |
| Levels        | Two   |                |   |
| Signage       | Building signage  |                |   |

Total building size has been obtained from assessor records. Breakout of different space sizes is estimated.

\$1.55 psf, NNN

Lease Rate

Contact Broker

Sale Price


















# Amenities & Developments




- 1 **McClellan-Palomar Airport**
- 2 **Bressi Ranch Village Center**  
Trader Joe's, Pure Burger, Board & Brew, Luna Grill, Rubio's, Cravory Cookies, The Bar Method, Chase Bank, Nekter Juice Bar, Blo, Peets Coffee & Tea, Verizon, and more
- 3 **The Square at Bressi Ranch**  
CVS Pharmacy, Sprouts, Bevmo, Mendocino Farms, Richard Walker's, Bird Rock Coffee Roasters, and more
- 4 **Palomar Commons**  
Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Jamba Juice, CYO Pizza, and more
- 5 **Loker Retail Center**  
Starbucks, Bank of America, Staples, and more
- 6 **Lift**  
44,030 SF Mixed-Use Office and Retail Development
- 7 **Kensington at the Square**  
100 Townhome Development Site

## Corporate Neighbors





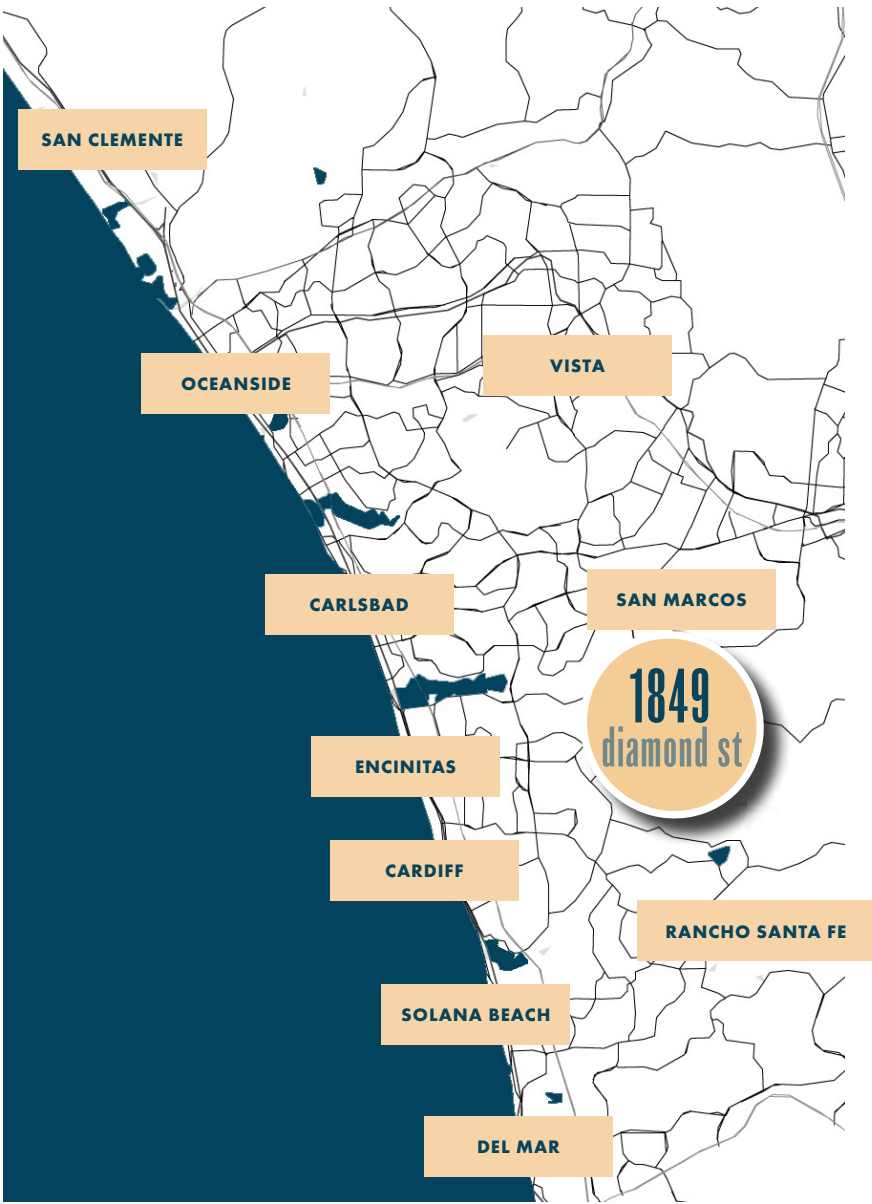




San Marcos is home to a bustling manufacturing industry, and though most of us never actually see it, recent findings reveal just how much business is booming in the city's industrial parks.

Manufacturing is the city's second-largest economic sector, accounting for nearly 7 percent of local gross domestic product (GDP), or about \$553M annually—and providing 11 percent of the city's employment, which is about 4,300 jobs, according to research by the San Diego Regional Economic Development Corporation (San Diego Regional EDC).

\*San Marcos City Hall





# San Marcos

Discover a scenic community with a forward-thinking economy.

Although San Marcos has experienced rapid growth over the last decade, it continues to maintain the small town atmosphere and values that attracted so many new businesses and residents here.

Quality community developments has kept San Marcos as a desired city including future developments like the San Marcos Downtown Creek District, Palomar Station and University Village.

|                           | 2 Mile    | 5 Mile    | 10 Mile   |
|---------------------------|-----------|-----------|-----------|
| Population (2023)         | 37,623    | 194,651   | 710,549   |
| Project Population (2028) | 37,774    | 193,277   | 703,589   |
| Total Daytime Population  | 7,229     | 114,649   | 321,996   |
| Total Households          | 13,980    | 70,165    | 249,397   |
| Avg. Household Income     | \$162,765 | \$140,761 | \$129,025 |
| Median Home Value         | \$871,083 | \$797,961 | \$751,825 |

### Location

Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean. San Marcos is located perfectly to serve all of Southern California.

### Education

Home to Palomar College and California State University San Marcos, the City has also become the heart of education in San Diego North.

### Strong Work Force

With hundreds of businesses in higher education, manufacturing, information and communications technology, and specialty food and microbreweries, San Marcos is a great city to do business. Be part of the action and Discover San Marcos—a place to do business.



10 MINS

Route 78  
4.2 miles



16 MINS

Interstate 15  
9 miles



13 MINS

Interstate 5  
6.5 miles



Bressi Ranch



San Elijo Town Center



Palomar Airport

### Why North County?

85%

of businesses agreed  
that it is an  
**Excellent Place  
To Do Business**

97%

of residents approve of  
**Quality Of Life**

95%

of businesses thought that  
North County offers the  
**Highest Life Fulfillment**

\*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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