

1849 diamond st

SAN MARCOS, CA 92078



For Lease or Sale
Freestanding Building

Industrial/Flex
Opportunity

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

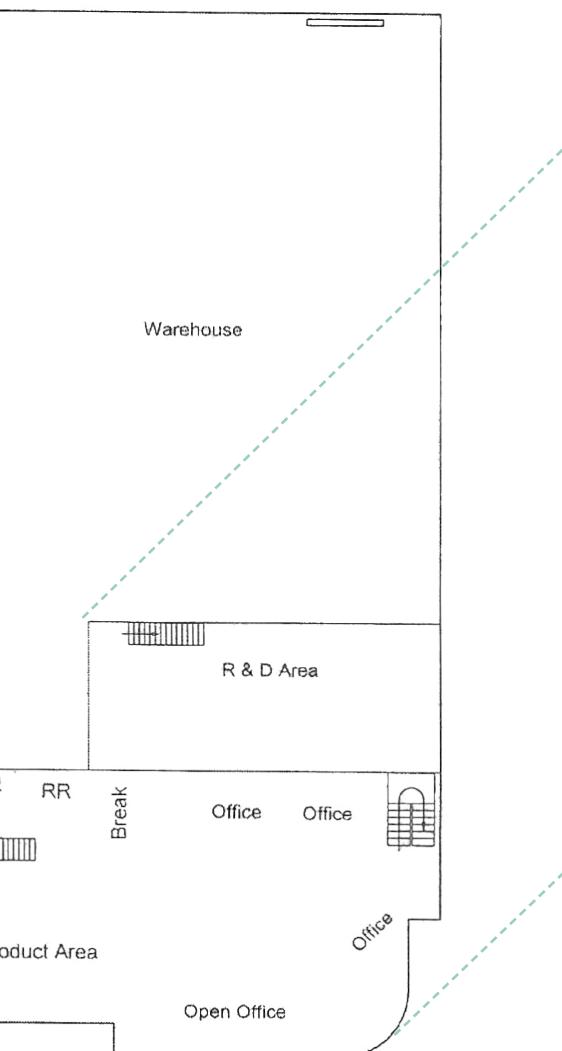
Located adjacent to La Costa Meadows submarket, just off of Rancho Santa Fe Road and Melrose Dr

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

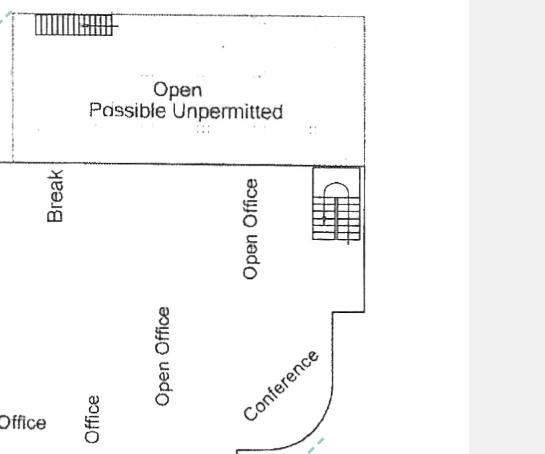
The City of San Marcos is committed to raising the bar for businesses - in addition to actively bringing business stakeholders to the table, San Marcos is also working to educate local businesses about resources and programs that could benefit their companies

Site Plan

First Floor



Second Floor



Building Details

Address	1849 Diamond St San Marcos, CA
Building Size	±15,576 SF ±1,252 SF Assembly/Lab Area ±6,535 SF Sprinklered Office ±7,789 SF Warehouse (Additional Space: ±1,252 SF Unpermitted Office)
Lot Size	±30,492 SF
Parcel Number	223-340-11
Year Built	1989
Parking	On-site (~32 spaces)
Zoning	Light Industrial
Levels	Two
Signage	Building signage

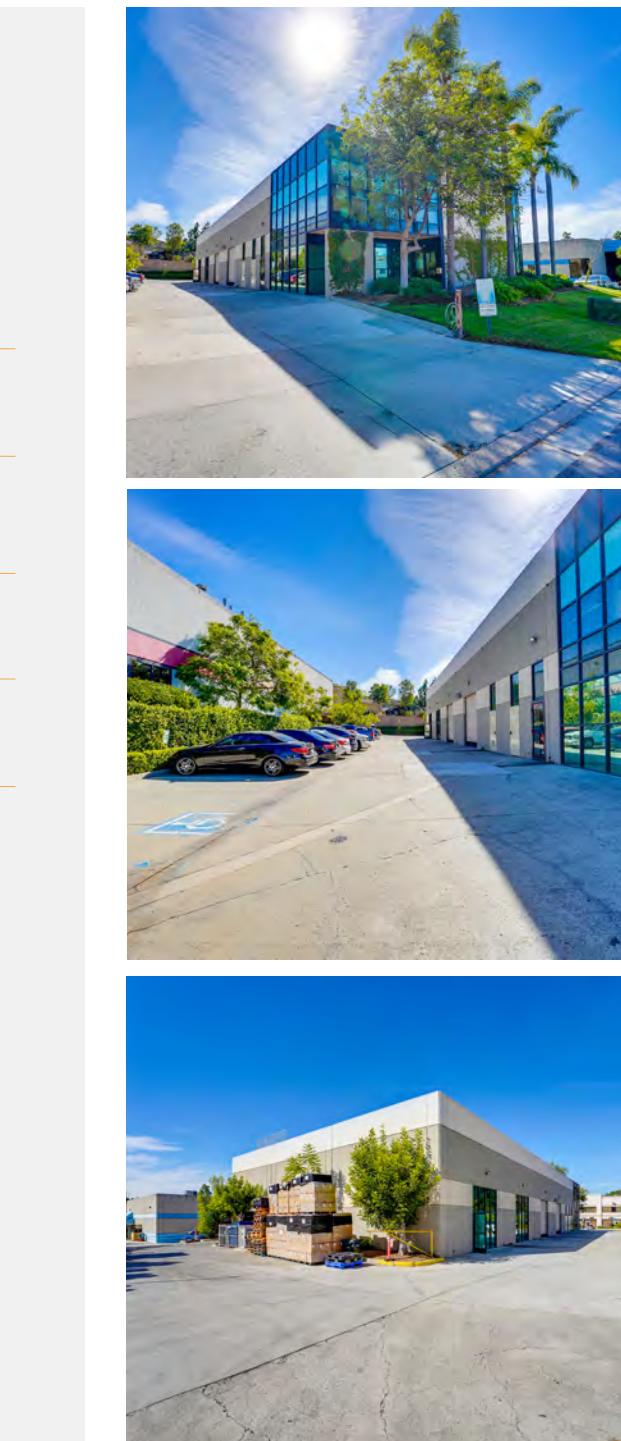
\$1.55 psf, NNN

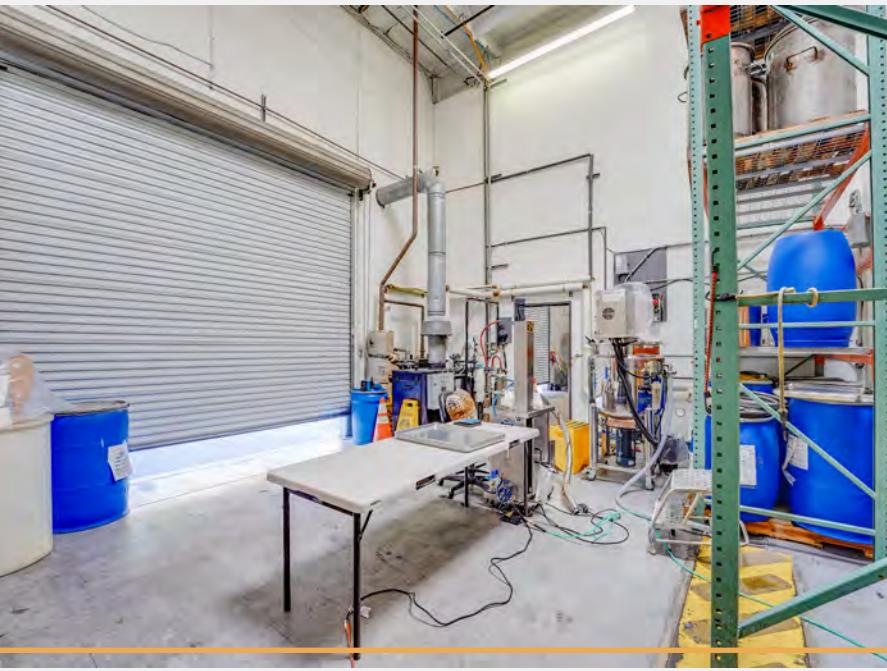
Lease Rate

Contact Broker

Sale Price

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





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

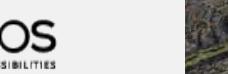
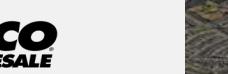
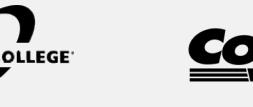
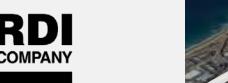
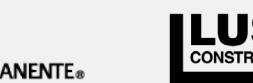
6 Lift

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



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