

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

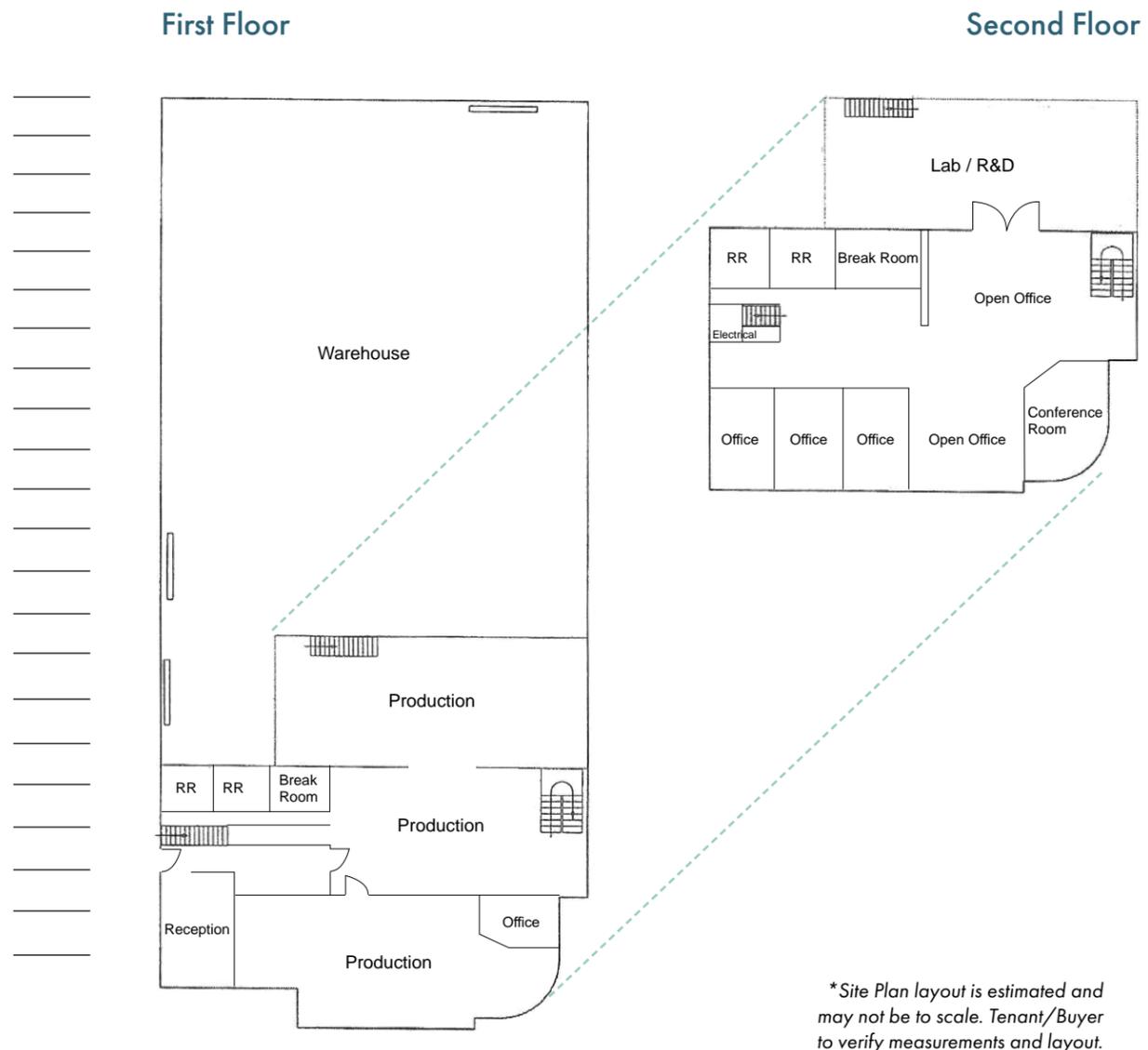
Quick access and connection to I-5 and Hwy 78

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



*Site Plan layout is estimated and may not be to scale. Tenant/Buyer to verify measurements and layout.

Building Details

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

Total building size has been obtained from assessor records.

\$1.35 psf, NNN

Lease Rate

\$4,283,400 / \$275 psf

Sale Price



GROUND FLOOR



RECEPTION



PRODUCTION



WAREHOUSE



WAREHOUSE



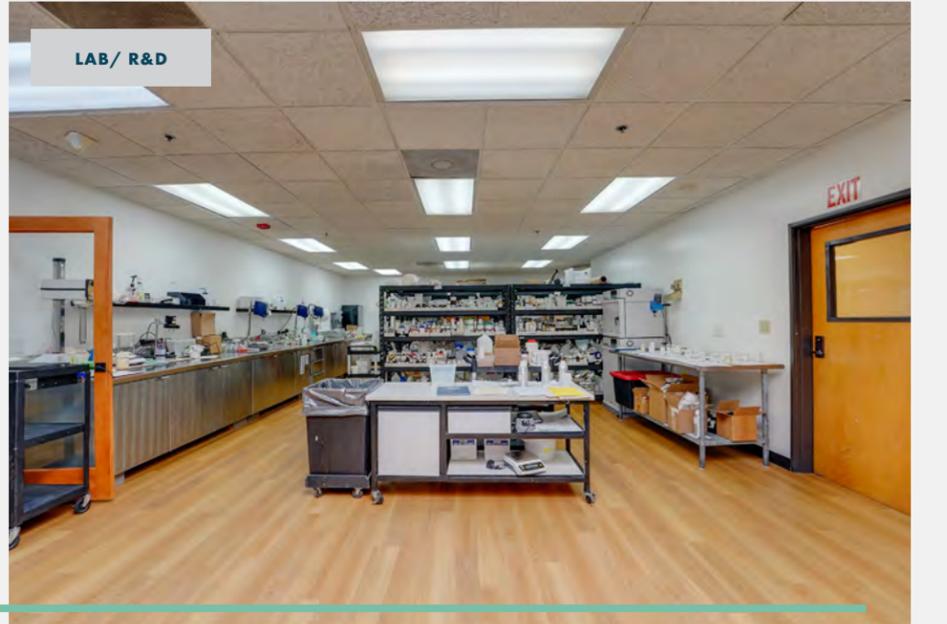
CONFERENCE ROOM



OFFICES, BREAK ROOM, RESTROOMS



OPEN OFFICE



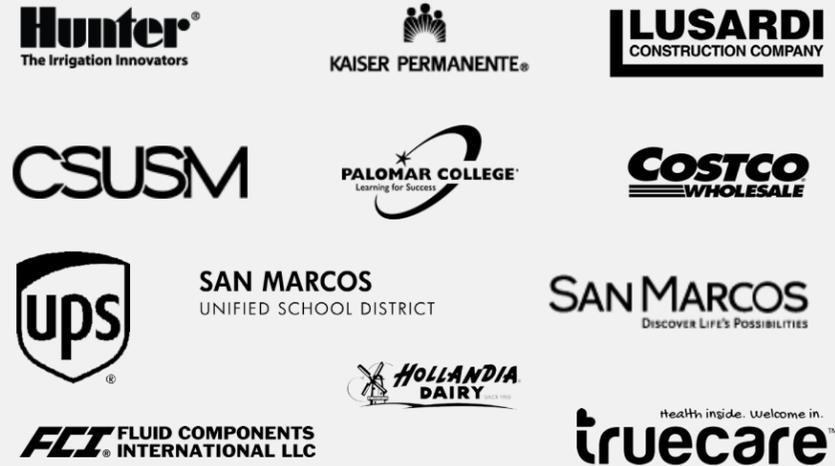
LAB/ R&D

SECOND FLOOR

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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