FOR SALE | ±5,474 SF | NEWLY RENOVATED SINGLE-TENANT INDUSTRIAL BUILDING

L¹¹⁰ **VENTURE STREET** MARCOS | CA 92078



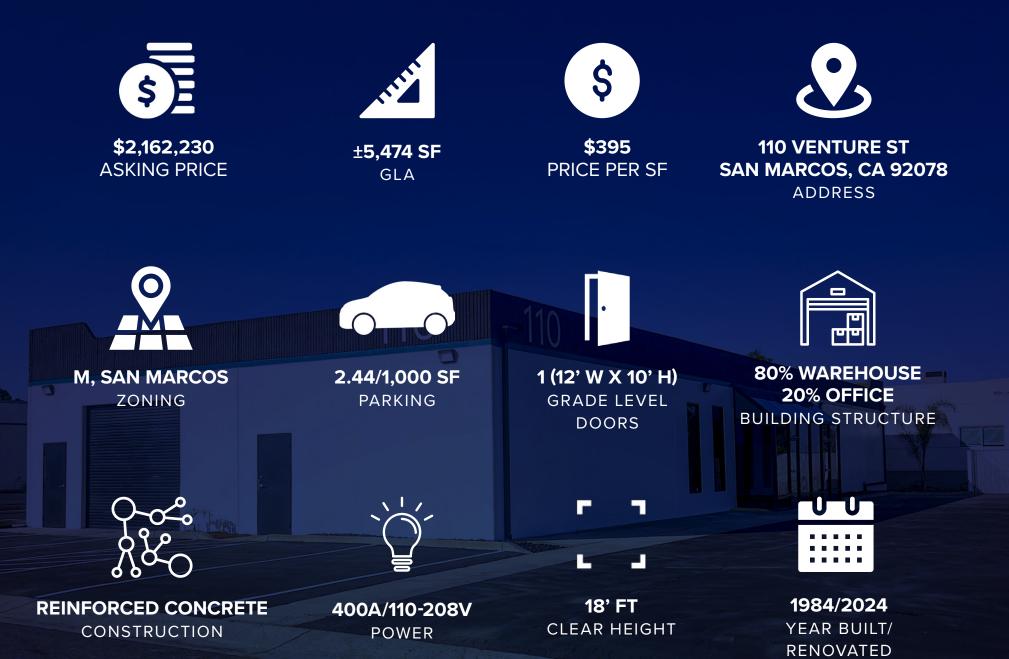
M INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

DAVID HARRINGTON

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MATTHEWSTM REAL ESTATE INVESTMENT SERVICES 110







INTERIOR PHOTOS







AREA OVERVIEW

SAN MARCOS, CA

San Marcos, CA has both mountain and ocean views, there's nothing more scenic than living in this city. Located in North San Diego County, California, is a picturesque city known for its blend of natural beauty and suburban charm. Nestled amidst rolling hills and scenic landscapes, San Marcos offers a high quality of life for its residents.

San Marcos houses California State University San Marcos and Palomar College, and the city is known for its renowned public schools in the San Marcos Unified School District. If you're commuting to nearby cities for work, such as San Diego, located just 35 miles south of town, you'll appreciate access to major interstates and a light rail system.

Just a few miles east of the Pacific Ocean, this city boasts incredible ocean views that pair perfectly with views of Palomar Mountain and the Cleveland National Forest to the east. The best place to admire these views, is from the wonderful community parks around town. Enjoy stunning views of Palomar Mountain, lush lawns, and a dog park at Sunset Park, or venture over to Double Peak Park for hiking trails with unbeatable ocean views!

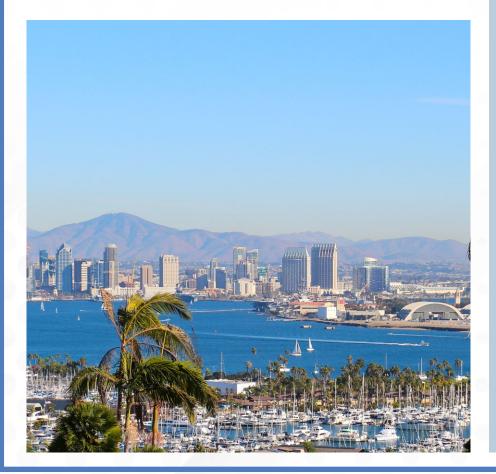
PROPERTY DEMOGRAPHICS

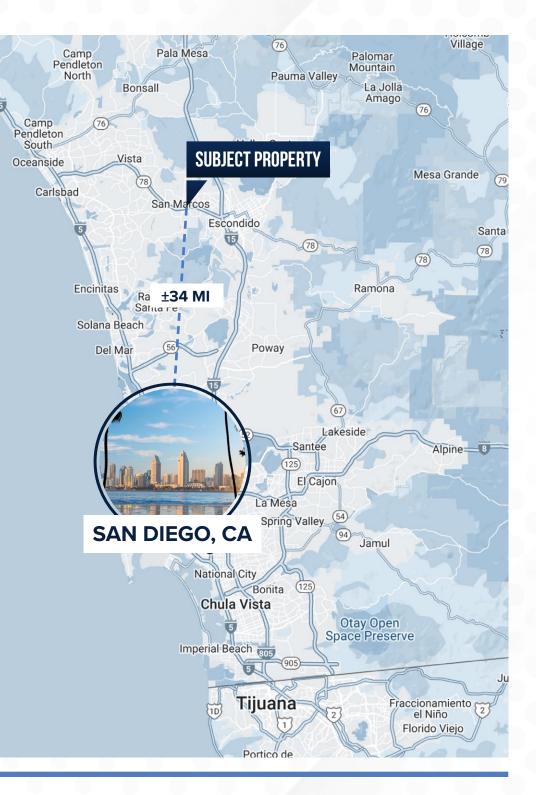
Population	1-Mile	3-Mile	5-Mile
2028 Projection	15,250	91,721	224,537
2023 Estimate	14,631	89,118	220,151
2020 Population	14,341	88,145	219,100
Growth 2010-2023	1.5%	1.0%	0.7%
Household	1-Mile	3-Mile	5-Mile
2028 Projection	4,148	29,720	74,096
2023 Estimate	4,001	28,886	72,647
2020 Household	3,964	28,663	72,465
Growth 2010-2023	1.6%	1.2%	0.9%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$110,389	\$126,925	\$120,581



SAN DIEGO, CA

With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations **and a great place for residents to relax year-round.** California's secondlargest city and the United States' eighth-largest, San Diego boasts a metro population of **1.38 million residents and more than 3.29 million residents county wide**. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, and Carlsbad, just to name a few.





110 VENTURE ST | SAN MARCOS, CA

Agra

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **110 Venture St, San Marcos, CA 92078** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services[™]. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services[™] has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property. future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material c

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services[™] is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services[™], the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services[™] expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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