

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

**110 VENTURE STREET**  
SAN MARCOS | CA 92078



**EXCLUSIVELY LISTED BY:**

---

**DAVID HARRINGTON**

*Broker of Record*

License No. 02168060 (CA)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





**\$2,162,230**  
ASKING PRICE



**±5,474 SF**  
GLA



**\$395**  
PRICE PER SF



**110 VENTURE ST**  
**SAN MARCOS, CA 92078**  
ADDRESS



**M, SAN MARCOS**  
ZONING



**2.44/1,000 SF**  
PARKING



**1 (12' W X 10' H)**  
GRADE LEVEL  
DOORS



**80% WAREHOUSE**  
**20% OFFICE**  
BUILDING STRUCTURE



**REINFORCED CONCRETE**  
CONSTRUCTION



**400A/110-208V**  
POWER



**18' FT**  
CLEAR HEIGHT



**1984/2024**  
YEAR BUILT/  
RENOVATED



**INTERIOR PHOTOS**





**PALOMAR COLLEGE**  
Learning for Success  
± 30,000 STUDENTS

**MP**  
MARCO POLO PERMITS

**ORORA**

**CREEKSIDE MARKET PLACE**  
SHOPPING CENTER

**HOBBY LOBBY**  
**WinCo FOODS**  
Total Wine & More  
Crate&Barrel  
**BEST BUY**  
**IN-N-OUT BURGER**

health inside... welcome in  
**truecare**  
**KITCHEN EMPORIUM**  
KITCHEN & BATH SPECIALISTS  
Celebrating 34 Years  
**ABC Veterinary Hospital**  
SAN MARCOS  
**AmeriCare**  
Adult Day Health Care Center

**WHITE CAP**  
BUILDING TRUST ON EVERY JOB

**COSTCO WHOLESALE**  
**Walmart Supercenter**  
**KOHL'S**

**CUBESMART** self storage  
**AHJ** American Horticultural Supply, Inc.  
760-390-3720  
"we supply the goods to keep you growing"

**SUBJECT PROPERTY**

**LA FITNESS**

78

± 169,000 VPD

Where Restaurants Shop  
**RESTAURANT DEPOT**

**COSTCO BUSINESS CENTER**

**THE HOME DEPOT**

**GRAND PLAZA**  
SHOPPING CENTER

**Party City** **NORDSTROM**  
**Marshalls** **rack**  
**JOANN** **ROSS**  
DRESS FOR LESS  
**SPROUTS FARMERS MARKET** **ULTA BEAUTY**  
**petco** **Carle's**

**Bassett HOME FURNISHINGS** **HARBOR FREIGHT**  
L A B O Y  
Quality Tools at Ridiculously Low Prices

**STRONG BOX** MADE IN USA

**J & B MATERIALS**  
A GMS COMPANY

**NG** **daltile**

**Creative Electron** **CENTRAL TRANSPORT** **BENT Motorsports**  
**CLINIQA** **WHEELMOBILITY**

**FREEBERG** **GOETTL**  
INDUSTRIAL FABRICATION

**PAPER** **SOUTHERN CALIFORNIA FLEET SERVICES INC.**  
MATERIAL HANDLING  
Truck Fleet & Equipment Maintenance & Repair

**KAISER PERMANENTE**  
± 206 BEDS

**California State University SAN MARCOS**  
± 16,000 STUDENTS

**GP STRATEGIES** **WHITE CAP**  
BUILDING TRUST ON EVERY JOB

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



# 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 contained herein.

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.



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

**110 VENTURE STREET**  
SAN MARCOS | CA 92078

EXCLUSIVELY LISTED BY:

**DAVID HARRINGTON**

*Broker of Record*

License No. 02168060 (CA)