

# FOR SALE

1195 LINDA VISTA DRIVE, SUITE B  
SAN MARCOS, CA 92078



**±1,980 SF CONDO  
INDUSTRIAL ZONING**

CHRISTOPHER MOUSSA  
(858) 449-0650  
cmoussa@voitco.com  
Lic #02111997

PETER KIES  
(760) 472-5071  
pkies@voitco.com  
Lic #02100353

**Voit**  
REAL ESTATE SERVICES

## THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to purchase 1195 Linda Vista Drive, Suite B in San Marcos, CA. The ±1,980 SF industrial condo includes a mix of office and warehouse, which includes bonus mezzanine office and storage space. The condo is available to an owner-user or investor.

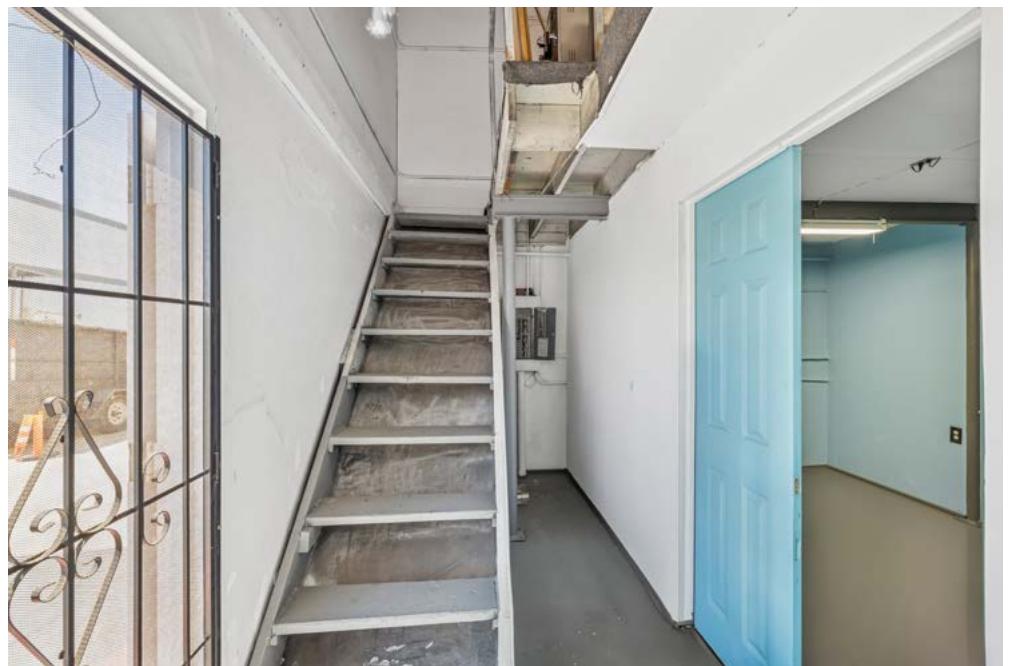
## PROPERTY INFORMATION

<b>BUILDING SIZE</b>	±1,980 SF (Office: ±690 SF   Warehouse: ±1,290 SF)
<b>ZONING</b>	L-I (Light Industrial)
<b>CEILING HEIGHT</b>	19'
<b>ROLL UP DOOR</b>	One (12' x 10')
<b>YEAR BUILT</b>	1984

## KEY FEATURES

- » Flexible industrial zoning
- » Excellent highway accessibility
- » Close proximity to Restaurant Row redevelopment and retailers

**SALE PRICE \$750,000**

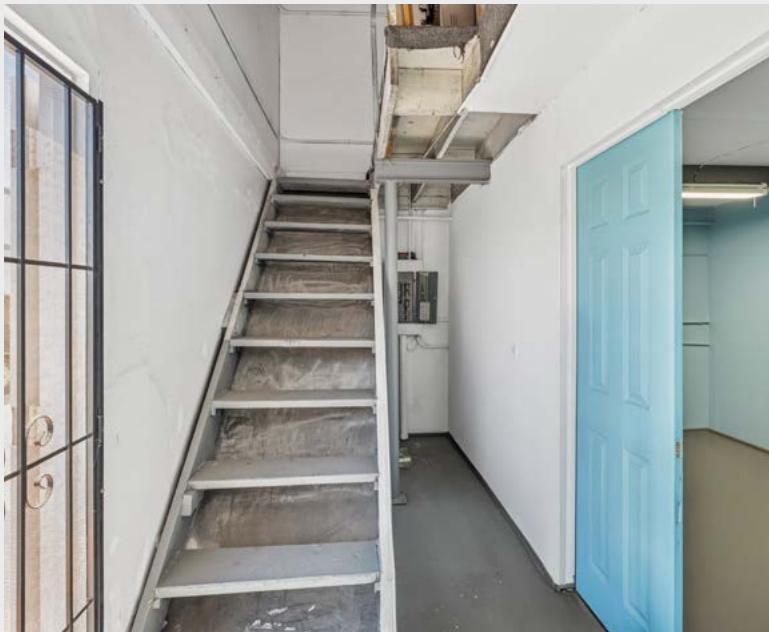




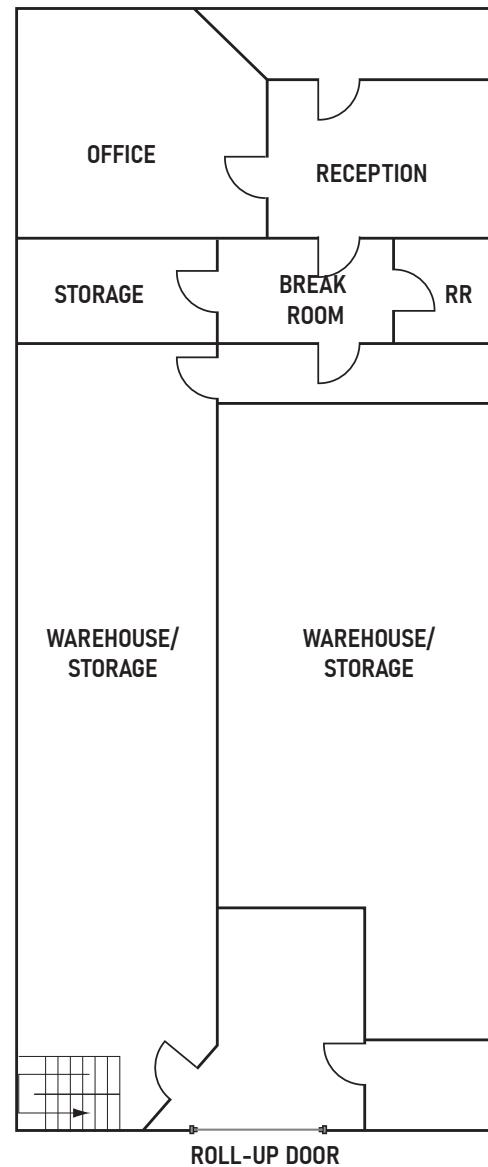
1195 LINDA VISTA DRIVE

LENNAR DEVELOPMENT  
202 HOUSING UNITS &  
10,000 SF (COMMERCIAL)

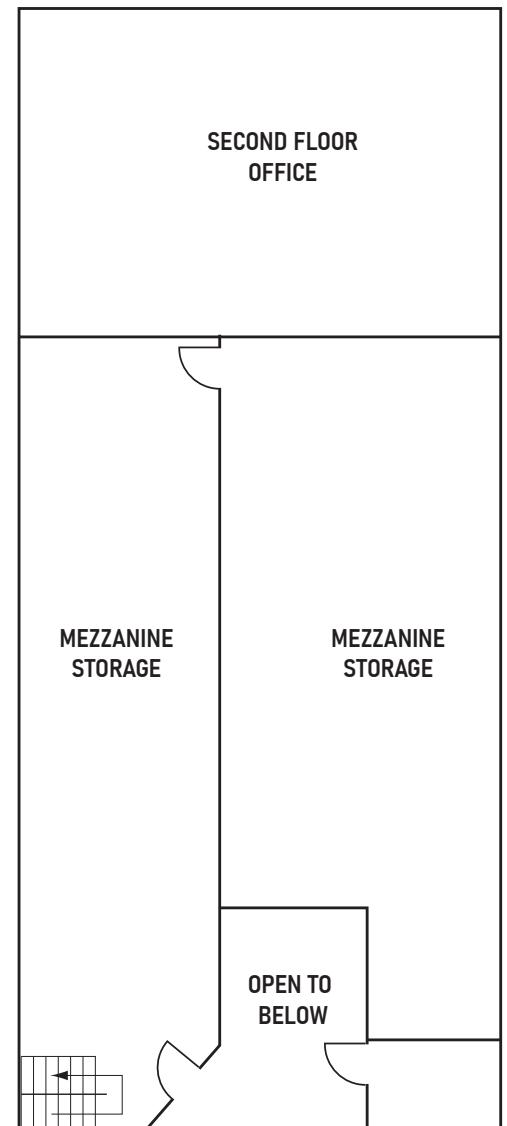


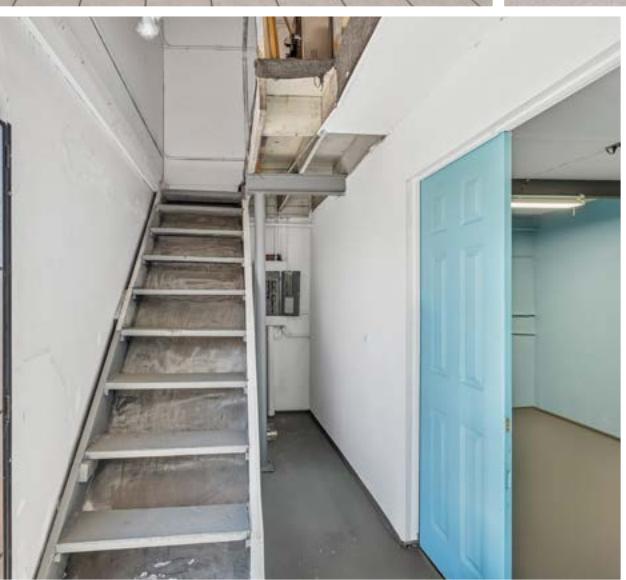


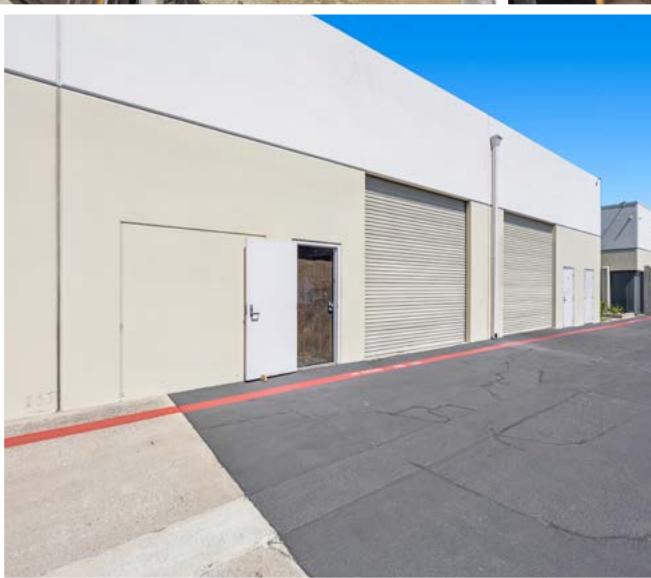
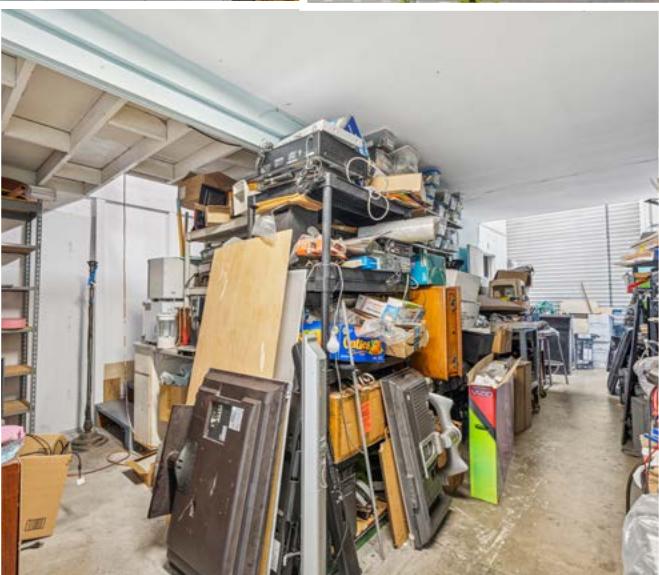
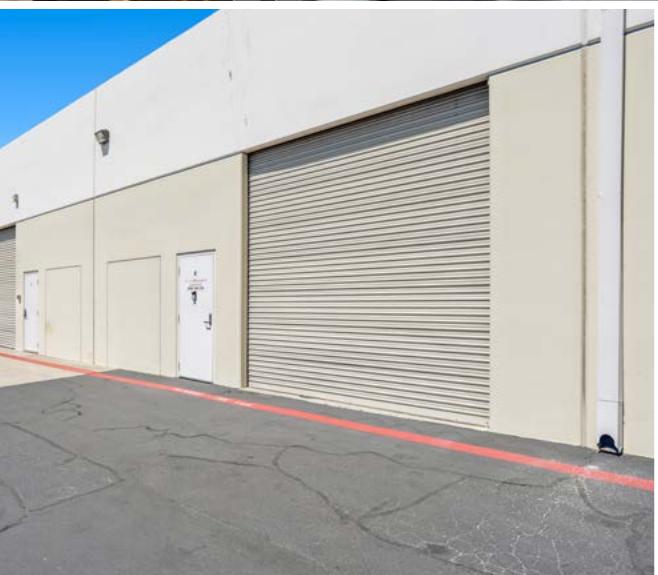
1ST  
FLOOR PLAN



2ND  
FLOOR PLAN









CHRISTOPHER MOUSSA  
C: (858) 449-0650  
cmoussa@voitco.com | Lic #02111997

PETER KIES  
C: (760) 472-5071  
pkies@voitco.com | Lic #02100353

662 Encinitas Boulevard, Suite 216, Encinitas, California 92024 • (760) 472-5620 • Lic #01991785 • [www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

**Voit**  
REAL ESTATE SERVICES