

FOR SALE

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



±1,980 SF CONDO
INDUSTRIAL ZONING

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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.

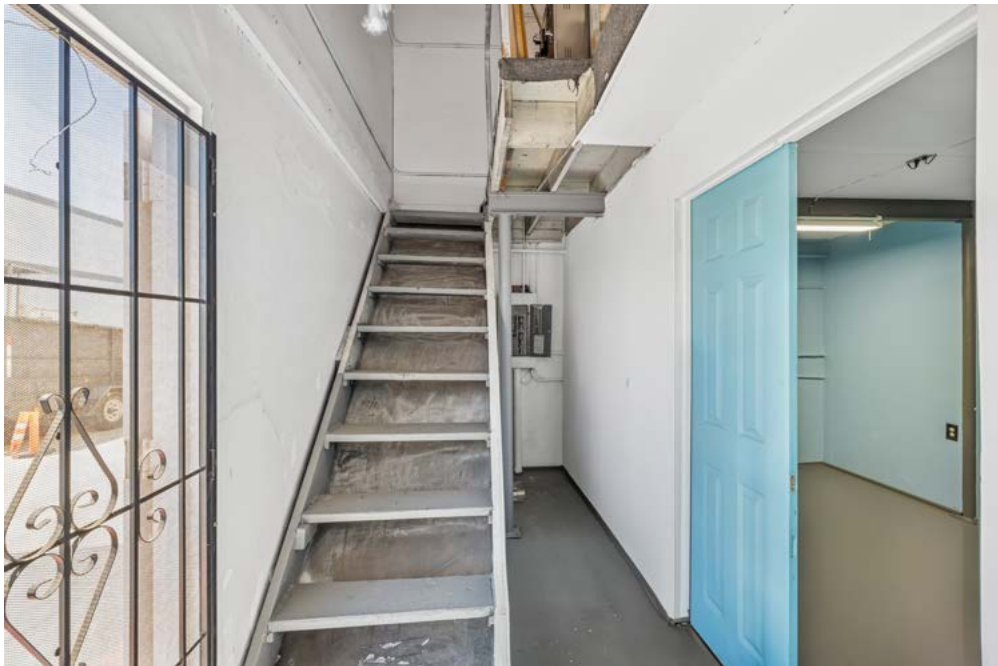
PROPERTY INFORMATION

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

KEY FEATURES

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

SALE PRICE \$750,000



extended STAY AMERICA

ULTA BEAUTY

DAISO

NORDSTROM

HomeGoods

Marshall's

rack

petco

SPROUTS FARMERS MARKET

ROSS DRESS FOR LESS

STARBUCKS COFFEE

BAKERY & CAFE

Broken Yell

Cane's CHICKEN FIDELITY

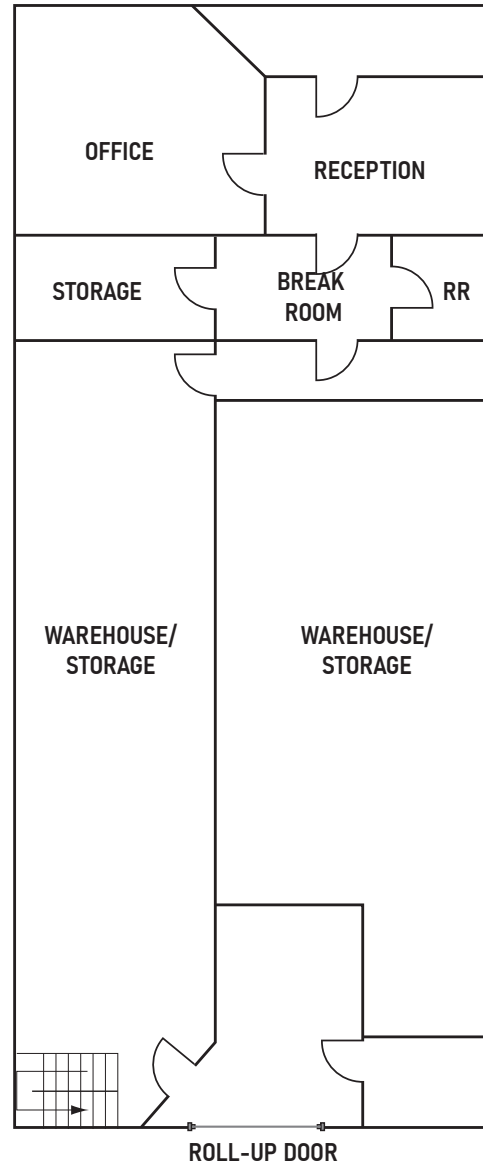
1195 LINDA VISTA DRIVE

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

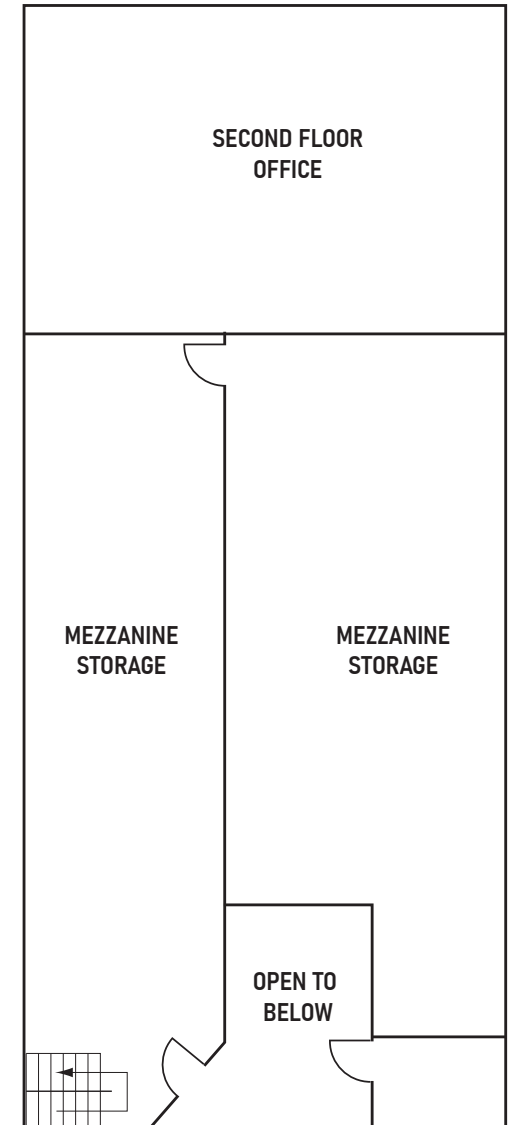


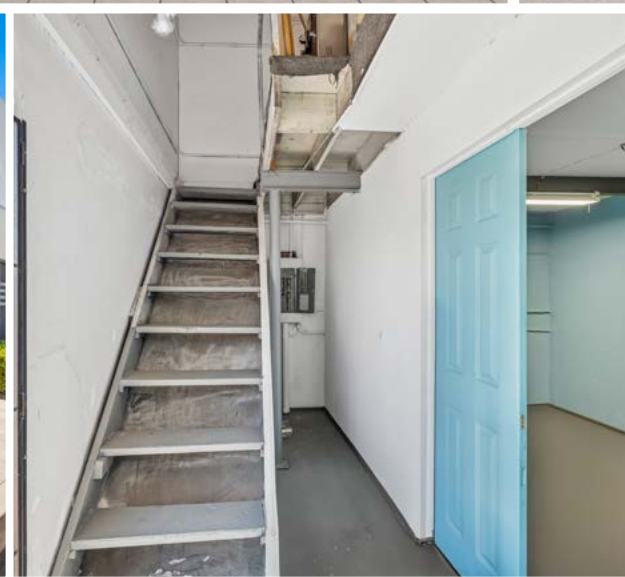
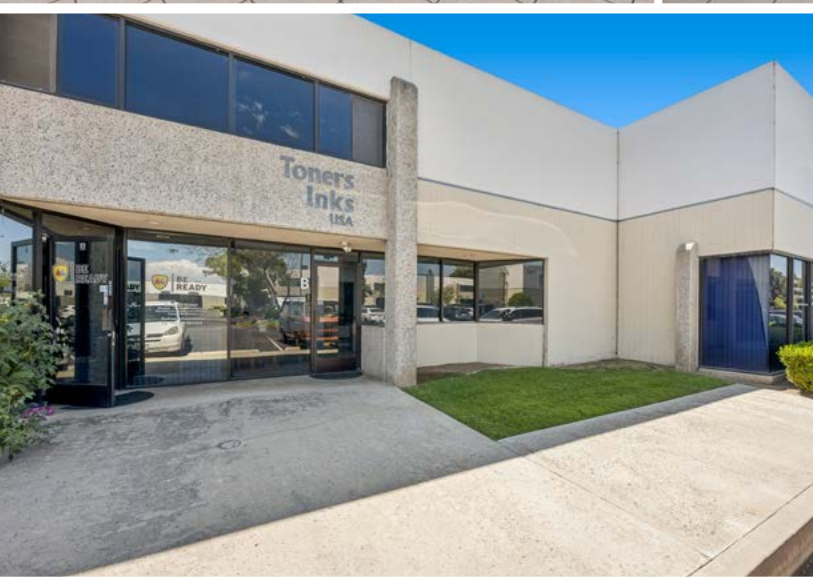


1ST FLOOR PLAN



2ND FLOOR PLAN









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