

1195 LINDA VISTA DR, SUITE C, SAN MARCOS CA 92078

FOR SALE & LEASE

3,120 Sq Ft Flex Industrial Condo
Lease Rate: \$1.50/sf/mo gross

PROMO SPECIAL
\$1/SQFT GROSS FOR
FIRST 3 MONTHS
OR
1 MONTH OF FREE RENT
PER YEAR OF TERM



Peter Kies
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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc.

CONTACT US

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THE OPPORTUNITY

Urban West Ventures, Inc., as Exclusive Listing Broker, is pleased to present an exciting opportunity for an Owner-User to acquire a versatile industrial flex condo, in a busy industrial corridor of San Marcos.

The Subject Property – **1195 Linda Vista Dr, Suite C, San Marcos CA 92078** – offers approximately 3,120 Sq Ft of industrial flex space.

Incoming Ownership will appreciate the turn key improved office space, new AC unit, and return to shell condition of the warehouse.



PROPERTY INFORMATION

Market:	North County San Diego
Property Type:	Flex Industrial Condo
Address:	1195 Linda Vista Dr, Ste C, San Marcos Ca 92078
Total Building RBA:	3,120 sqft

ACQUISITION OPPORTUNITY

Subject Suite:	Suite C
Subject RBA:	3,120
Clear Height:	Approx. 19'
Construction:	Reinforced Concrete
Loading:	1 Grade Level 12'x10' Doors Automatic
Levels:	Two Story
Skylights:	Yes
All utilities except electricity are included	

Lease Rate:	\$1.50/sf/mo gross
Sale Price:	\$1,154,000 (\$370/SF)

Seller Financing Available

1-5 year terms

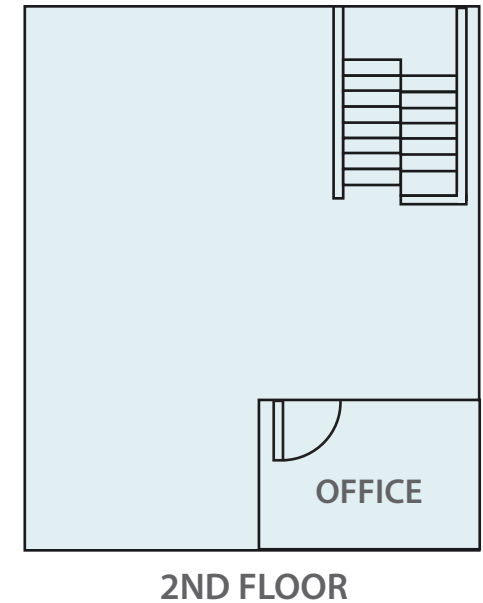
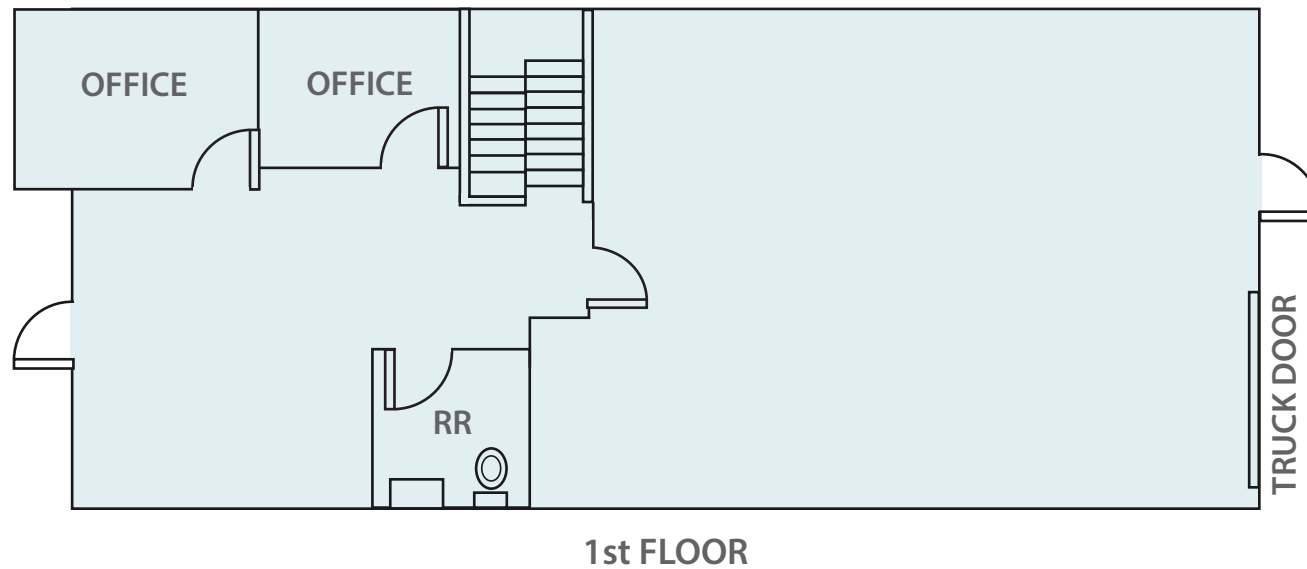
Example: 20% Down Payment + 7% interest only payments = \$5,400 a month

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FLOOR PLAN



Floorplan drawing not to scale

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AERIAL OVERVIEW

Major Tenants in Area

Arby's
 A Storage Place San Marcos
 Buffalo Wild Wing's
 Cocina Del Charro
 Cold Stone Creamery
 Commerce Center Industrial Park
 Cosco Business Center
 Eugenio Italian Ristorante
 Galleria vera cruz
 Green Thumb Nursery San Marcos
 Grainger Industrial Supply
 Home Depot
 Jersey Mike's Subs
 Kaiser Permanente San Marcos Medical Center
 Linda Vista Centre
 Mama Kat's Restaurant
 Marshalls
 Mission Sports Park
 Nordstrom Rack
 Panera Bread
 Penske Truck Rental
 Petco
 Raising Canes
 Regal Edwards San Marcos
 RWC Building Products San Marcos
 San Diego Music Store
 San Marcos Center
 Shofu Dental Corporation
 Sonic Drive-In
 Sprout's Farmer Market
 Starbucks
 Sun Organic Farms
 180 Medical Supply
 Verizon



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