

FOR LEASE - INDUSTRIAL SPACE

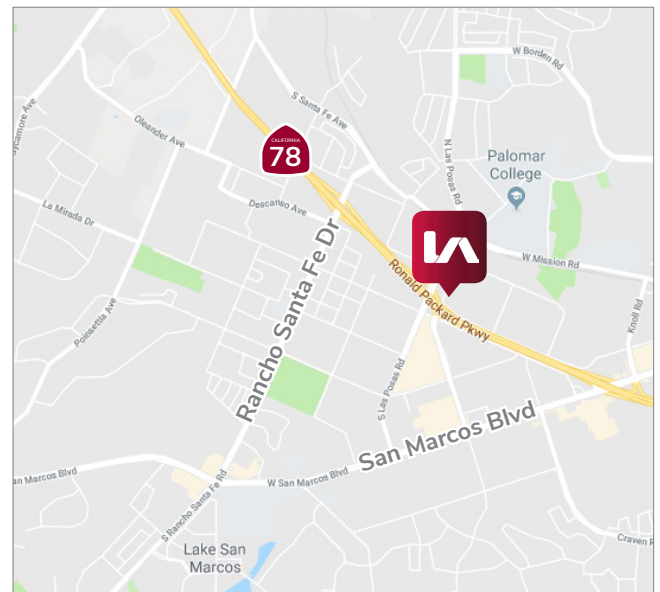
1232 LOS VALLECITOS BLVD - SAN MARCOS, CA 92069



FREEWAY FRONTAGE ON "FURNITURE ROW"

PROPERTY HIGHLIGHTS

- 2,000 SF industrial space
- Approximately 18' clear height
- One (1) grade level door per unit
- 100 Amps of Power
- Industrial Zoning (Factory - Light MFG - 41)
- Drive around truck access
- Within walking distance of the Sprinter Station at Los Posas and Armorlite Drive
- Located at the beginning of "Furniture Row"
- Excellent access to Highway 78 via Los Posas Rd. or San Marcos Blvd.
- Excellent freeway and street visible signage opportunities to over 120,000 cars per day
- Cox high speed internet available
- **Lease Rate: SEE FOLLOWING PAGE**



STEVE CROCKETT
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

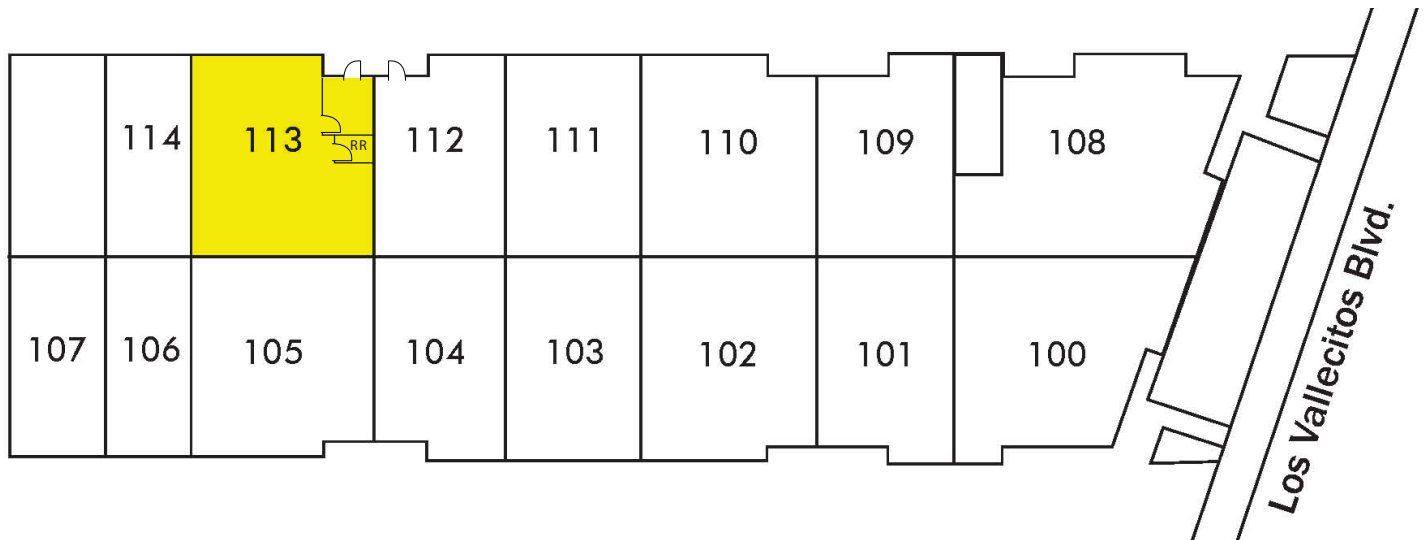
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AVAILABILITY

Unit	Total SF	Office/RR	Roll-Up Doors	Monthly Rent	Availability
113	2,000	1/1	1	\$3,500.00	Now

SITE PLAN



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AREA DEMOGRAPHICS (2023)

	1 mi.	3 mi.	5 mi.
Population	13,643	96,371	196,522
Daytime Population	17,479	79,049	161,758
Avg. Household Income	\$110,515	\$138,267	\$156,034



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