

**FOR
SALE**

34,373 SF



NORTH COUNTY SAN DIEGO'S NEWEST INDUSTRIAL AND OFFICE CAMPUS

737, 747, 777 Windy Point Drive, San Marcos, CA 92069



Tucker Hohenstein, SIOR, MBA

Senior Executive Vice President
+ 1 760 930 7966
tucker.hohenstein@colliers.com

Mike Erwin, SIOR, MBA

Senior Executive Vice President
+ 1 760 930 7971
mike.erwin@colliers.com

Hank Jenkins

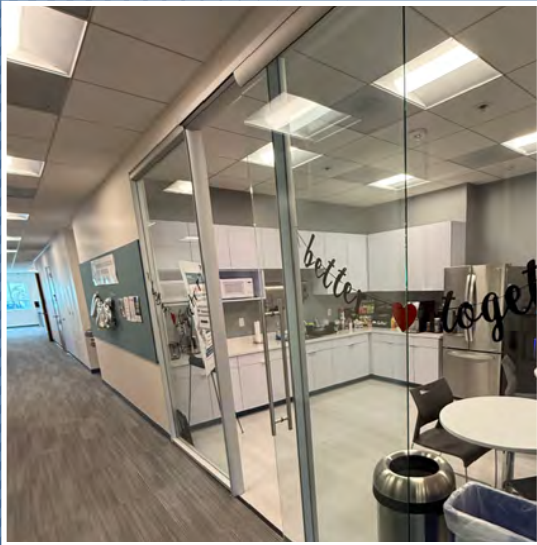
Vice President
+ 1 760 930 7904
hank.jenkins@colliers.com

PROPERTY OVERVIEW

A two-building, fully-leased industrial and office project in the heart of San Marcos.

- » 737 & 777 Windy Point Drive is a freestanding, innovative industrial and office project located two blocks north of Highway 78. Completed in 2020, this 34,373 SF new development is 100% leased to high quality tenants. Key features include creative office, warehouse, heavy power and excellent parking. This 3.93 acre property is an ideal investment opportunity.
- » The office building is currently parked at 9.20/1,000 SF and generating \$147,804 in annual parking revenue. At the expiration of the lease, the owner could re-lease the building to a user with a 9.20/1,000 SF parking ratio or reduce the parking to a market standard of 4.00/1,000 SF and build a third building in the project as shown on the site plan.

Sale Price	\$15,500,000
NOI Cap Rate	\$962,221 6.2%
Total Size	± 34,373 SF in 2 buildings on 3.93 acres
737 Windy Point Dr Industrial Building	± 18,678 SF
747 Windy Point Dr Industrial Building	± 16,000 SF <i>Proposed new building</i>
777 Windy Point Dr Office Building	± 15,695 SF
Grade Level Doors	7 Doors <i>Additional 6 added if building is constructed</i>
Power and Gas	Heavy
Sprinklers	Yes
Parking	737 Windy Point Dr 2.44/1,000 SF 777 Windy Point Dr 9.20/1,000 SF
Clear Height	18' - 26'
Occupancy	100% Leased <i>Rent roll available upon request</i>
Location	<ul style="list-style-type: none">• Close proximity to HWY-78 and I-15• Near a variety of amenities including North City San Marcos

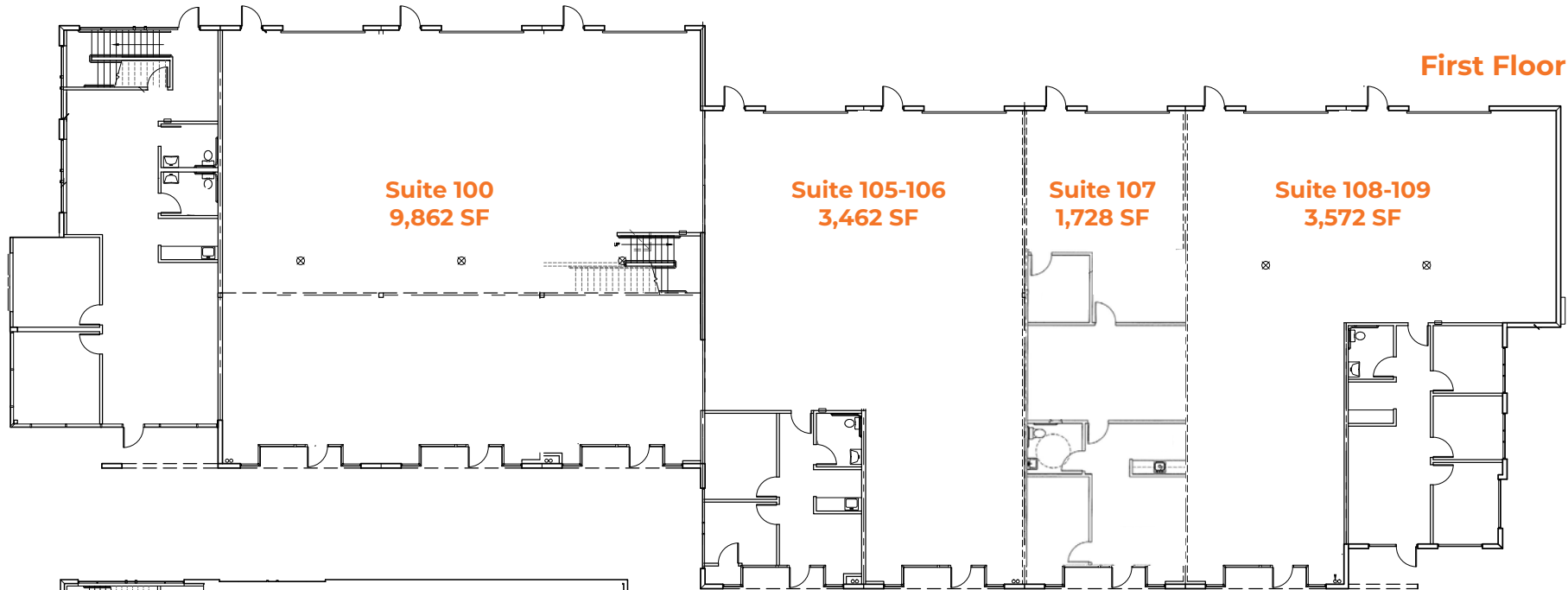


737 WINDY POINT DR INDUSTRIAL

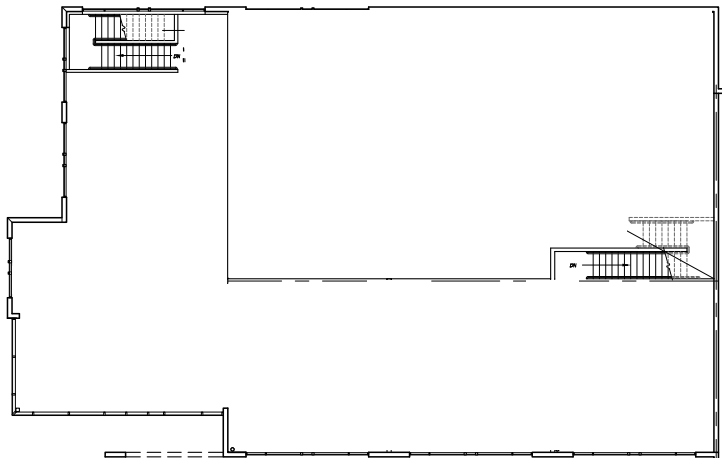
18,678 SF

- » 1,728 SF to 9,862 SF Suites
- » 100% Leased to 4 Tenants
- » Floor-to-Ceiling Windows on Second Floor
- » 7 Grade-Level Doors
- » 18'-26' Clear Height
- » Built in 2020

First Floor



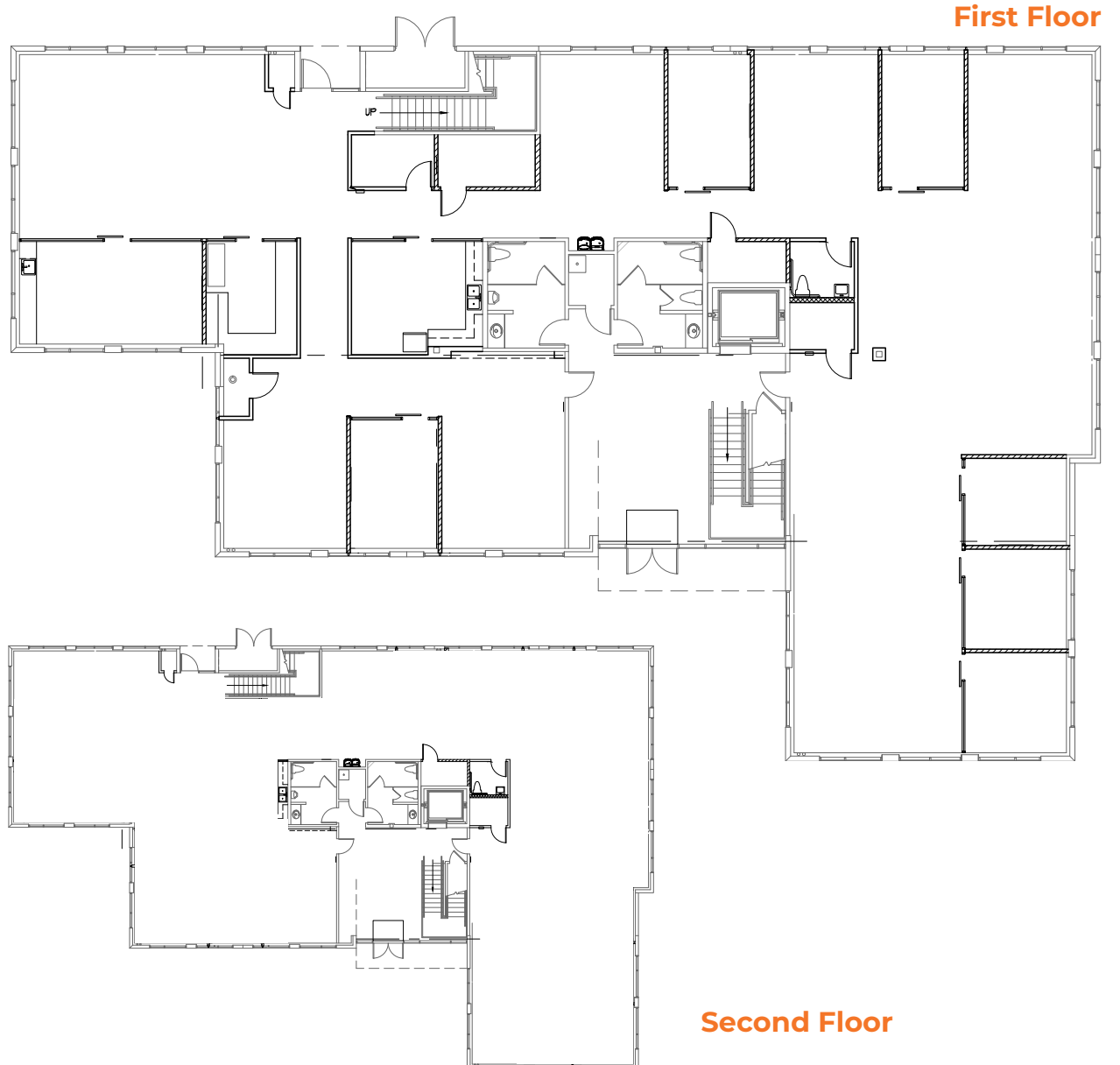
Second Floor



777 WINDY POINT DR OFFICE

15,695 SF

- » 100% Leased to University of St. Augustine
- » Built in 2020
- » Elevator served



SITE PLAN

737, 747, 777 Windy Point Dr
San Marcos, CA 92069



Approved site plan for
747 Windy Point Dr



Land for the proposed building
at 747 Windy Point Dr is currently
used as overflow parking for
777 Windy Point Dr



A lease is currently in place
for the overflow parking
serving 777 Windy Point Dr

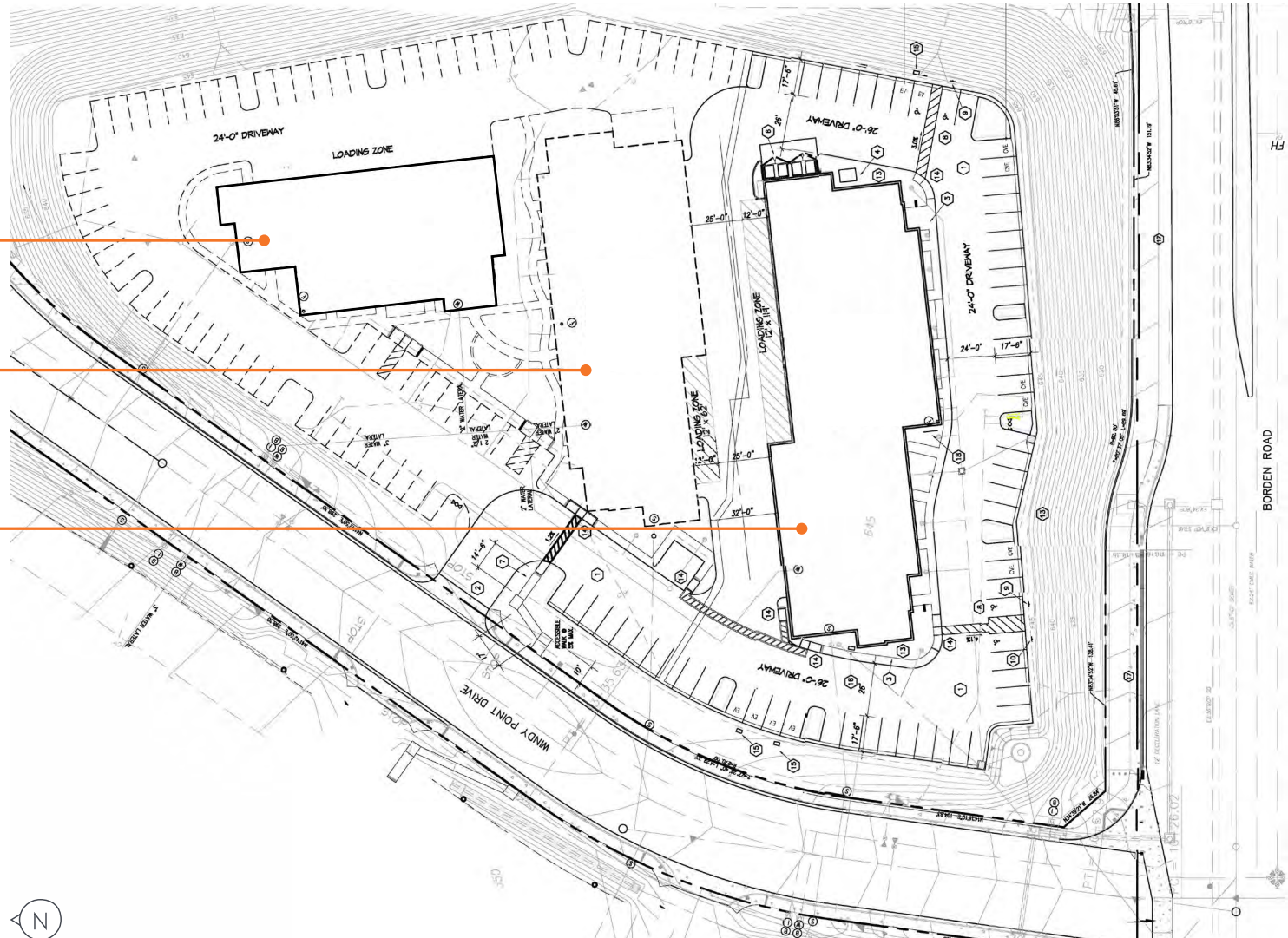


Located at the signalized
intersection of Windy Point Dr
and W Borden Rd

737 Windy Point
18,679 SF

747 Windy Point
16,000 SF
(Proposed new building)

737 Windy Point
18,679 SF



SITE ACCESS



35 MINUTES
ORANGE COUNTY



28 MINUTES
SOUTH RIVERSIDE
COUNTY



1 MINUTE
HWY-78



10 MINUTES
MCLELLAN PALOMAR AIRPORT



18 MINUTES
I-5



25 MINUTES
THE BEACH



30 MINUTES
DOWNTOWN SD



35 MINUTES
SD AIRPORT

SAN CLEMENTE

CAMP PENDLETON
MARINE CORPS BASE

FALLBROOK

BONSALL

OCEANSIDE VISTA

CARLSBAD

SAN MARCOS

VALLEY CENTER

ESCONDIDO

ENCINITAS

SOLANA
BEACH

RANCHO
BERNARDO

POWAY

DEL
MAR

SAN
DIEGO

LA
JOLLA

LAKESIDE

SANTEE

EL CAJON

LA MESA

NATIONAL
CITY

94

125

15

52

805

56

78

15

5



40 MINUTES
MEXICO BORDER

CHULA VISTA



NORTH CITY SAN MARCOS



- » North City is an urban oasis - a spot central to all North County - where you can walk to work, bike or hike the local trails, shop at the market across the street and meet friends for drinks down the block. North City's compact area, strategic location, and easy access to existing mass transit, make it the most exciting new development in San Diego County.

For more information, contact:

Tucker Hohenstein, SIOR, MBA

Senior Executive Vice President
+ 1 760 930 7966
tucker.hohenstein@colliers.com

Mike Erwin, SIOR MBA

Senior Executive Vice President
+ 1 760 930 7971
mike.erwin@colliers.com

Hank Jenkins

Vice President
+ 1 760 930 7904
hank.jenkins@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.