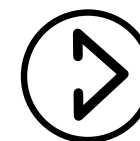




FOR LEASE OR SALE

±26,360 SF PRIME RETAIL SHOWROOM BUILDING ALONG HIGHWAY 78

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved.



VIRTUAL TOUR



2333 MONTIEL ROAD

THE OFFERING

JLL has been appointed as the Exclusive Leasing Agent for the Owner, presenting a unique opportunity for prospective tenants to lease 2333 Montiel Road, San Marcos, California (the “Property”). This distinctive offering features a spacious 26,360-square-foot freestanding retail showroom building on a 43,560-square-foot lot, perfectly positioned to showcase products and attract customers. Additionally, the Property benefits from its prime location adjacent to Highway 78, providing excellent visibility with freeway signage and easy access from Nordahl Road.



Phenomenal visibility and access to Highway 78



Showroom contains cargo elevator



No association (no HOA fees of any kind), fee simple ownership



In-place income from satellite tower (approx. \$1,000/mo.)



Potential for redevelopment



Daily Traffic Count Along Highway 78: 172,173

ADDRESS	2333 Montiel Road, San Marcos, California
BUILDING SIZE	±26,360 SF
LAND SIZE	1 acre (±43,560 SF)
CLEAR HEIGHT	22-25'
ELECTRICAL SERVICE	1,200 amps 120/208 volt
ROOF	Replaced in 2022
PARKING LOT	Concrete
SECURE	Gated and fenced property
FREEWAY SIGNAGE	Freeway sign along Highway 78

Please do not disturb tenants. Contact listing brokers for more information and to coordinate a tour

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved.



2333 MONTIEL ROAD

PROJECT PHOTOS & PRICING



BUILDING SF

LEASE RATE

SALE PRICE

AVAILABLE

26,360 SF

NEGOTIABLE

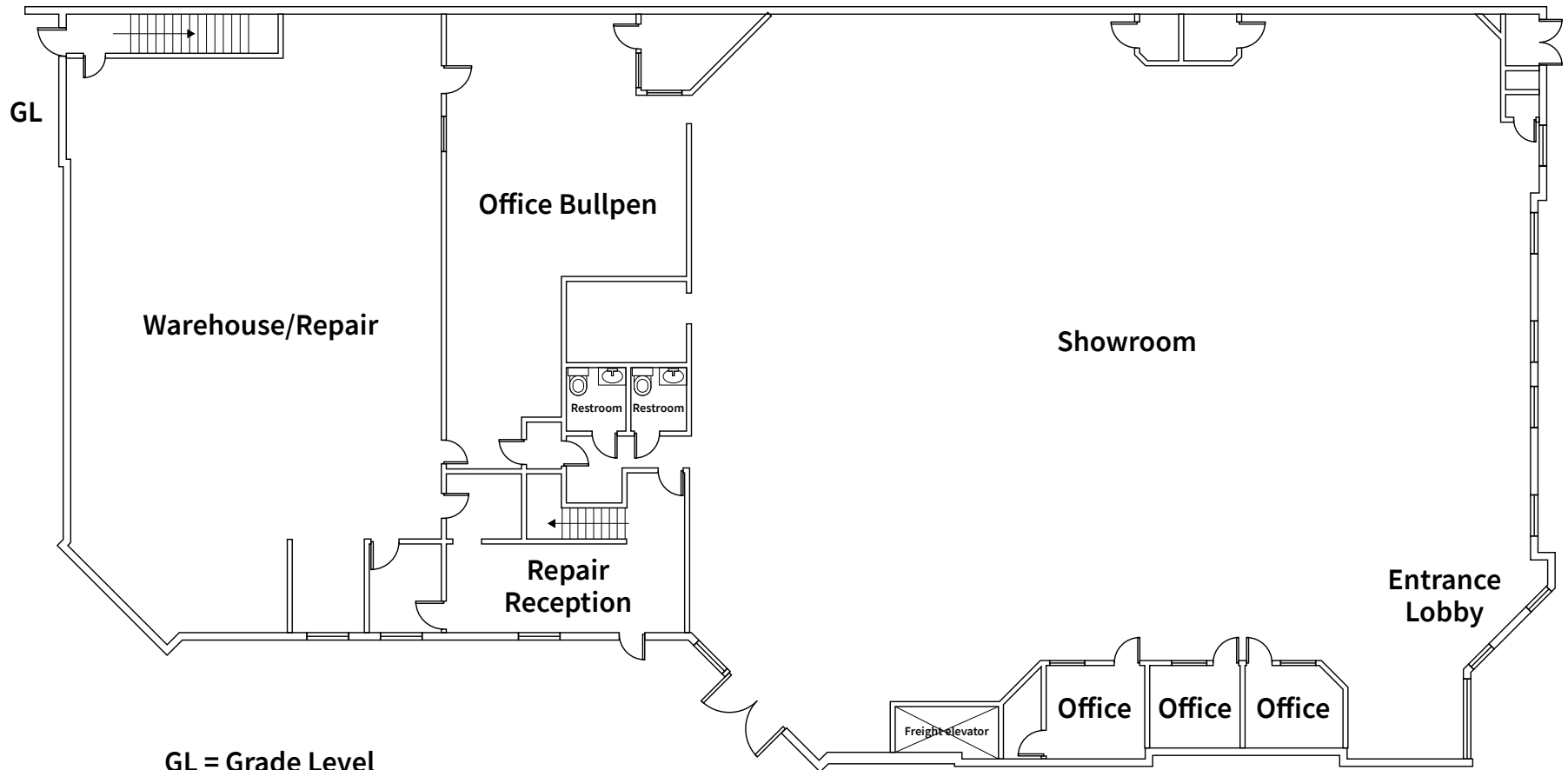
NEGOTIABLE

NOW

2333 MONTIEL ROAD

FLOOR PLAN

1ST FLOOR ±16,360 SF



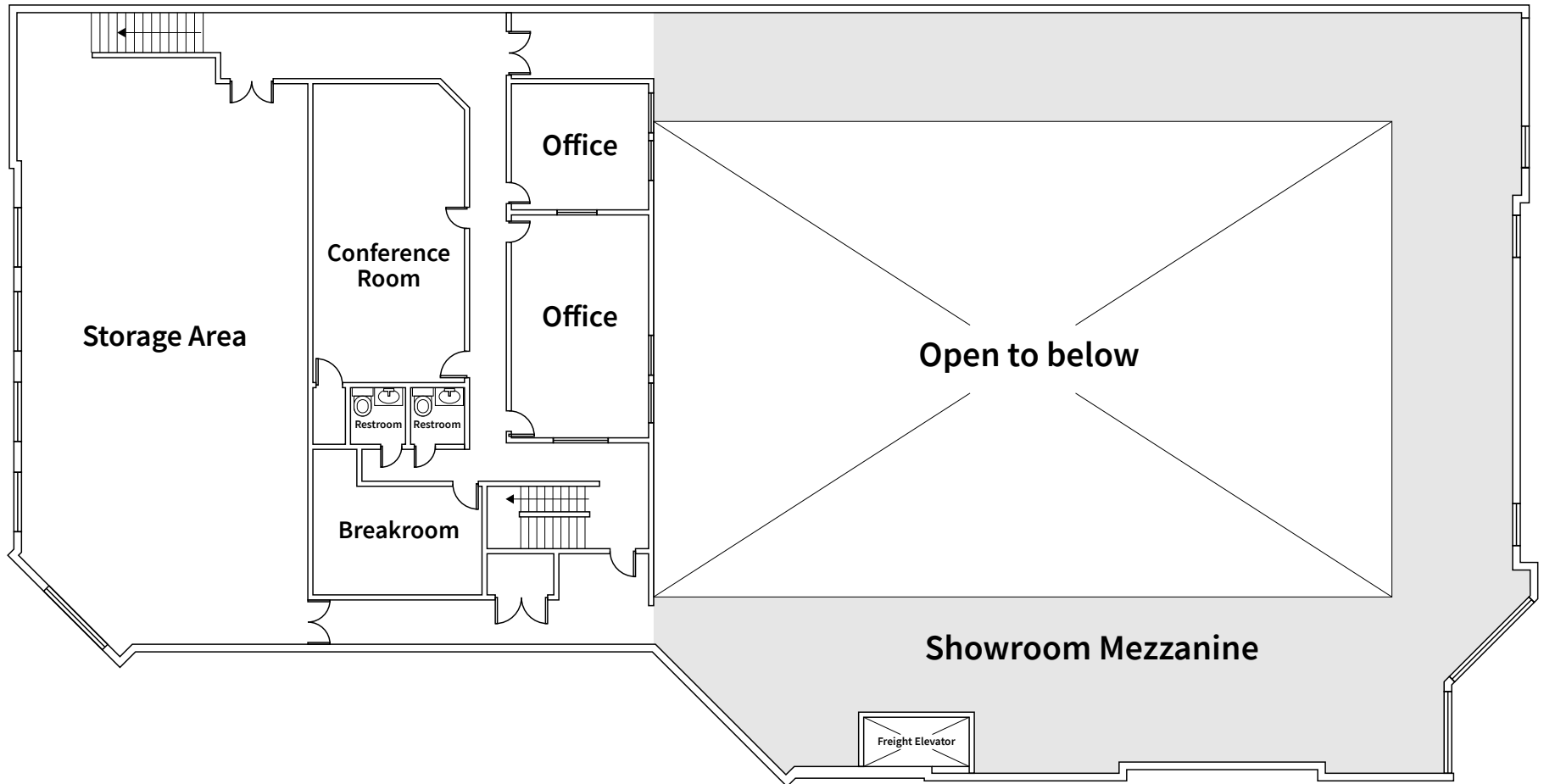
GL = Grade Level

2333 MONTIEL ROAD

FLOOR PLAN

2ND FLOOR

OFFICE/STORAGE ±6,140 SF | MEZZANINE ±3,860 SF



2333 MONTIEL ROAD



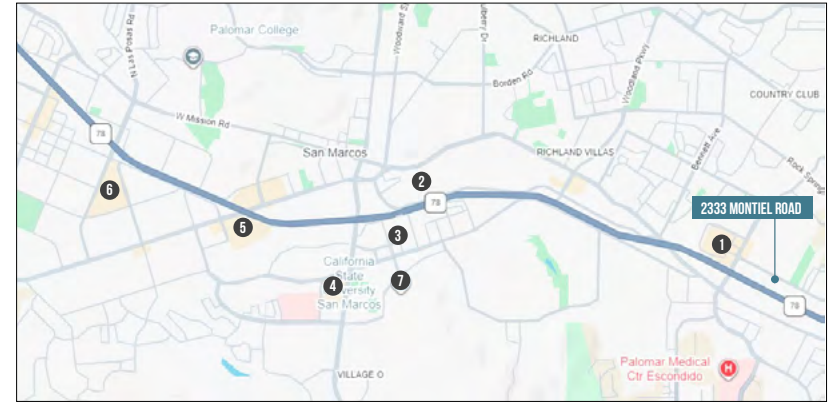
2333 MONTIEL ROAD

LOCATION OVERVIEW



2333 MONTIEL ROAD

EXPERIENCE SAN MARCOS, CA



1. NORDAHL MARKETPLACE

Walmart
Kohl's
Guitar Center
Cold Stone Creamery
KFC
Subway
T-Mobile
H&R Block
Verizon
GameStop
Starbucks
Crumbl

2. SAN MARCOS PLAZA SHOPPING CENTER

Albertsons
Pizza Hut
FedEx
H&R Block
Welcare Pharmacy
Cali Pets

3. NORTH CITY

A Lo Fresco
Buona Forchetta
Christophe Rull Patisserie
Copa Vida
Draft Republic
J. Brix Wines
Maya's Cookies
Prima Medical Institute
Scripps Coastal Medical Center

4. CAMPUS MARKETPLACE

Ralphs
The UPS Store
StretchLab
Orangetheory Fitness
CVS
Epic Wings
The Kebab Shop
Chase Bank
Starbucks

5. CREEKSIDE MARKETPLACE

In-N-Out
Chick-fil-A
Nothing Bundt Cakes
T-Mobile
Total Wine & More
WinCo Foods
Hobby Lobby
Best Buy

6. GRAND PLAZA

Broken Yolk Cafe
Raising Cane's
Mission Fed Credit Union
Nekter Juice Bar
Sammy's Woodfired Pizza
AT&T
Starbucks

7. CAL STATE SAN MARCOS

2333 MONTIEL ROAD

SAN MARCOS, CA



For more information, please contact:

BROKERAGE TEAM

CHRIS BAUMGART, SIOR
Managing Director

+1 858 736 1710

chris.baumgart@jll.com

RE license #01963162

BRYAN CUNNINGHAM
Senior Vice President

+1 858 410 6323

bryan.cunningham@jll.com

RE License #01348498

DEBT TEAM

ALDON COLE
Senior Managing Director

+1 858 812 2344

aldon.cole@jll.com

CA License #01457351

BRAD VANSANT
Director

+1 858 812 2374

brad.vansant@jll.com

CA License #2065107



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.