

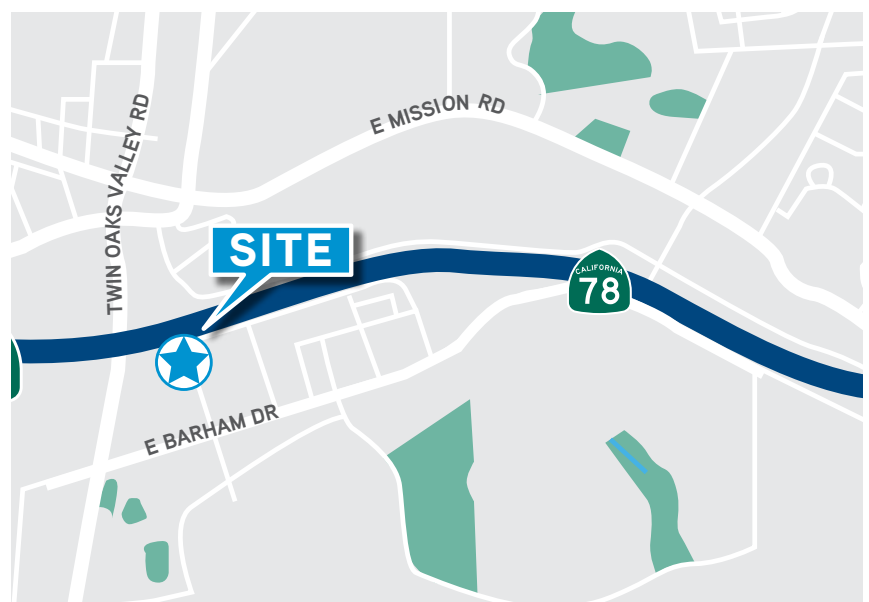
FOR LEASE / SALE

307 E Carmel St

SAN MARCOS, CA 92078

AVAILABLE: 18,452 SF Freestanding showroom building on a 1.08 acre lot

- Excellent **Hwy 78** frontage (178,000 cars per day)
- 1/4 Mile to **CSUSM** (14,179 students)
- One block to **North City** (750K SF office, 375K SF retail, 250 residential units at full buildout)
- 30% showroom, 30% office, 40% warehouse
- **Full conditioned** showroom & office & heated warehouse
- **Easy access** -Twin Oaks Valley Rd & Barham Dr
- Newer Construction (built in 2003)
- 20-22' **Clear Height**
- 38 **Parking** Spaces + additional street parking
- 2 - 12' x 12' **roll up doors**
- 800 amps 120/280V 3 phase power
- **Skylights** throughout



ASKING RENT: \$1.10 PSF/month NNN (±\$0.20)
SALE PRICE: Submit Offer





PALOMAR COLLEGE
30,000+ STUDENTS



ETHAN ALLEN



W MISSION RD

FURNITURE ROW

W SAN MARCOS BLVD

N TWIN OAKS VALLEY RD

CREEKSIDE MARKETPLACE



N
NORTH CITY

- 750K SF office
- 375K SF retail
- 250 residential units (at full buildout)

CAMPUS MARKETPLACE

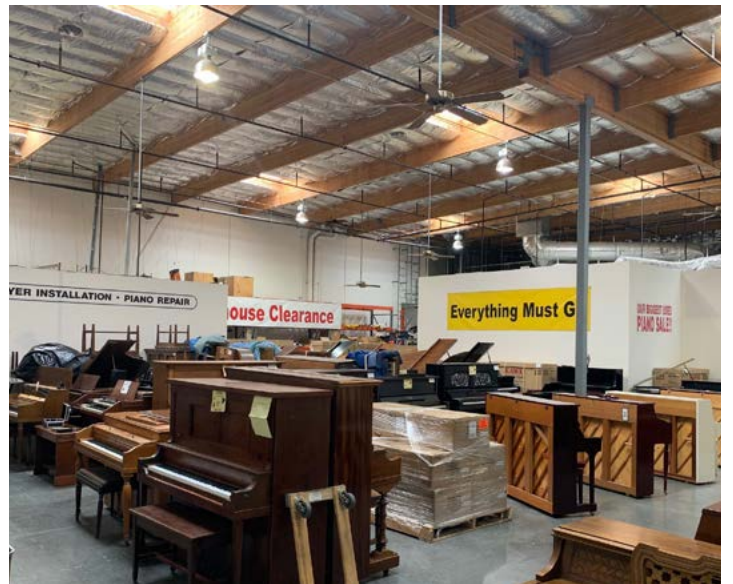


GRAVEN RD

S TWIN OAKS VALLEY RD

CAL STATE
SAN
14,000+

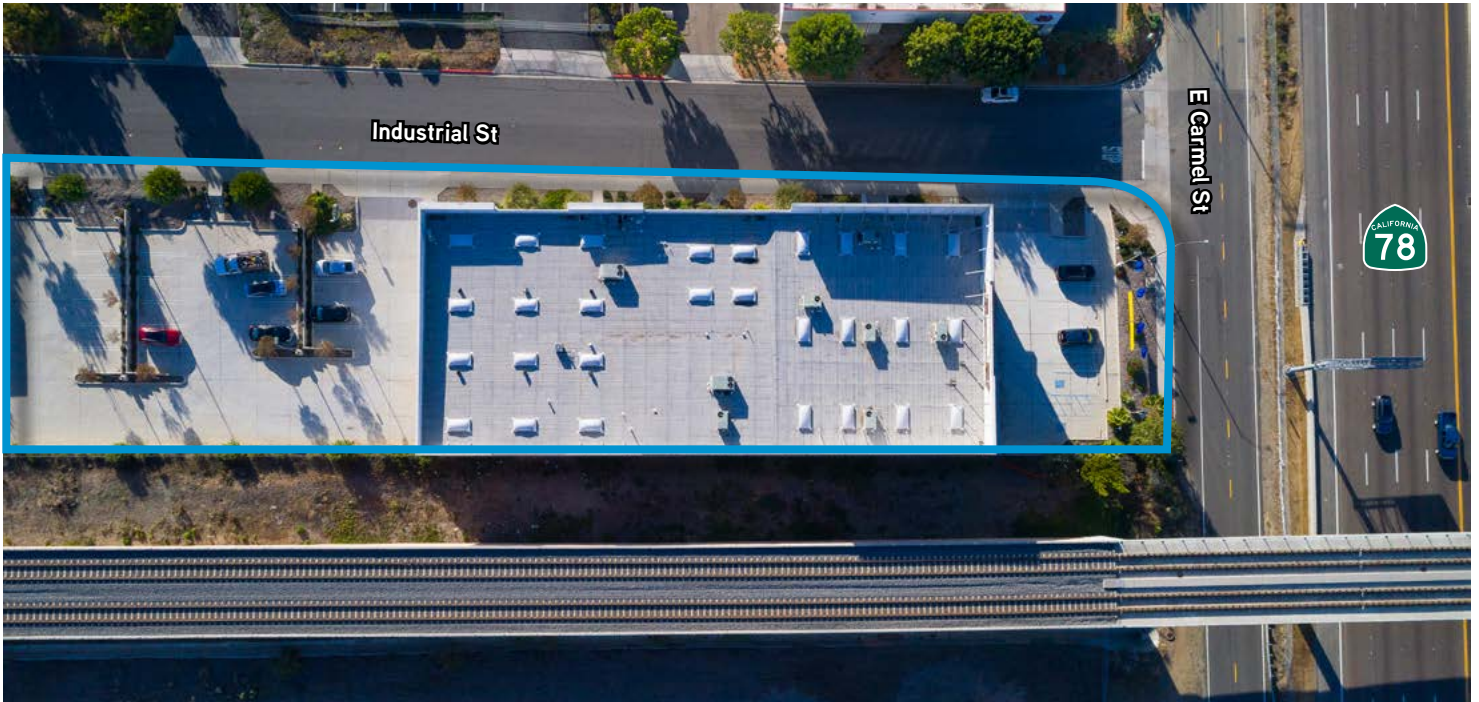




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Kirk Allison

Senior Vice President
Colliers International
760.930.7922
kirk.allison@colliers.com

Joe McDermott

Senior Vice President
Kidder Mathews
442.287.8204
joem@kiddermatthews.com

Vic Gausepohl

Senior Vice President
Colliers International
760.930.7912
vic.gausepohl@colliers.com



Colliers International

5901 Priestly Dr, Suite 100 | Carlsbad, CA 92008
+1 760 438 8950 colliers.com/sandiego

