

LOS VALLECITOS BUSINESS CENTER

Office, Industrial and Showroom Retail Suites
Available For Lease

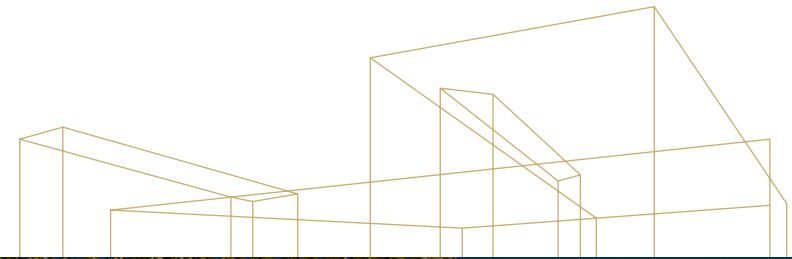
800 - 830 LOS VALLECITOS BOULEVARD & 125 - 145 VALLECITOS DE ORO
SAN MARCOS, CA 92069

 **Kidder
Mathews**

CBRE

LOS VALLECITOS BUSINESS CENTER

PROPERTY OVERVIEW



Project renovations recently completed!

NEW PROJECT monument signage


TENANT BUILDING identification signage

FRESHLY PAVED parking lot for tenant and guest usage

EXTERIOR painting and landscaping



±151,434 SF OFFICE, RETAIL, INDUSTRIAL COMPLEX



FLEXIBLE FLOOR PLANS FOR SMALL & LARGE TENANTS



CLOSE PROXIMITY TO THE SPRINTER STATION AND RETAIL AMENITIES



PLENTY OF FRESHLY PAVED PARKING (TENANT & GUEST USE)



FIBER OPTIC CONNECTIVITY AVAILABLE



EXCELLENT VISIBILITY AND ACCESS FROM CA-78 (150,000 CARS / DAY)



NEW AND ON-SITE PROPERTY MANAGEMENT



BEAUTIFUL LANDSCAPING WITH LUSH PALMS AND ON-SITE DELI

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com

LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com

LIC N° 01838109

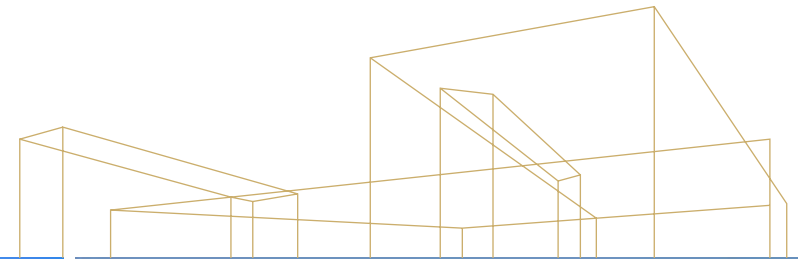
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LOS VALLECITOS BUSINESS CENTER

PROPERTY OVERVIEW



125 VALLECITOS DE ORO



135 VALLECITOS DE ORO



145 VALLECITOS DE ORO



800 LOS VALLECITOS BLVD



810 LOS VALLECITOS BLVD



820 LOS VALLECITOS BLVD



830 LOS VALLECITOS BLVD

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125 VALLECITOS DE ORO



135 VALLECITOS DE ORO



145 VALLECITOS DE ORO



800 LOS VALLECITOS BLVD



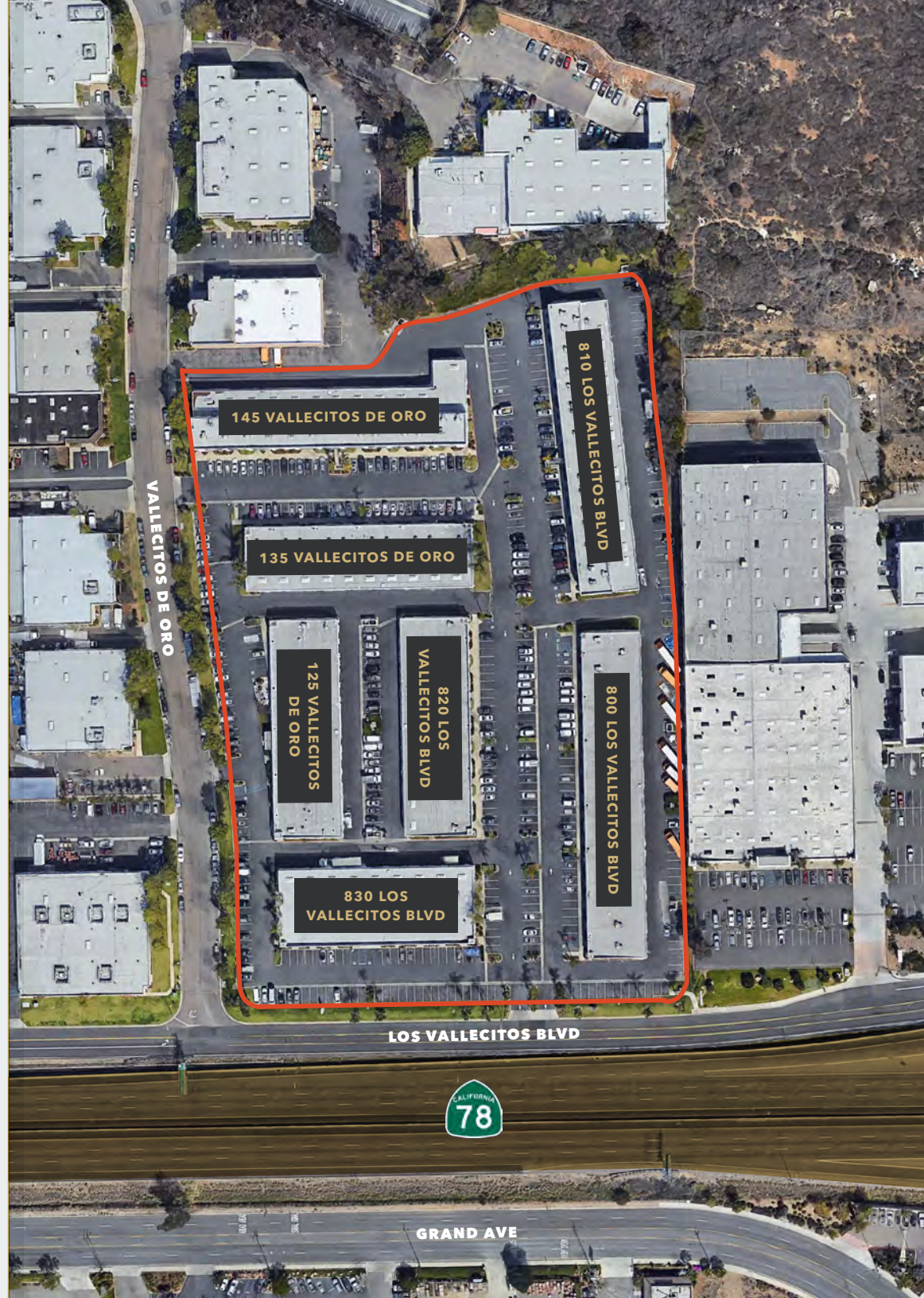
810 LOS VALLECITOS BLVD



820 LOS VALLECITOS BLVD

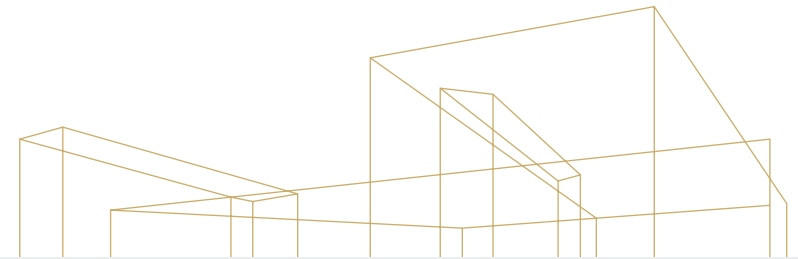


830 LOS VALLECITOS BLVD



INDUSTRIAL AVAILABILITIES

INDUSTRIAL, COMMERCIAL AND FLEX SUITES



	Address	Suite	Type	Suite(s) Size	Description	Lease Rate	Date Available
	125 VALLECITOS DE ORO FIRST FLOOR San Marcos, CA 92069	E - G	Commercial	±4,926 SF	Commercial Zoned Showroom, Retail / Creative Office	\$1.50 / SF + \$0.09 CAM	Now
	145 VALLECITOS DE ORO FIRST FLOOR San Marcos, CA 92069	I - K	Industrial	±2,891 SF	20% Office. Warehouse	\$1.50 / SF + \$0.09 CAM	Now
	820 LOS VALLECITOS BLVD FIRST FLOOR San Marcos, CA 92069	F	Industrial	±1,770 SF	Warehouse with office space & restrooms	\$1.50 / SF + \$0.09 CAM	Now

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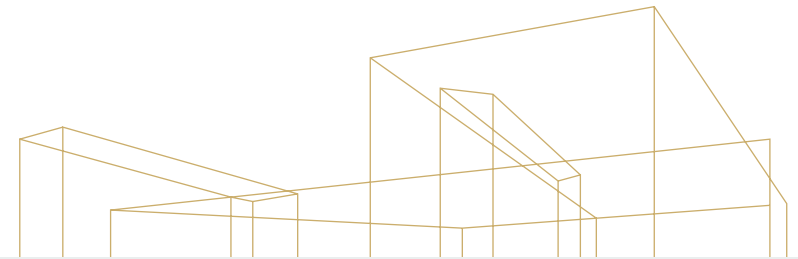
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OFFICE AVAILABILITIES

OFFICE, RETAIL AND FLEX SUITES



	Address	Suite	Type	Suite(s) Size	Description	Lease Rate	Date Available
	135 VALLECITOS DEL ORO FIRST FLOOR San Marcos, CA 92069	G	Office	±3,123 SF	Office	\$1.20 / SF MG + \$0.09 CAM	30 Days Notice
	810 LOS VALLECITOS BLVD SECOND FLOOR San Marcos, CA 92069	213 & 214	Office	±1,794 SF	Office	\$1.20 / SF MG + \$0.09 CAM	May 1, 2024

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LOS VALLECITOS BUSINESS CENTER

SITE PLAN AND AVAILABILITIES

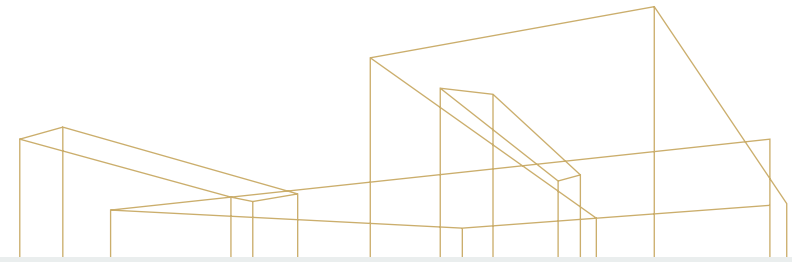


CURRENT AVAILABILITIES

TYPE	ADDRESS	SUITE(S)	SUITE(S) SIZE
Office / Commercial / Flex	125 Vallecitos De Oro	E - G	±5,226 SF
Office	135 Vallecitos De Oro	G	±3,123 SF
Industrial	145 Vallecitos De Oro	I - K	±2,891 SF
Office	810 Los Vallecitos Blvd	213 & 214	±1,794 SF
Industrial	820 Los Vallecitos Blvd	F	±1,770 SF

125 VALLECITOS DEL ORO

OFFICE/FLEX SUITE | FIRST FLOOR



±5,226

SQUARE FEET AVAILABLE

\$1.50 / SF

LEASE RATE + \$0.09 CAM

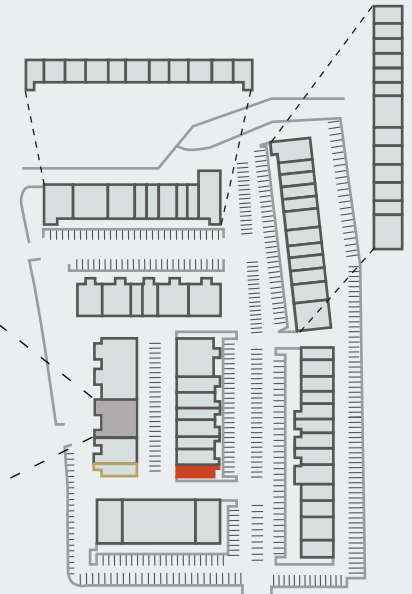
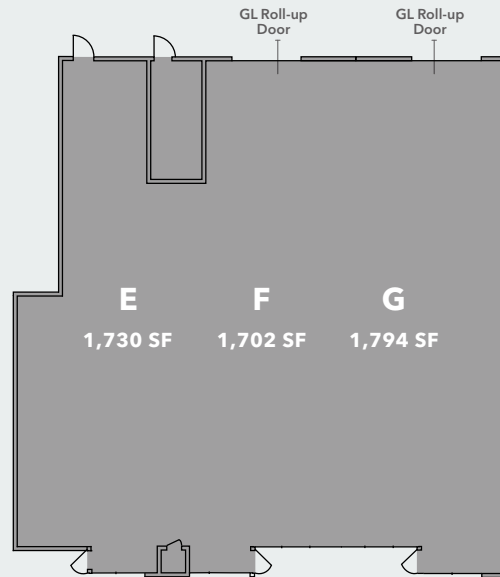
NOW

DATE AVAILABLE



SUITES E - G

Zoned Commercial creative office & showroom industrial uses. A total of 5,226 square feet.



- Office Available Suites
- Industrial Available Suites
- Office / Commercial Flex Available Suites

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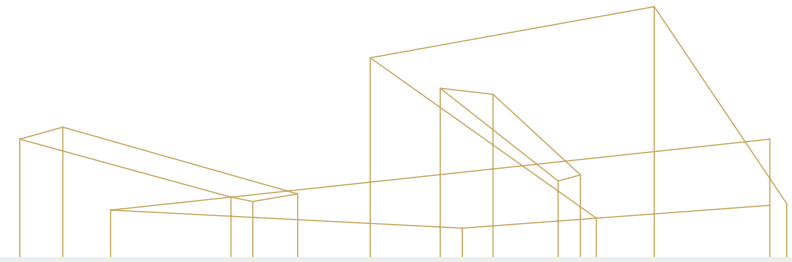
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135 VALLECITOS DE ORO

OFFICE SUITE | SECOND FLOOR



±3,123

SQUARE FEET AVAILABLE

\$1.20 / SF

LEASE RATE + \$0.09 CAM

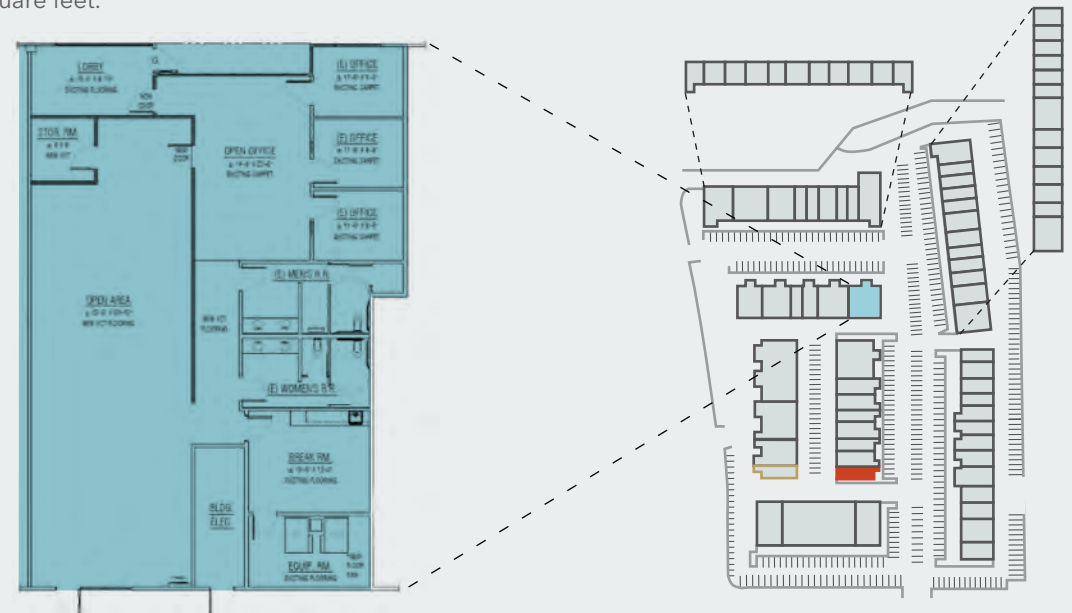
30 DAYS
NOTICE

DATE AVAILABLE



SUITE G

Office suite. A total of ±3,123 square feet.



- Office Available Suites
- Industrial Available Suites
- Office / Commercial Flex Available Suites

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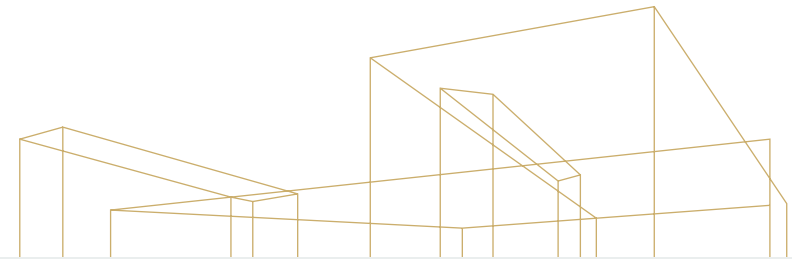
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145 VALLECITOS DE ORO

INDUSTRIAL SUITE | FIRST FLOOR



±2,891

SQUARE FEET AVAILABLE

\$1.50 / SF

LEASE RATE + \$0.09 CAM

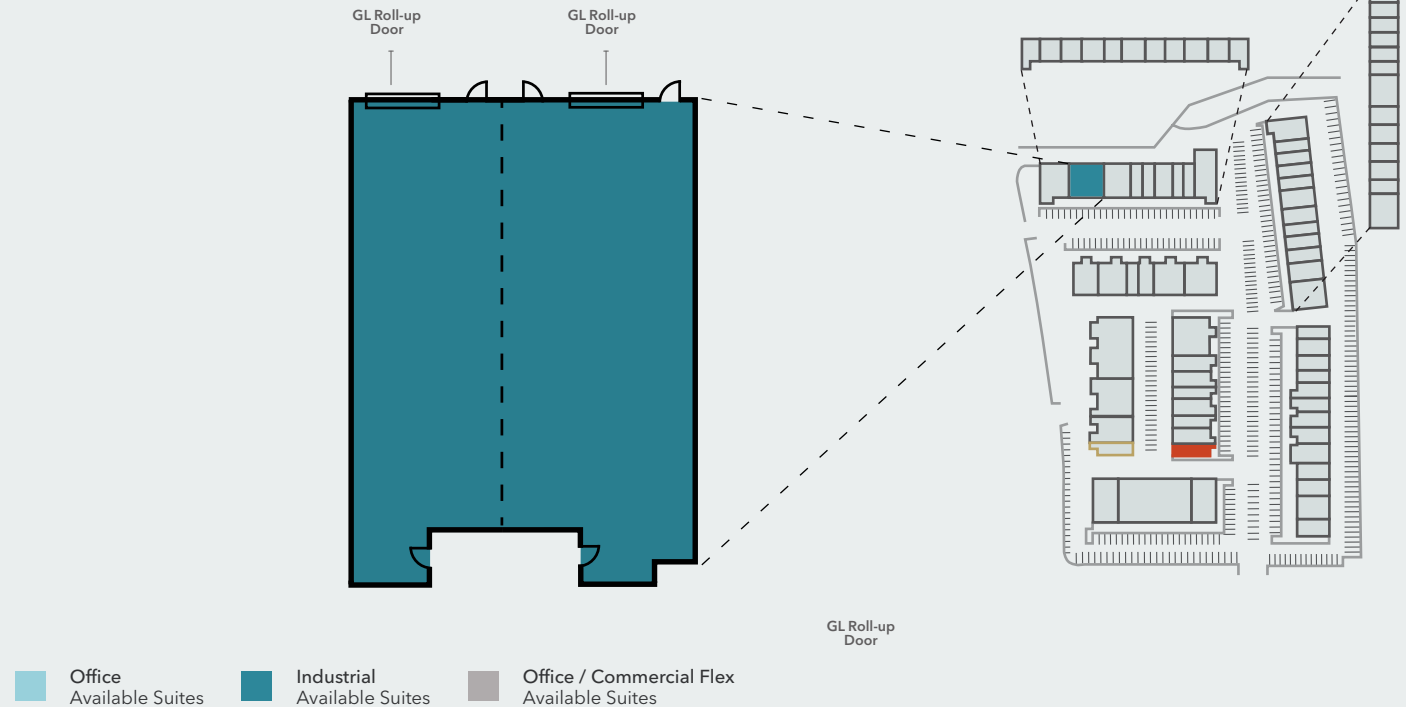
NOW

DATE AVAILABLE



SUITE I - K

Warehouse with two grade level doors. 20% Office. A total of ±2,891 square feet.



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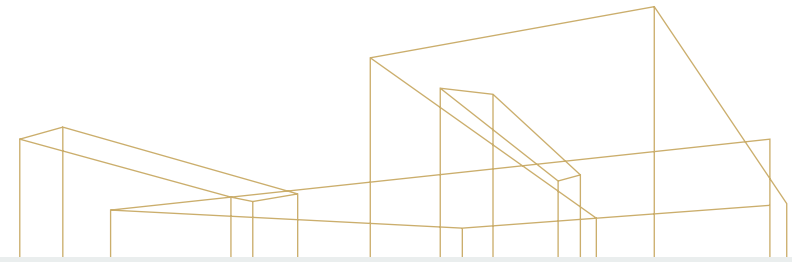
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810 LOS VALLECITOS BLVD

OFFICE SUITE | SECOND FLOOR



±1,794

SQUARE FEET AVAILABLE

\$1.20 / SF

LEASE RATE MG + \$0.09 CAM
+ \$0.20 / SF ELECTRIC

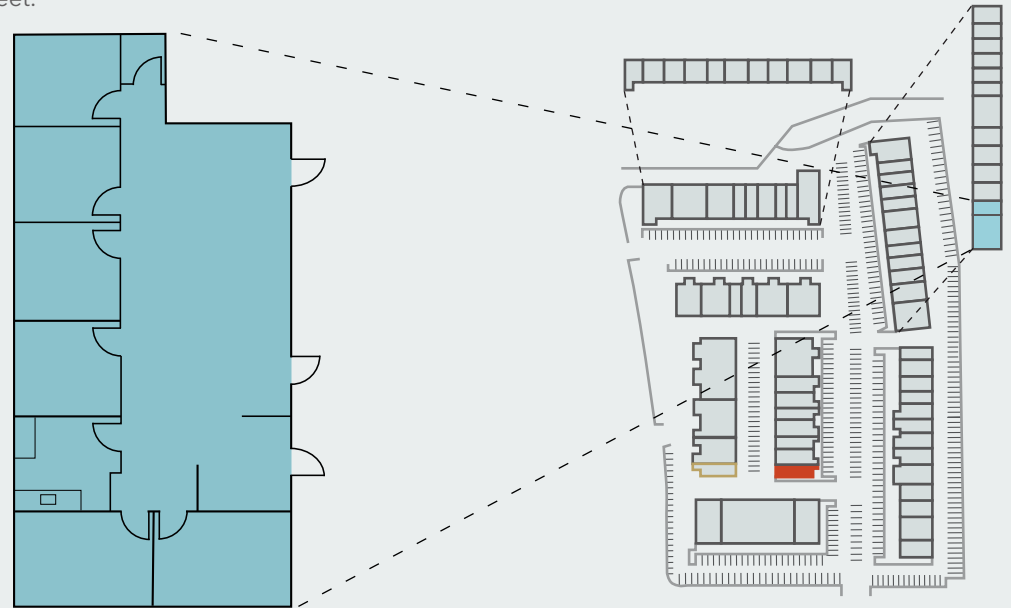
MAY 1, 2024

DATE AVAILABLE



SUITES 213 & 214

Office suite. A total of ±1,794 square feet.



Office Available Suites

Industrial Available Suites

Office / Commercial Flex Available Suites

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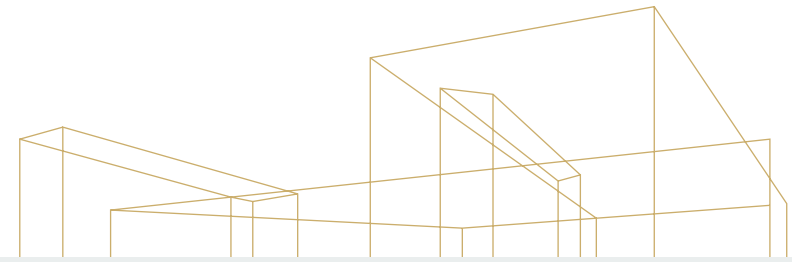
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820 LOS VALLECITOS BOULEVARD

INDUSTRIAL SUITE | FIRST FLOOR



±1,770

SQUARE FEET AVAILABLE

\$1.50 / SF

LEASE RATE + \$0.09 CAM

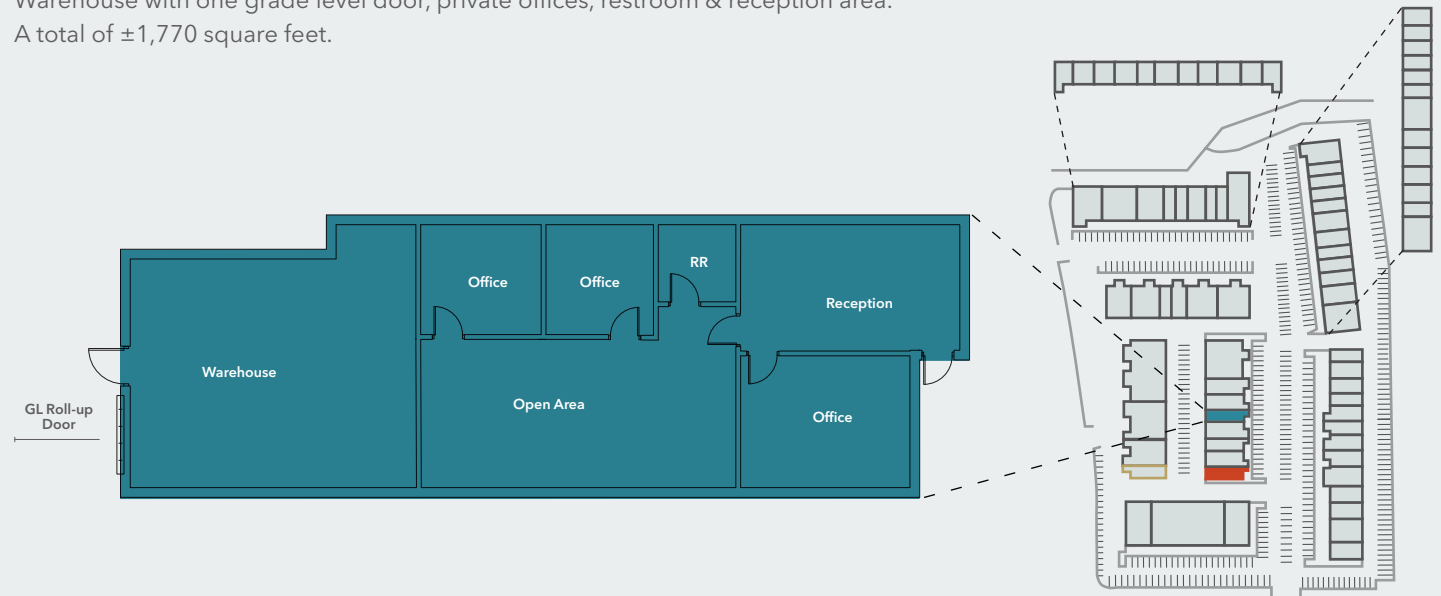
NOW

DATE AVAILABLE



SUITE F

Warehouse with one grade level door, private offices, restroom & reception area.
A total of ±1,770 square feet.



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LOS VALLECITOS BUSINESS CENTER

LOCATION OVERVIEW AND AMENITIES AERIAL



PALOMAR COLLEGE

SUBJECT PROPERTY



CALIFORNIA STATE UNIVERSITY SAN MARCOS

LOS VALLECITOS BUSINESS CENTER

PROPERTY AERIAL





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