

FOR LEASE OR SALE
PRICE REDUCTION

1617
CAPALINA ROAD

San Marcos, CA 92069

Owner - User - Investor



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 **Kidder
Mathews**

San Marcos Village Square

1617 Capalina Rd, San Marcos, CA

BUILDING FEATURES

±19,500 ground floor SF available

Total building is ±35,000 SF

±4,000 SF bonus mezzanine office

(±23,500 SF total)

Showroom industrial

Freeway visibility

Located on Rancho Santa Fe westbound off-ramp

Available immediately

Lease rate: \$1.00 NNN

Sale price: ~~\$6,300,000~~ Reduced \$5,600,000

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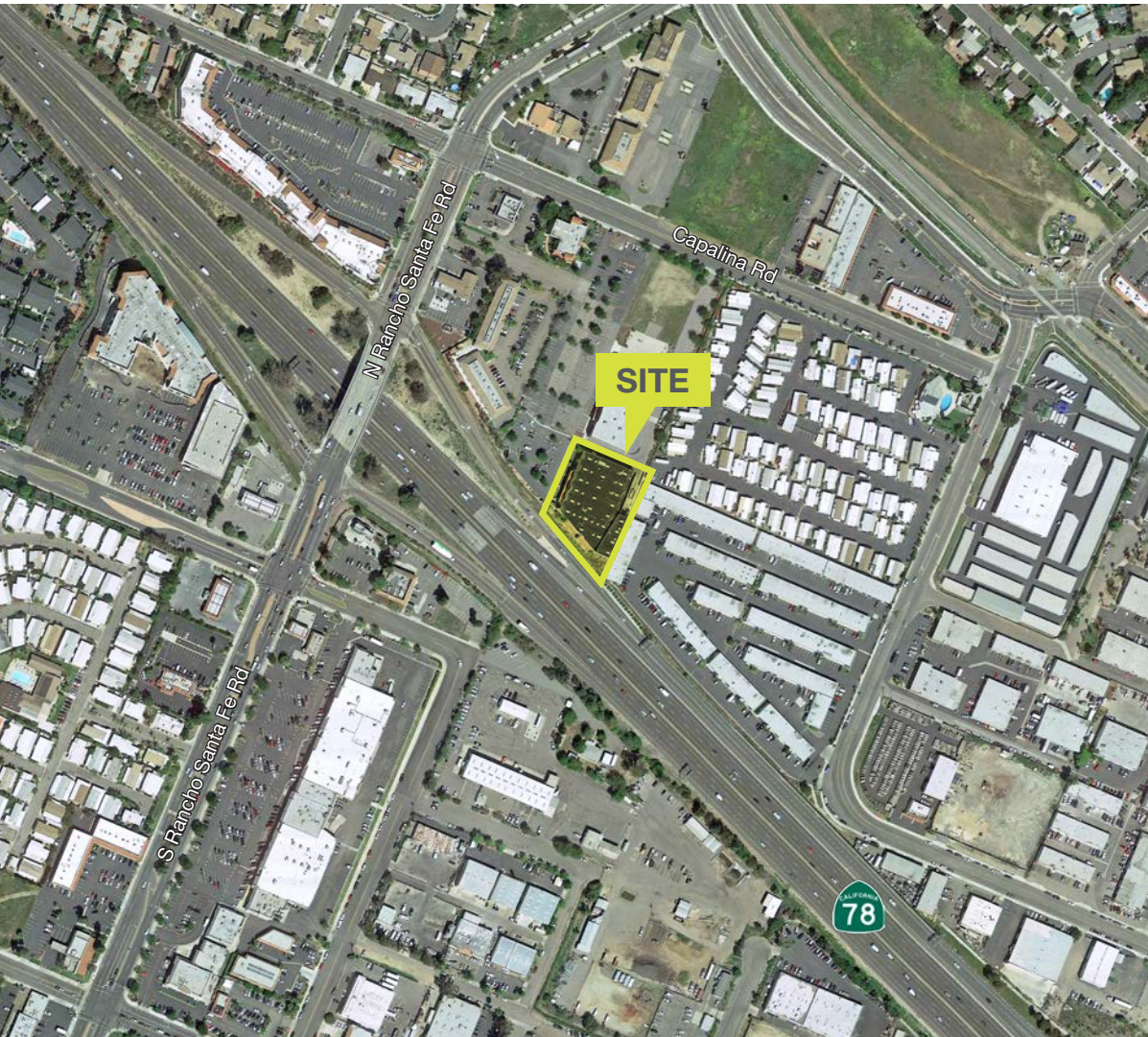
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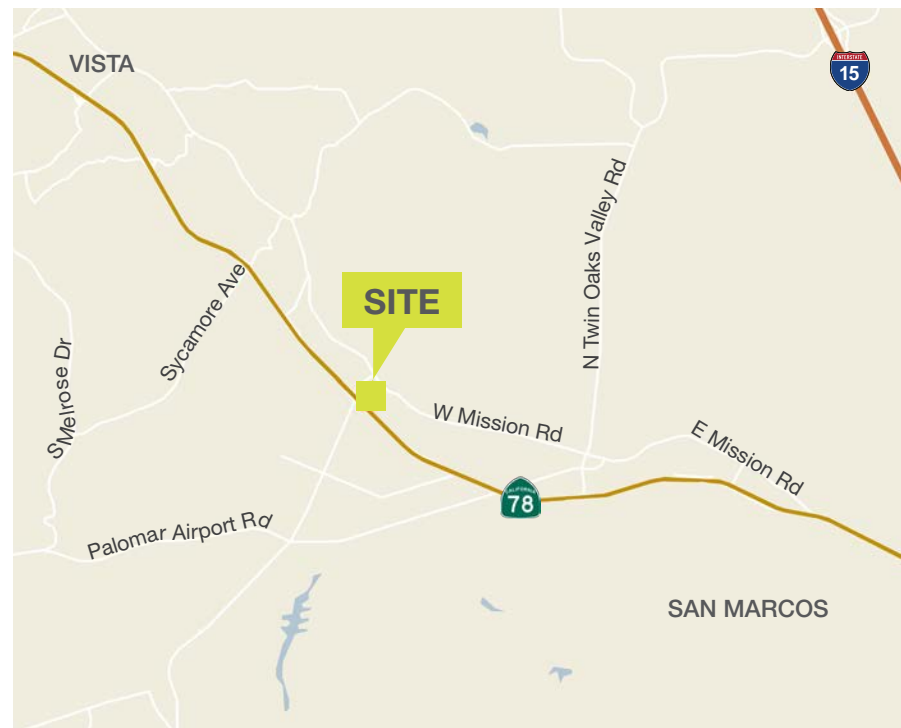
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San Marcos Village Square

1617 Capalina Rd, San Marcos, CA



Showroom & Industrial Space
Available Directly off Hwy 78 with
Excellent Freeway Visibility



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1617 Capalina Rd, San Marcos, CA

FLOOR PLAN



SUITE A

±23,500 SF

±19,500 SF
and Bonus Mezzanine

\$1.00 NNN LEASE RATE

ENTIRE BLDG

±35,000 SF

~~\$6,300,000~~ SALE PRICE
\$5,600,000

- Leased
- Available immediately

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