

FOR LEASE

LOS VALLECITOS BUSINESS CENTER

800-830 Los Vallecitos Boulevard &
125-145 Vallecitos de Oro, San Marcos, CA 92069

OFFICE, RETAIL & INDUSTRIAL PARK

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125 VALLECITOS DE ORO



135 VALLECITOS DE ORO



145 VALLECITOS DE ORO

PROJECT SUMMARY

- 151,434 SF office, retail and industrial complex offering tenants the best value in the market
- Flexible floor plans for small & large tenants
- Plentiful parking
- Beautifully landscaped with lush palms, bushes and flowering plants
- Excellent exterior building and monument signage opportunities for tenants
- New on-site property management
- On-site deli
- Fiber Optic connectivity available (current connectivity only to 125 building) / Service provided by Cox Communications
- Excellent visibility and access off Interstate 78 (150,000 cars/day)
- Close proximity to retail amenities
- Close proximity to the Sprinter Station
- Great employment base near Cal State University San Marcos & Palomar Community College with an average student population of 39,000 students per semester

PROJECT RENOVATIONS recently completed!
New project monument signage, tenant building identification signage, freshly paved tenant and guest parking lot, exterior painting and landscaping!

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OFFICE AVAILABILITY

Lease Rate: \$1.45/SF MG (1st Floor) / \$1.20/SF MG (2nd Floor)*

* 1st floor suites pay Electric charges directly to utility (SDG&E), plus \$0.09/SF CAM Charge

* 2nd floor suites will be charged a \$0.20/SF Electric plus an \$0.09/SF CAM Charge

800 Los Vallecitos Blvd - 1st Floor

TYPE	SUITE	SQUARE-FEET	AVAILABLE
Office	J	16,595 SF (Divisible to 3,000 SF)	Now

810 Los Vallecitos Blvd - 1st Floor

TYPE	SUITE	SQUARE-FEET	AVAILABLE
Office	A	2,440 SF	Now

810 Los Vallecitos Blvd - 2nd Floor

TYPE	SUITE	SQUARE-FEET	AVAILABLE
Office	201	1,633 SF (Div. to 638 & 995 SF)	Now
Office	205	639 SF	Now
Office	209/210	1,275 SF (Div. to 636 & 639 SF)	Now

125 Vallecitos de Oro - 1st floor

TYPE	SUITE	SQUARE-FEET	AVAILABLE
Office	A-D	7,980 SF	December 1, 2020
Office	E-J	8,220 SF	Now
Office	A-D & E-J	16,200 SF	Contiguous Option

135 Vallecitos de Oro - 1st floor

TYPE	SUITE	SQUARE-FEET	AVAILABLE
Office	G	3,256 SF	Now

145 Vallecitos de Oro - 2nd floor

TYPE	SUITE	SQUARE-FEET	AVAILABLE
Office	204	892 SF	Now
Office	205	758 SF	Now
Office	208/209	1,406 SF	Now



OFFICE LEASING CONTACT:

Bob Cowan, SIOR

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LIC #01838109

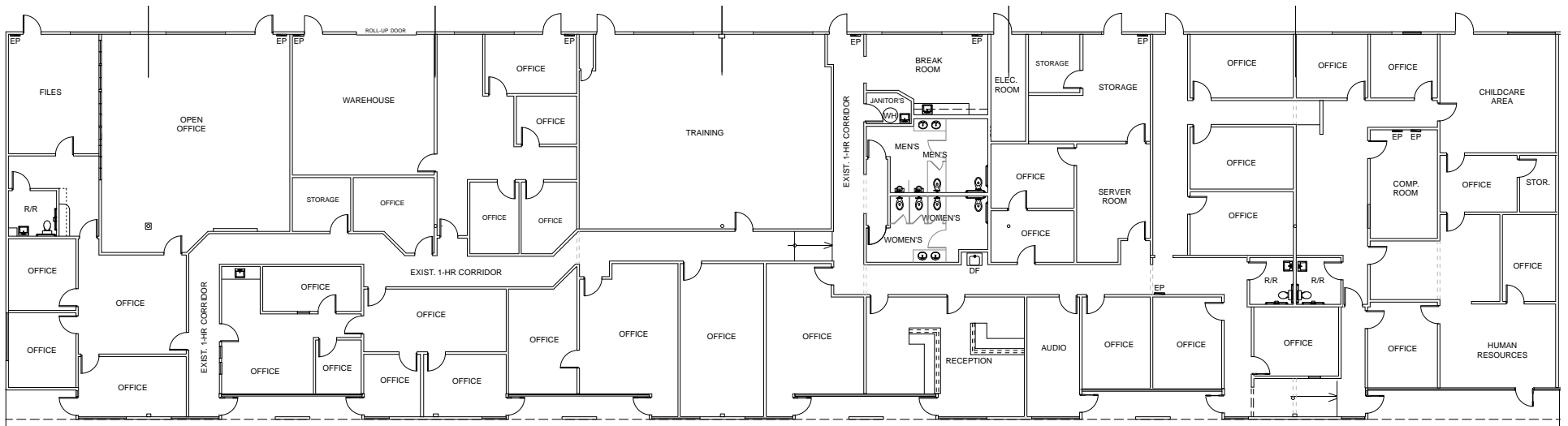
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OFFICE FLOOR PLANS

800 Los Vallecitos Blvd

TYPE	STE	RSF
Office	J	3,000 to 16,595



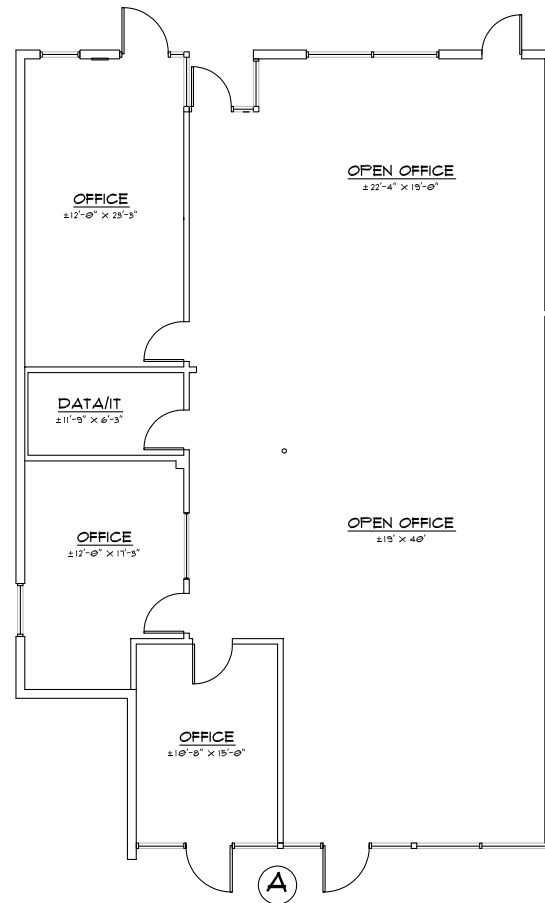
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OFFICE FLOOR PLANS

810 Los Vallecitos Blvd

TYPE	STE	RSF
Office	A	2,440



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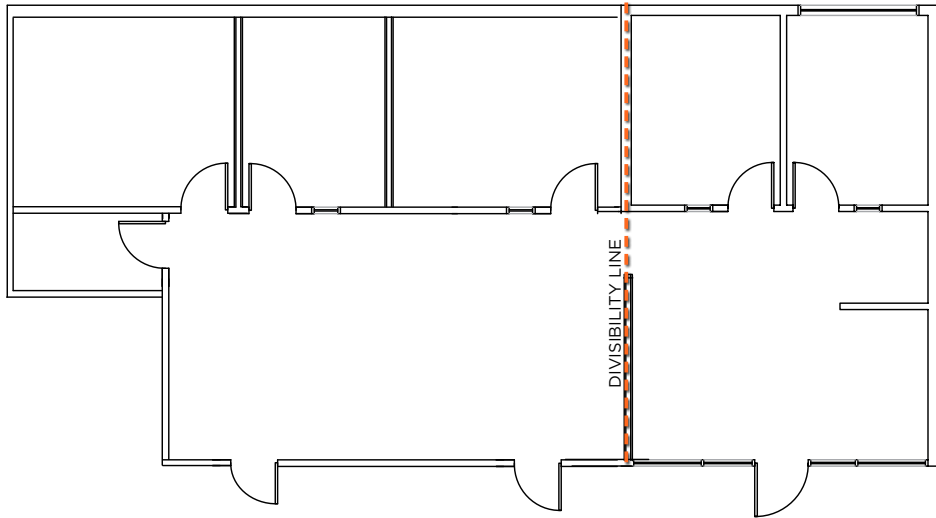
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OFFICE FLOOR PLANS

810 Los Vallecitos Blvd

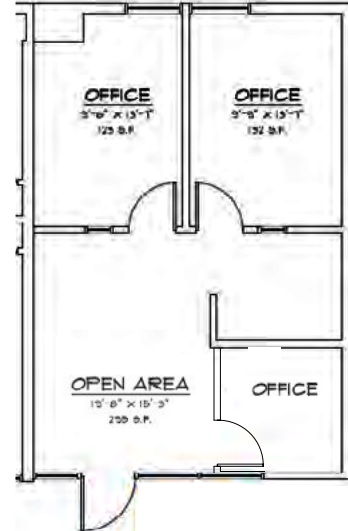
TYPE	STE	RSF
Office	201	1,633

Suite 201 is divisible to 995 & 638 SF



810 Los Vallecitos Blvd

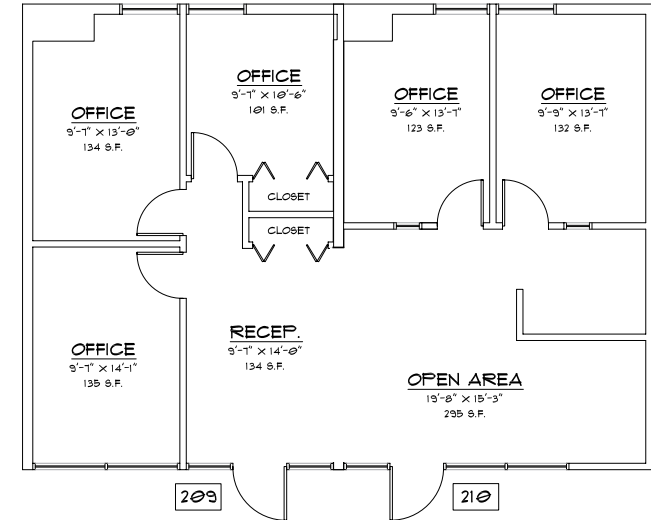
TYPE	STE	RSF
Office	205	639



810 Los Vallecitos Blvd

TYPE	STE	RSF
Office	209/210	1,275

Suite 209/210 is divisible to 636 & 639 SF



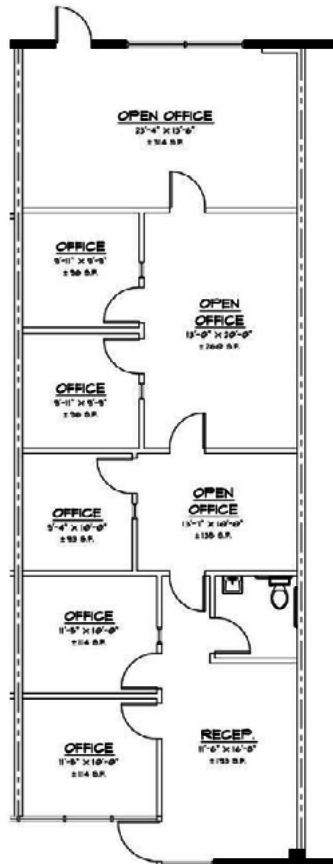
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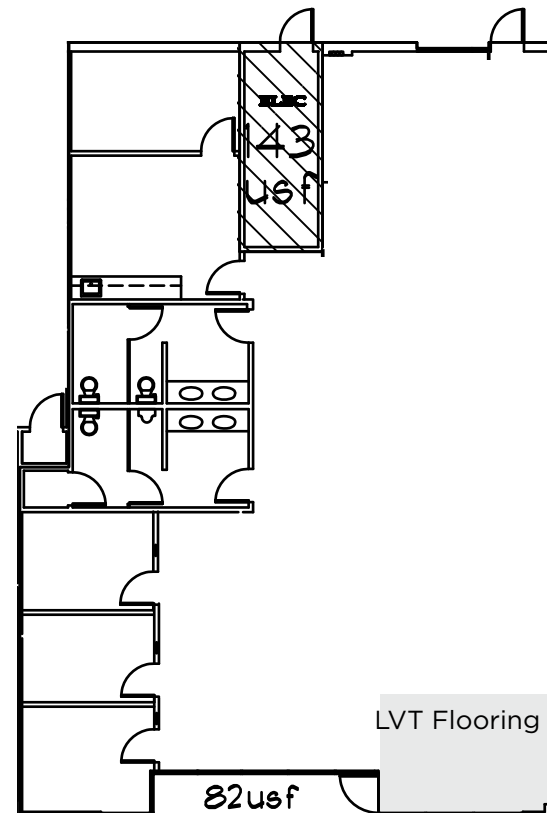
135 Vallecitos De Oro

TYPE	STE	RSF
Office	D	1,677



135 Vallecitos De Oro

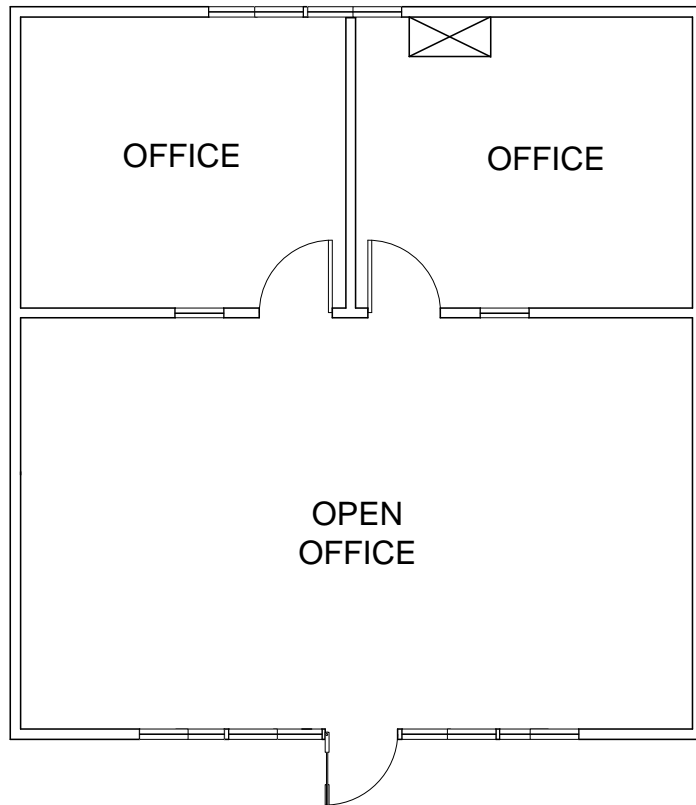
TYPE	STE	RSF
Office	G	3,256



OFFICE FLOOR PLANS

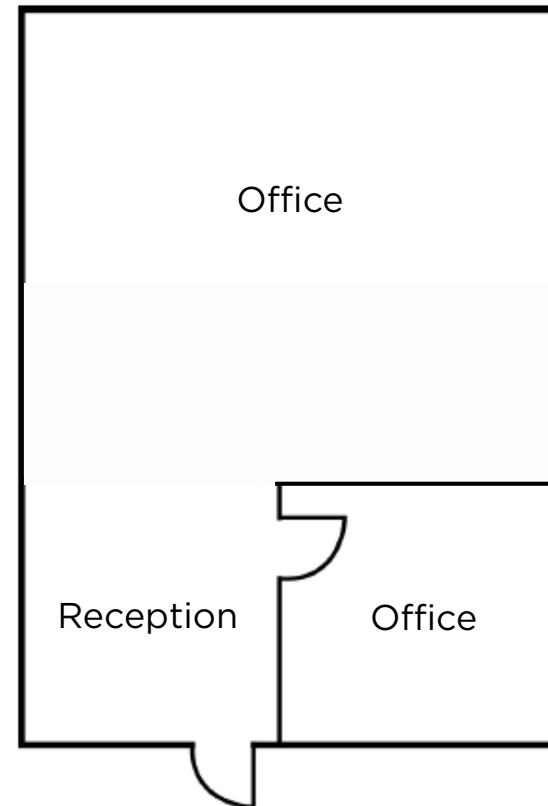
145 Vallecitos de Oro

TYPE	STE	RSF
Office	204	892



145 Vallecitos de Oro

TYPE	STE	RSF
Office	205	758



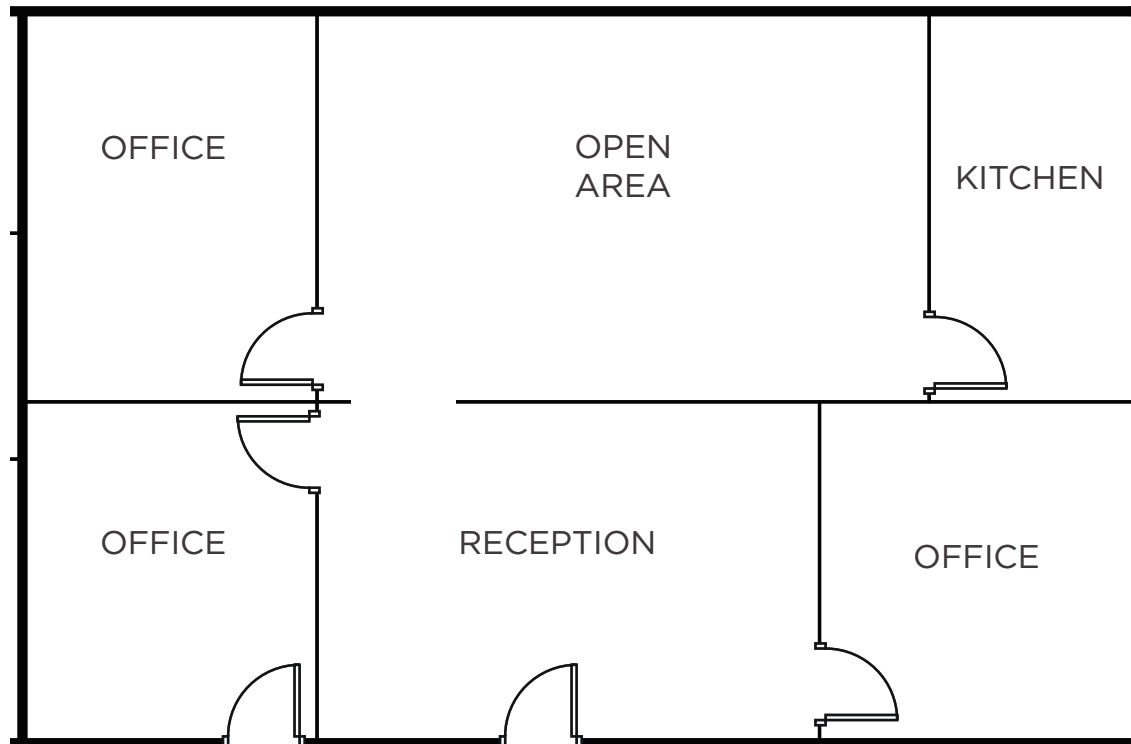
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TYPE	STE	RSF
Office	208/209	1,406



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