

4,831 SF Office/R&D Condo

1185 Linda Vista Dr, Ste A
San Marcos, CA 92078

Features

Office Condo:

4,831 SF (\$134 PSF)

R&D Condo:

4,000 SF (\$162 PSF)

Well located in between
Hwy 78 & San Marcos Blvd

Walking distance to restaurant
row and movie theater

Adjacent to new retail center

Roll-up door (unit could be
converted for R&D uses)

Available occupancy: NOW

Parcel #219-200-23-10

SBA: 10% down = equivalent
cost of \$0.79/SF per month*

Lease price: \$1.10/SF Gross

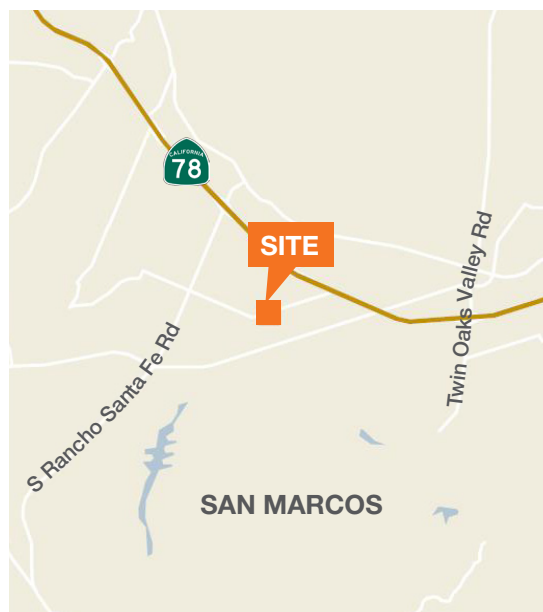
Sale price: ~~\$835,000~~
\$649,000 (\$134 PSF)

*Consult an accountant or lender for exact
numbers as this an estimate only

REDUCED SALE PRICE



Location



Contact

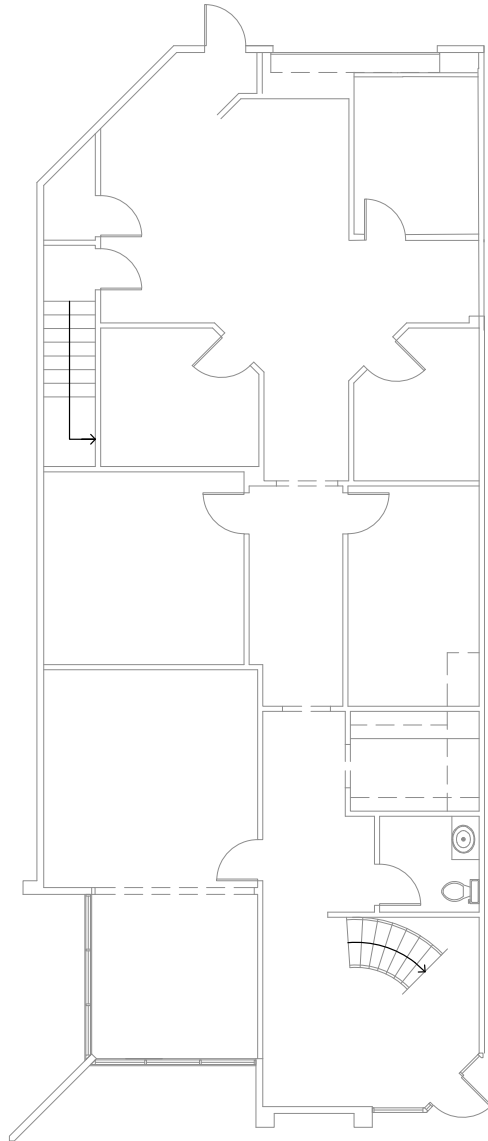
Russ Jabara

760.822.4851

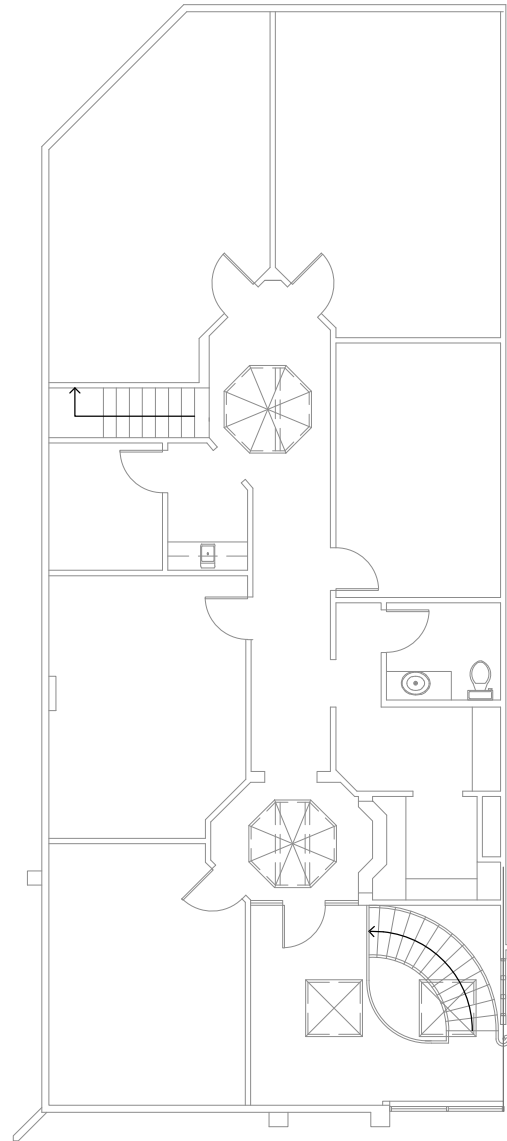
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LIC #01315296

Floor Plans



First Floor



Second Floor

Contact

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Nearby Retail

1. Rubio's Fresh Mexican Grill, Cold Stone Creamery
2. North County Wine Company
3. Edward's San Marcos Stadium 18
4. IHOP
5. iTAN San Marcos, Farmers Insurance
6. Tony Roma's, Acapulco Mexican Restaurant, Old California Mining Company, Sublime Ale House
7. Green Thumb Nursery
8. Wells Fargo
9. Better Buzz Coffee
10. Fry's Electronics
11. Domino's Pizza
12. Party City
13. Nordstrom Rack
14. Broken Yolk Cafe
15. Elephant Bar
16. Boudin SF
17. Loveboat Sushi, Sammy's Woodfired Pizza, Marshalls, Starbucks, ULTA, Sport Chalet
18. L&L Barbeque, AAA, AT&T
19. Subway, Five Guys Burgers & Fries
20. Brake Stop Auto Repair



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