

LOS VALLECITOS BUSINESS CENTER

Office, Industrial and Showroom Retail Suites
Available For Lease

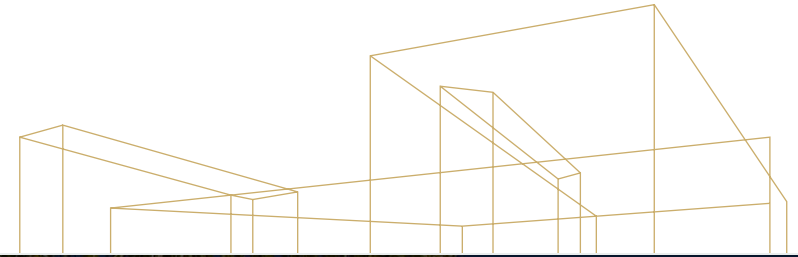
800 - 830 LOS VALLECITOS BOULEVARD & 125 - 145 VALLECITOS DE ORO
SAN MARCOS, CA 92069

 Kidder
Mathews

 CBRE

LOS VALLECITOS BUSINESS CENTER


PROPERTY OVERVIEW



Project renovations recently completed!




151,434 SF OFFICE, RETAIL AND INDUSTRIAL COMPLEX



FLEXIBLE FLOOR PLANS FOR SMALL & LARGE TENANTS



CLOSE PROXIMITY TO THE SPRINTER STATION AND RETAIL AMENITIES



PLENTIFUL PARKING

NEW PROJECT monument signage


TENANT building identification signage

FRESHLY paved tenant and guest parking lot

EXTERIOR painting and landscaping



FIBER OPTIC CONNECTIVITY AVAILABLE



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



NEW ON-SITE PROPERTY MANAGEMENT



BEAUTIFUL LANDSCAPING WITH LUSH PALMS AND ON-SITE DELI

For leasing information contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM

Kidder Mathews

760.430.1000

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LIC N° 01383147

OFFICE LEASING

BOB COWAN

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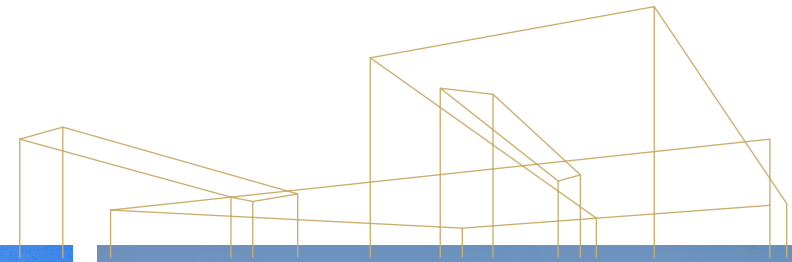
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LOS VALLECITOS BUSINESS CENTER

PROPERTY OVERVIEW



125 VALLECITOS DE ORO



135 VALLECITOS DE ORO



145 VALLECITOS DE ORO



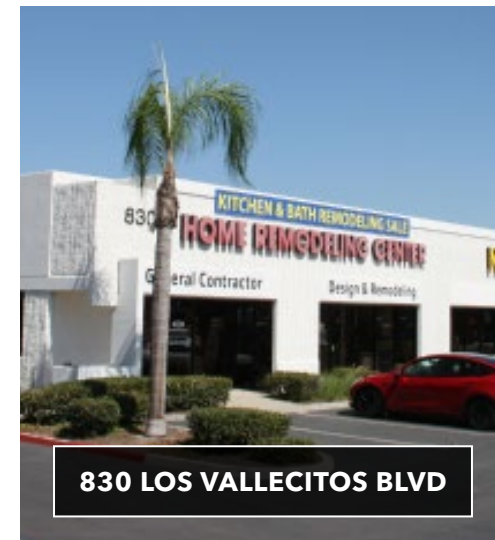
800 LOS VALLECITOS BLVD



810 LOS VALLECITOS BLVD



820 LOS VALLECITOS BLVD



830 LOS VALLECITOS BLVD

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LOS VALLECITOS BUSINESS PARK



125 VALLECITOS DE ORO



135 VALLECITOS DE ORO



145 VALLECITOS DE ORO



800 LOS VALLECITOS BLVD



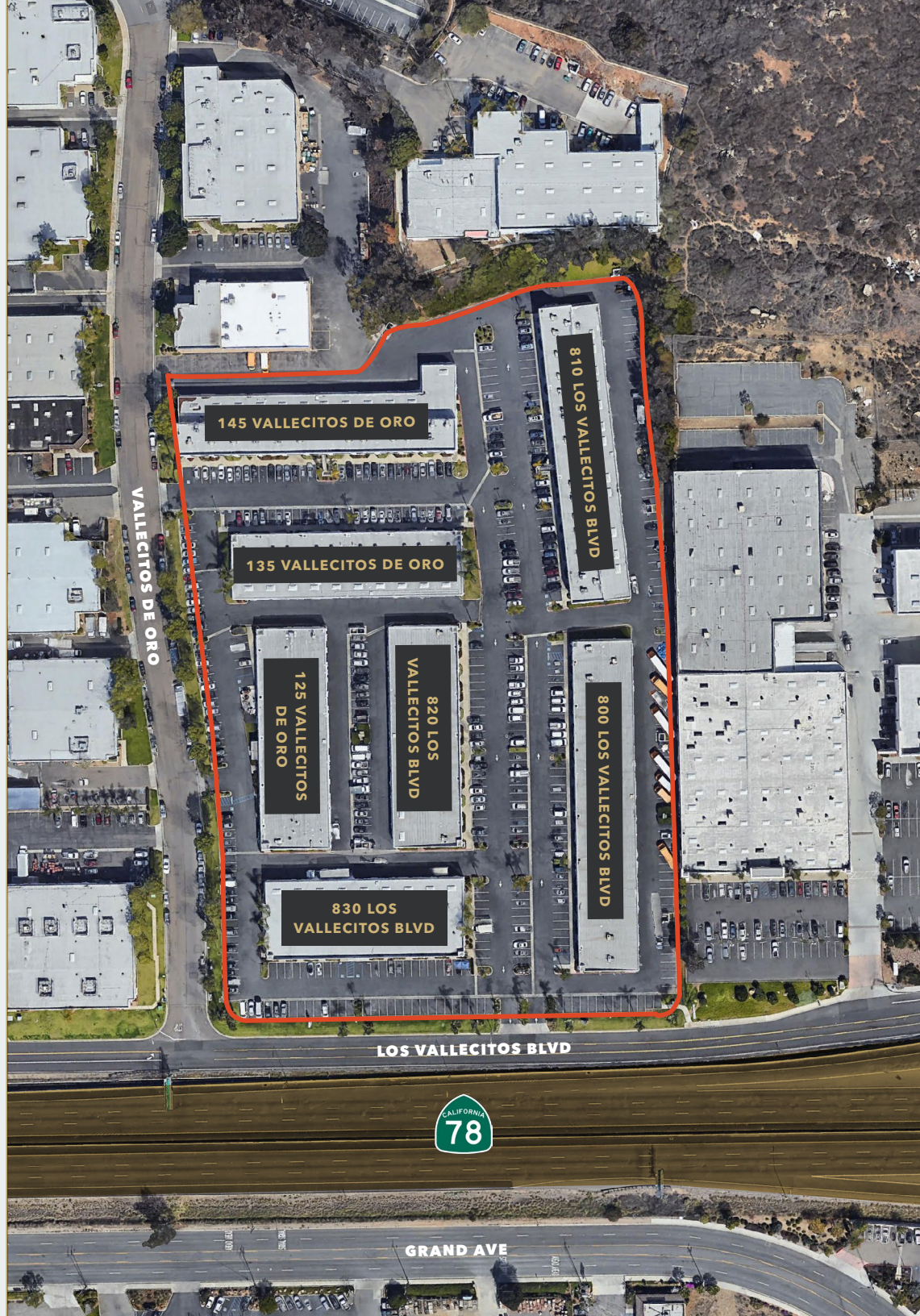
810 LOS VALLECITOS BLVD



820 LOS VALLECITOS BLVD

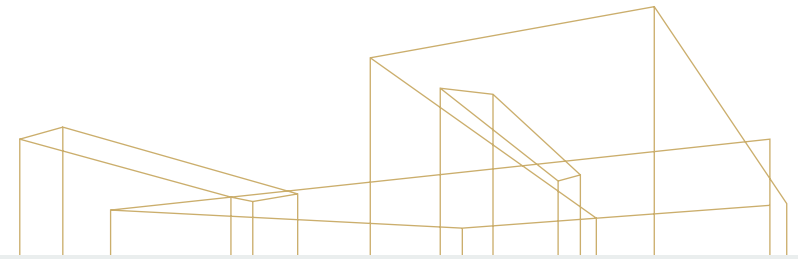


830 LOS VALLECITOS BLVD



INDUSTRIAL AVAILABILITIES

INDUSTRIAL, COMMERCIAL AND FLEX SUITES



	Address	Suite	Type	SF	Description	Lease Rate	Available
	125 VALLECITOS DE ORO FIRST FLOOR San Marcos, CA 92069	A - D	Commercial	±7,108 SF	Commercial Zoned Showroom Retail / Creative Office	\$1.35 / SF + \$0.09 CAM	Now
		E - G	Commercial	±5,226 SF			
		A - G	Commercial	±12,334 SF			
	810 LOS VALLECITOS BLVD FIRST FLOOR San Marcos, CA 92069	C	Industrial	±1,300 SF	Reception, office & warehouse	\$1.25 / SF + \$0.09 CAM	Now
	145 VALLECITOS DE ORO FIRST FLOOR San Marcos, CA 92069	E	Industrial	±1,560 SF	Reception, office & warehouse	\$1.30 / SF + \$0.09 CAM	Now

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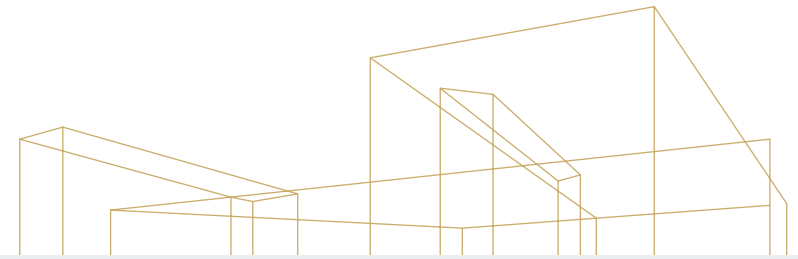
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OFFICE AVAILABILITIES

OFFICE, RETAIL AND FLEX SUITES



Address	Suite	Type	SF	Description	Lease Rate	Available
810 LOS VALLECITOS BLVD San Marcos, CA 92069	205	Office	639 SF	Office	\$1.20 / SF MG + \$0.09 CAM + \$0.20 Electric	Now

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LOS VALLECITOS BUSINESS CENTER

SITE PLAN AND AVAILABILITIES



AVAILABILITIES

TYPE	ADDRESS	SUITE	SF
Commercial	125 Vallecitos De Oro	A - D	±7,108
Commercial	125 Vallecitos De Oro	E - G	±5,226
Commercial	125 Vallecitos De Oro	A - G	±1,702 - ±12,334
Industrial	145 Vallecitos Del Oro	E	±1,560
Industrial	810 Los Vallecitos Blvd	C	±1,300
Office	810 Los Vallecitos Blvd	205	639

125 VALLECITOS DE ORO

OFFICE / FLEX SUITES | FIRST FLOOR

±7,108

SQUARE FEET AVAILABLE

\$1.35 / SF

LEASE RATE + \$0.09 CAM

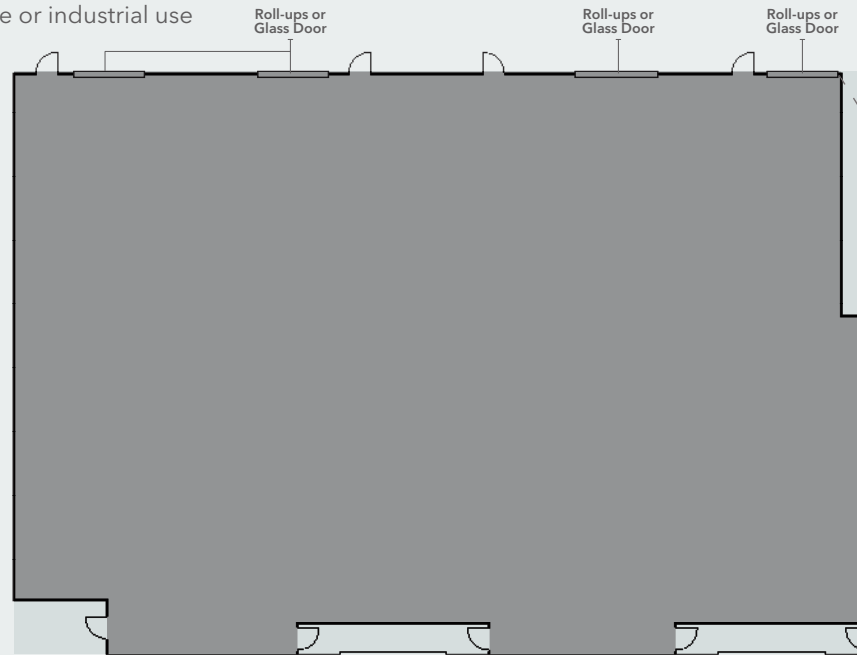
NOW

AVAILABLE



SUITE A - D

Office or industrial use



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

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125 VALLECITOS DE ORO

OFFICE / FLEX SUITES | FIRST FLOOR

±5,226

SQUARE FEET AVAILABLE

\$1.35 / SF

LEASE RATE + \$0.09 CAM

NOW

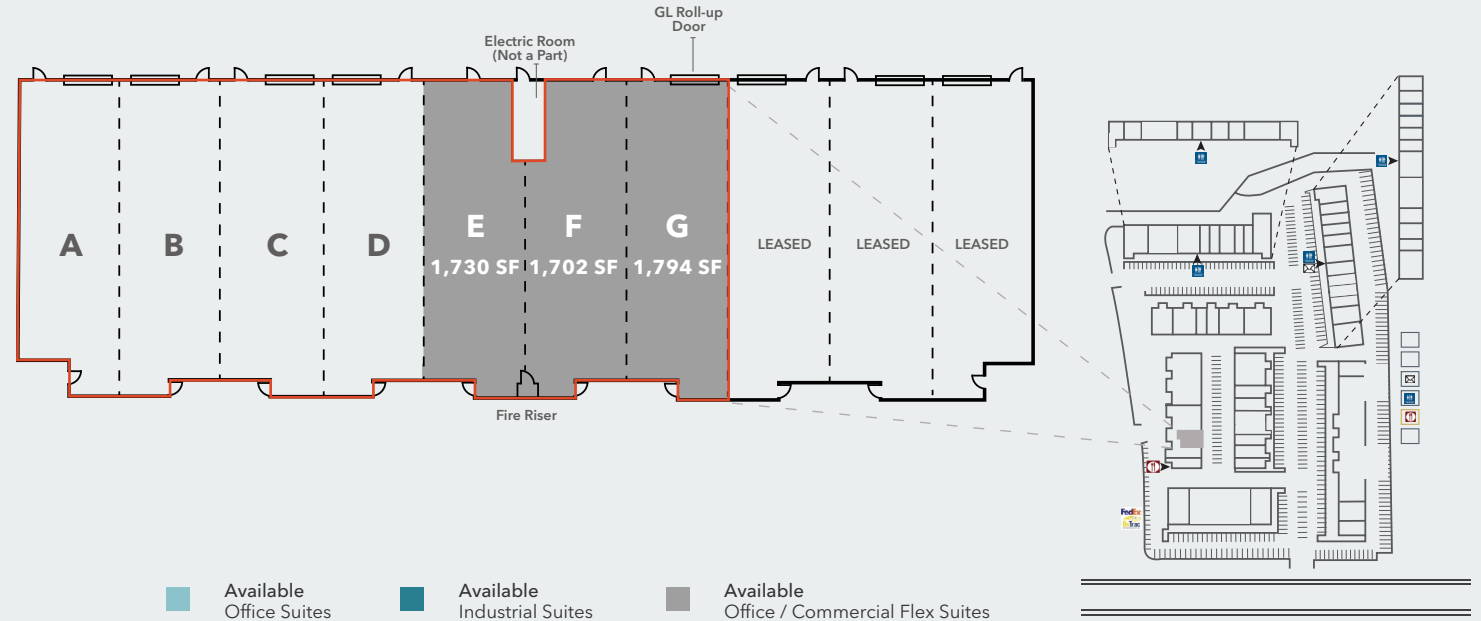
AVAILABLE



SUITES E - G

Zoned Commercial creative office and showroom industrial uses.

Suites A - G are zoned for commercial / office use, with a total of ±12,334 square feet.



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125 VALLECITOS DE ORO

OFFICE / FLEX SUITES | FIRST FLOOR

±1,702 -
±12,334

SQUARE FEET AVAILABLE

\$1.35 / SF

LEASE RATE + \$0.09 CAM

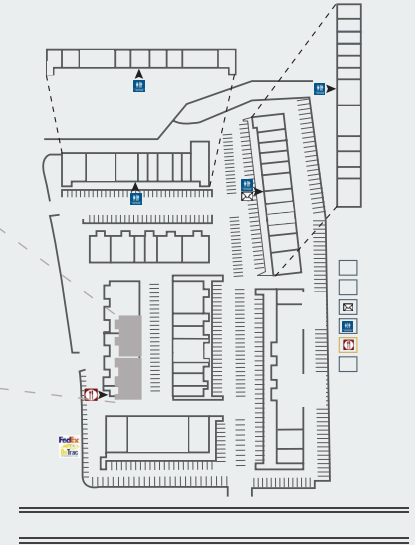
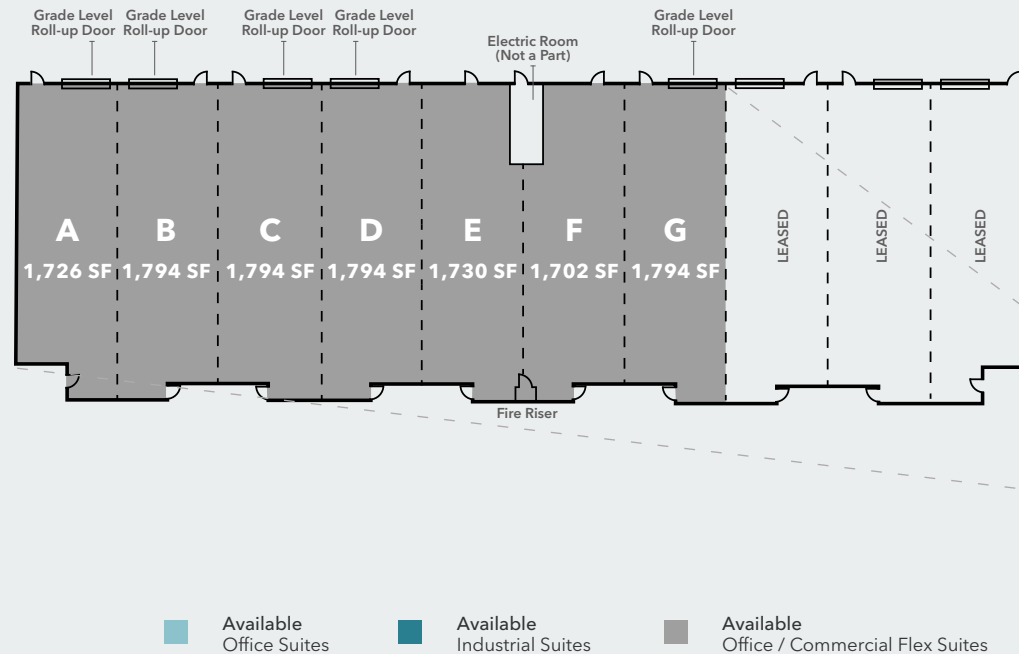
NOW

AVAILABLE



SUITES A - G

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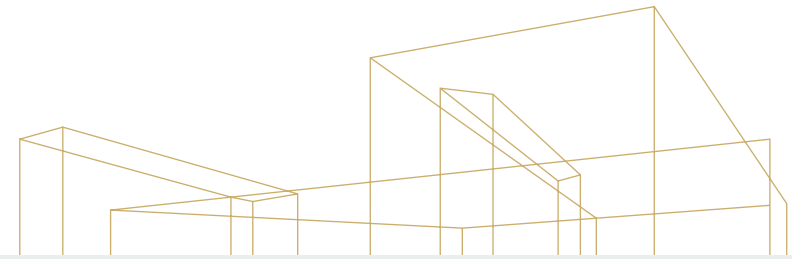
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145 VALLECITOS DE ORO

OFFICE / FLEX SUITES | FIRST FLOOR



±1,560

SQUARE FEET AVAILABLE

\$1.30 / SF

LEASE RATE + \$0.09 CAM

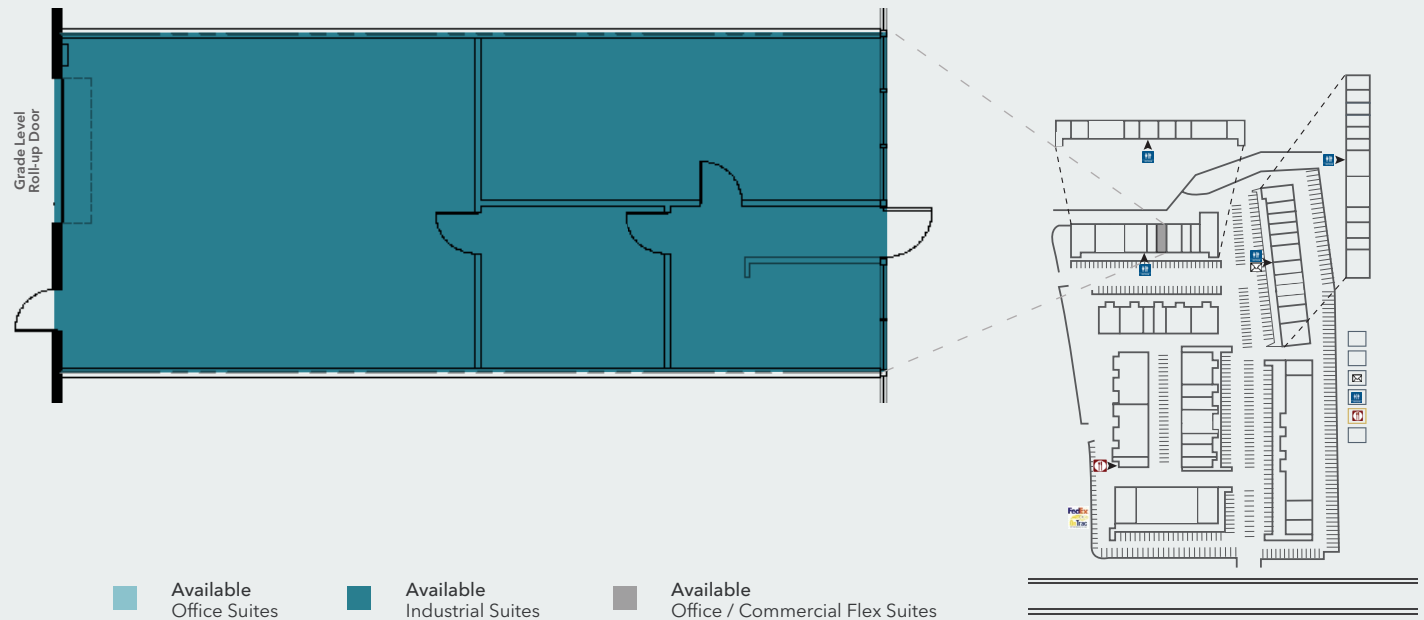
NOW

AVAILABLE



SUITE E

Zoned Industrial creative office and showroom industrial uses, with a total of ±12,334 square feet.



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810 LOS VALLECITOS BLVD

INDUSTRIAL SUITE | FIRST FLOOR

±1,300

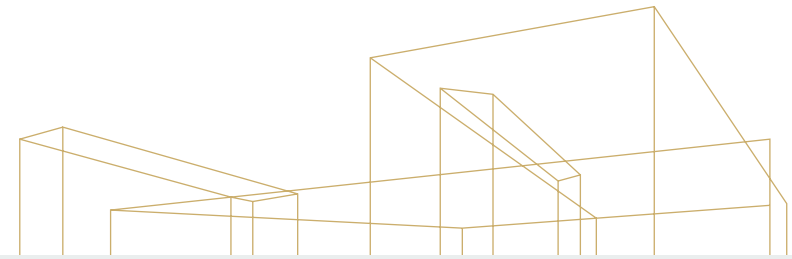
SQUARE FEET AVAILABLE

\$1.25 / SF

LEASE RATE + \$0.09 CAM

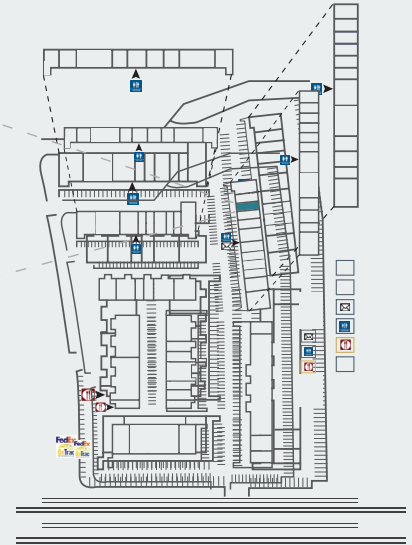
NOW

AVAILABLE



SUITE C

First floor suites pay Electric charges directly to utility (SDG&E)



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

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810 LOS VALLECITOS BLVD

OFFICE SUITE | SECOND FLOOR

639

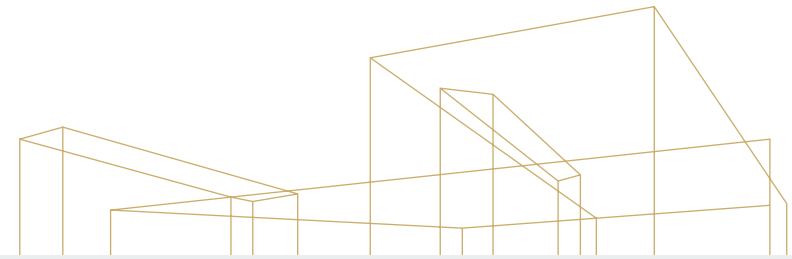
SQUARE FEET AVAILABLE

\$1.20 / SF

LEASE RATE + \$0.09 CAM

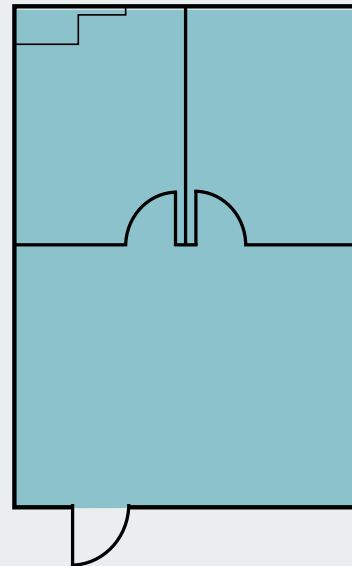
NOW

AVAILABLE



SUITE 205

Second floor suites will be charged \$0.20/SF Electric.



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

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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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