


FOR LEASE | SAN MARCOS | THREE INDUSTRIAL BUILDINGS | 6,000 - 82,332 SF



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **WILLIAMS ROTH GROUP**
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

1248 LOS VALLECITOS BLVD | 188 NEWPORT DR | 166 NEWPORT DR



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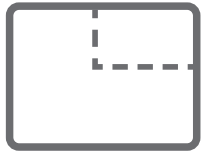
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project highlights



Flexible
Divisibility Options



Proximity To
Amenities



Dock & Grade
Loading



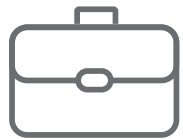
Excellent Highway 78
Visibility



Heavy Power
Capabilities



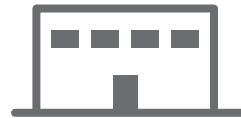
Available
Immediately



High-End
Corporate Image



Concrete Tilt Up
Construction

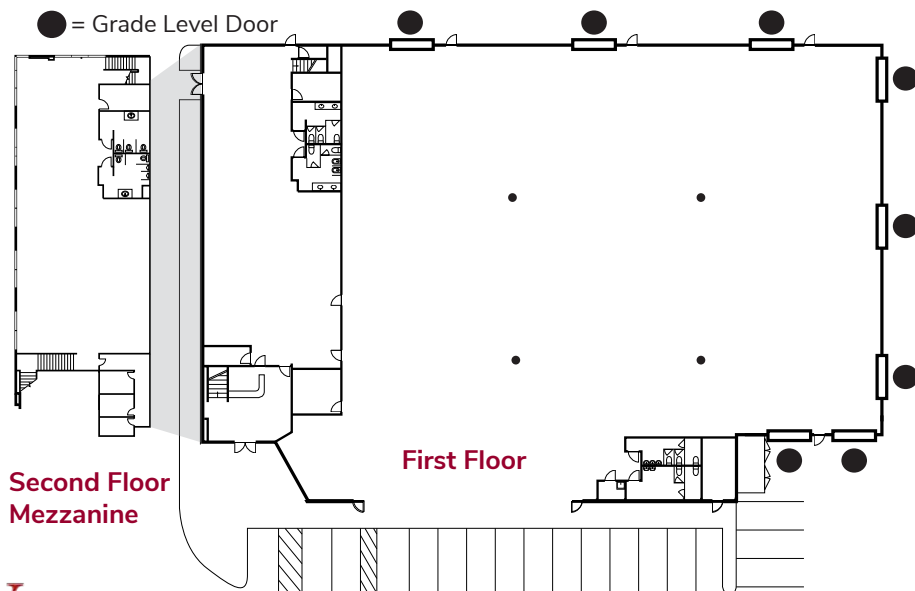


Recent Capital
Improvements

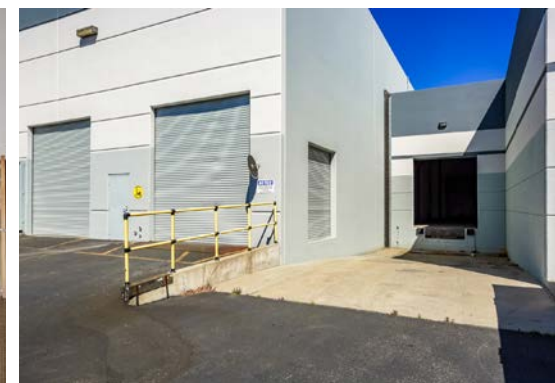
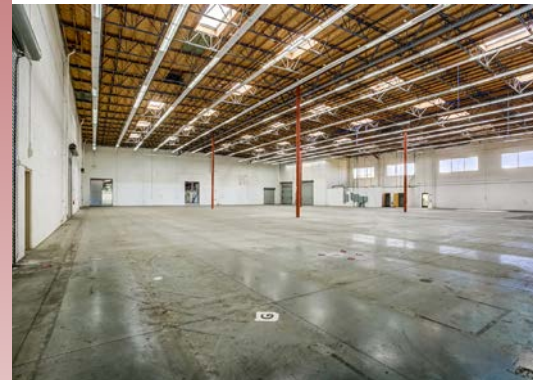


1248 los vallecitos blvd

Building Size:	33,843 SF
Office Size:	±8,000 SF
Loading:	Eight (8) Grade Level Doors (12' x 12') (Potential to add one dock door)
Clear Height:	30'
Power:	1,600 Amps, 277/480V
Column Spacing:	45' x 55'
Parking:	74 Spaces (2.19/1,000 SF)
Lease Rate:	Negotiable



FREEWAY SIGNAGE



188 newport drive

Building Size: 24,639 SF

Office Size: ±8,600 SF

Loading: One (1) Dock High Door
Four (4) Grade Level Doors (12'x12')

Clear Height: 18' - 20'

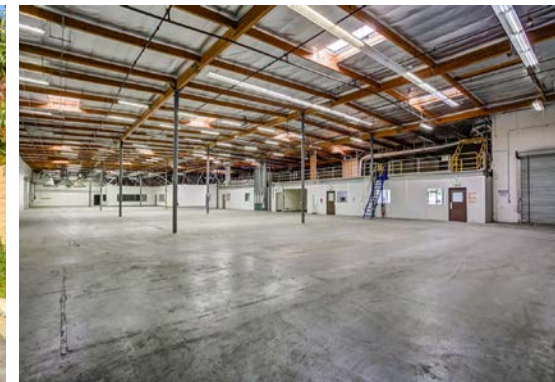
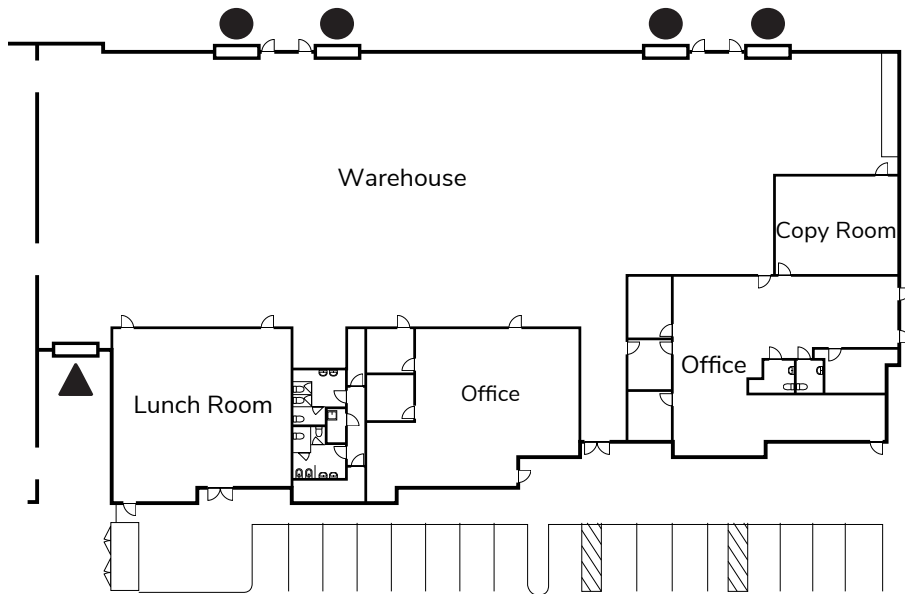
Power: 1,600 Amps, 277/480V

Column Spacing: 24' x 42'

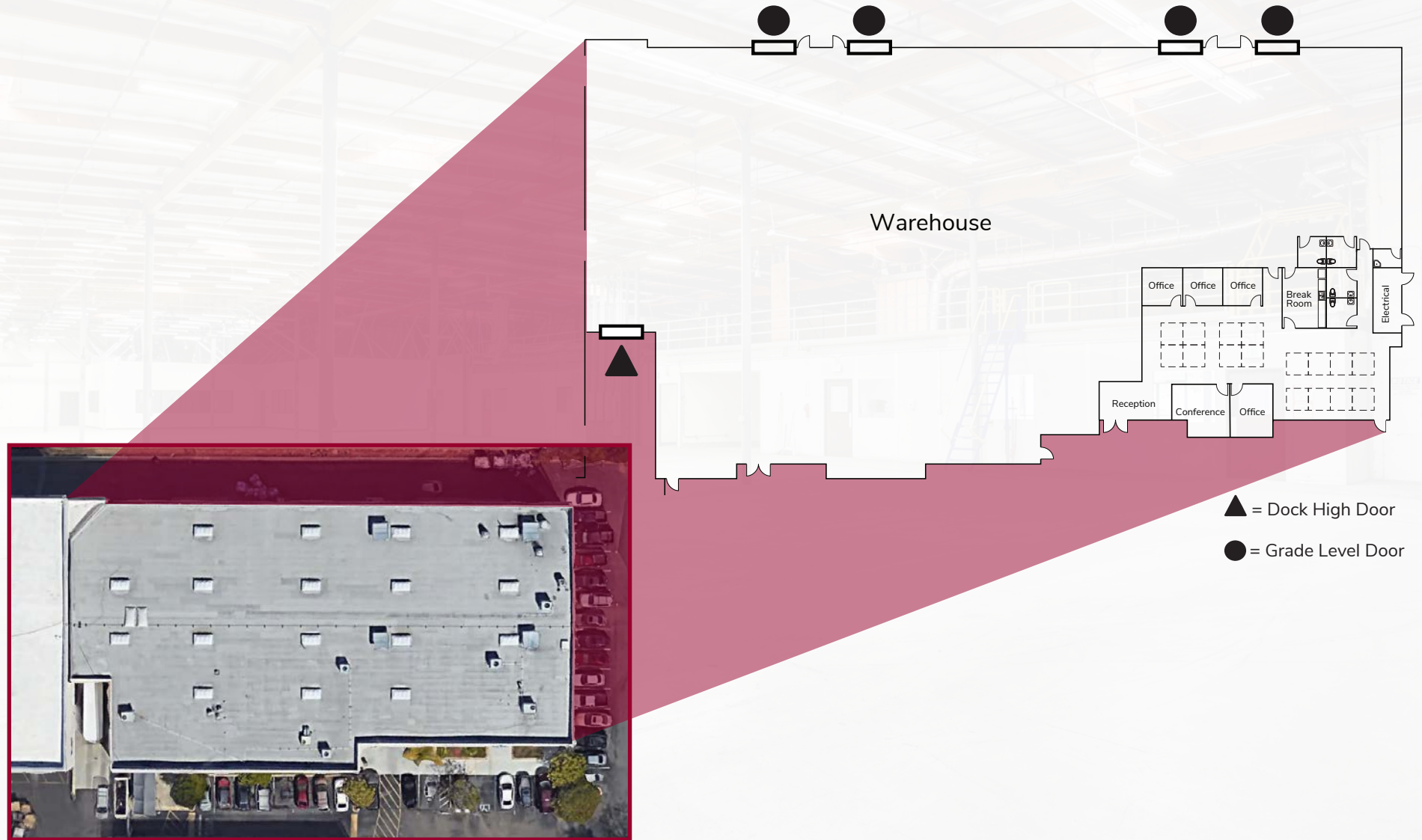
Parking: 29 Spaces (1.18/1,000 SF)

Lease Rate: Negotiable

▲ = Dock High Door ● = Grade Level Door



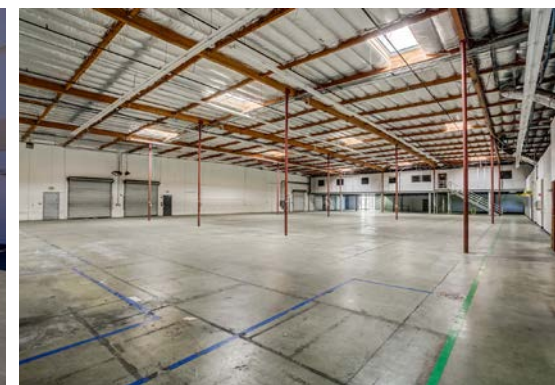
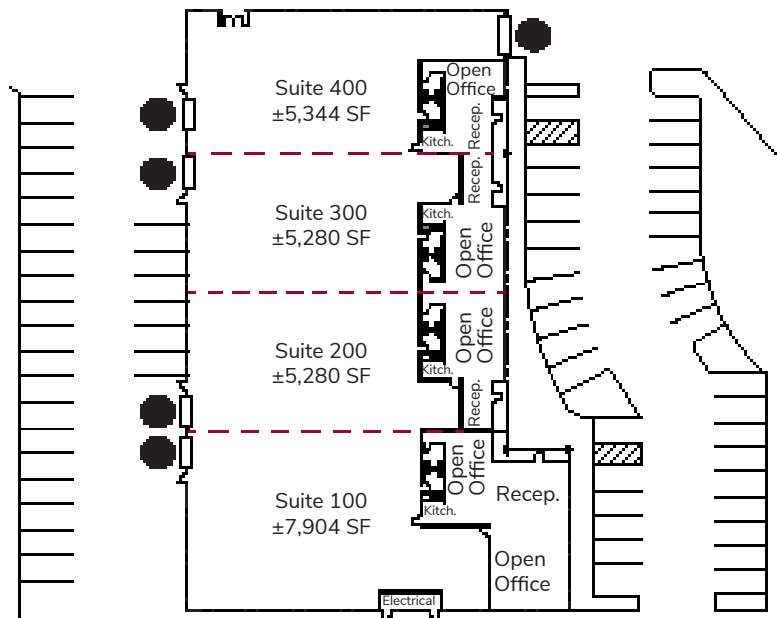
188 newport drive conceptual floor plan



166 newport drive

Building Size:	23,850 SF
Office Size:	±3,600 SF
Potential Divisibility:	±6,000 - 23,850 SF
Loading:	Five (5) Grade Level Doors (12' x 12')
Clear Height:	18'
Power:	1200 Amps, 208-120V 3p
Parking:	49 Spaces (2.05/1,000 SF)
Lease Rate:	Negotiable

● = Grade Level Door - - - - = Potential Divisibility



PACIFIC OCEAN

8 miles

INTERSTATE 5

7 miles

CALIFORNIA 76

ORANGE COUNTY

50 miles

OCEANSIDE

CALIFORNIA 78

LOS ANGELES

75 miles

CARLSBAD

Palomar Airport Rd

VISTA

S Santa Fe Rd

DOWNTOWN SAN DIEGO

30 miles

SAN DIEGO AIRPORT

28 miles

San Marcos Blvd

Las Posas Rd

SITE

1248 LOS VALLECITOS BLVD
166 & 188 NEWPORT DRIVE

SAN MARCOS

RIVERSIDE

70 miles

TEMECULA

30 miles

ESCONDIDO

CALIFORNIA 78

W Mission Rd

INTERSTATE 15

9 miles

location overview





**EASTBOUND
70,698
CPD**

CALIFORNIA
78

**WESTBOUND
58,957
CPD**

166 Newport Drive

**1248 Los
Vallecitos Blvd**

188 Newport Drive

aerial
WR

RETAIL & AMENITIES

Karl Strauss

Coming Soon!

- 1 Brewery & tasting room and outdoor area set to deliver Spring 2020.

Area of the Arts

- 2 A 9-acre site for a creative food and entertainment concept from the developers that created the popular "LAB Anti-Mall" in Costa Mesa and the Anaheim Packing District.

My Yard Live

- 3 A new 17,500 SF space featuring an experiential food and gathering space.

Mesa Rim

- 4 A 28,000 SF state of the art rock climbing facility looking to open in 2020.

Hotel Site

- 5 Within walking distance to San Marcos' #1 voted hotel, the Residence Inn San Diego North by Marriott, featuring 112 suites ranging in size.

North City

Future Downtown San Marcos!

- 6 A 195-acre development consisting of 2,600 residential units, 652,000 SF of office, 300,000 SF of medical office, 700,000 SF of retail/commercial, and more.

BREWERIES

RESTAURANTS

BUSINESSES

JOBS

8

240+

4,075

39,100

1

3

3

4

5

6

1248 LOS VALLECITOS BLVD
166 & 188 NEWPORT DRIVE

FURNITURE ROW

GRAND PLAZA

RESTAURANT ROW

CALIFORNIA STATE UNIVERSITY SAN MARCOS



GRAND PLAZA

FURNITURE ROW



RESTAURANT ROW



amenity map



San Marcos

north county's fastest growing community

96,188

TOTAL
POPULATION

\$66,300

MEDIAN HOUSEHOLD
INCOME

3.7%

UNEMPLOYMENT
RATE

19.3K

ACADEMIC DEGREE
COMPLETIONS

multi-industry workforce:



KAISER
PERMANENTE



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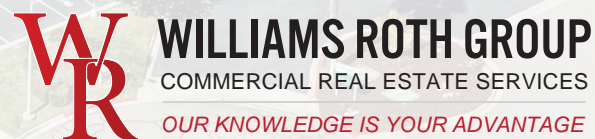
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