

LOS VALLECITOS BUSINESS CENTER

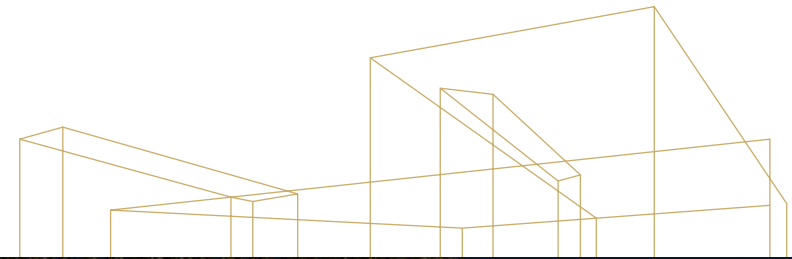
For Lease | Office, Industrial and Showroom Retail Suites
San Marcos, CA 92069

800-830 LOS VALLECITOS BOULEVARD
& 125-145 VALLECITOS DE ORO



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 OFF INTERSTATE 78 (150,000 CARS/DAY)



NEW ON-SITE PROPERTY MANAGEMENT



BEAUTIFUL LANDSCAPING WITH LUSH PALMS AND ON-SITE DELI

For leasing information contact

INDUSTRIAL LEASING

TODD DAVIS, SIOR, CCIM

Kidder Mathews

760.430.1000

todd.davis@kidder.com

LIC N° 01383147

OFFICE LEASING

BOB COWAN

Cushman & Wakefield

760.431.3836

bob.cowan@cushwake.com

LIC N° 01838109

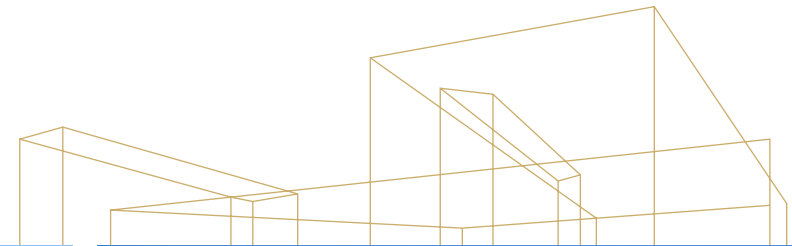
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LOS VALLECITOS BUSINESS CENTER

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



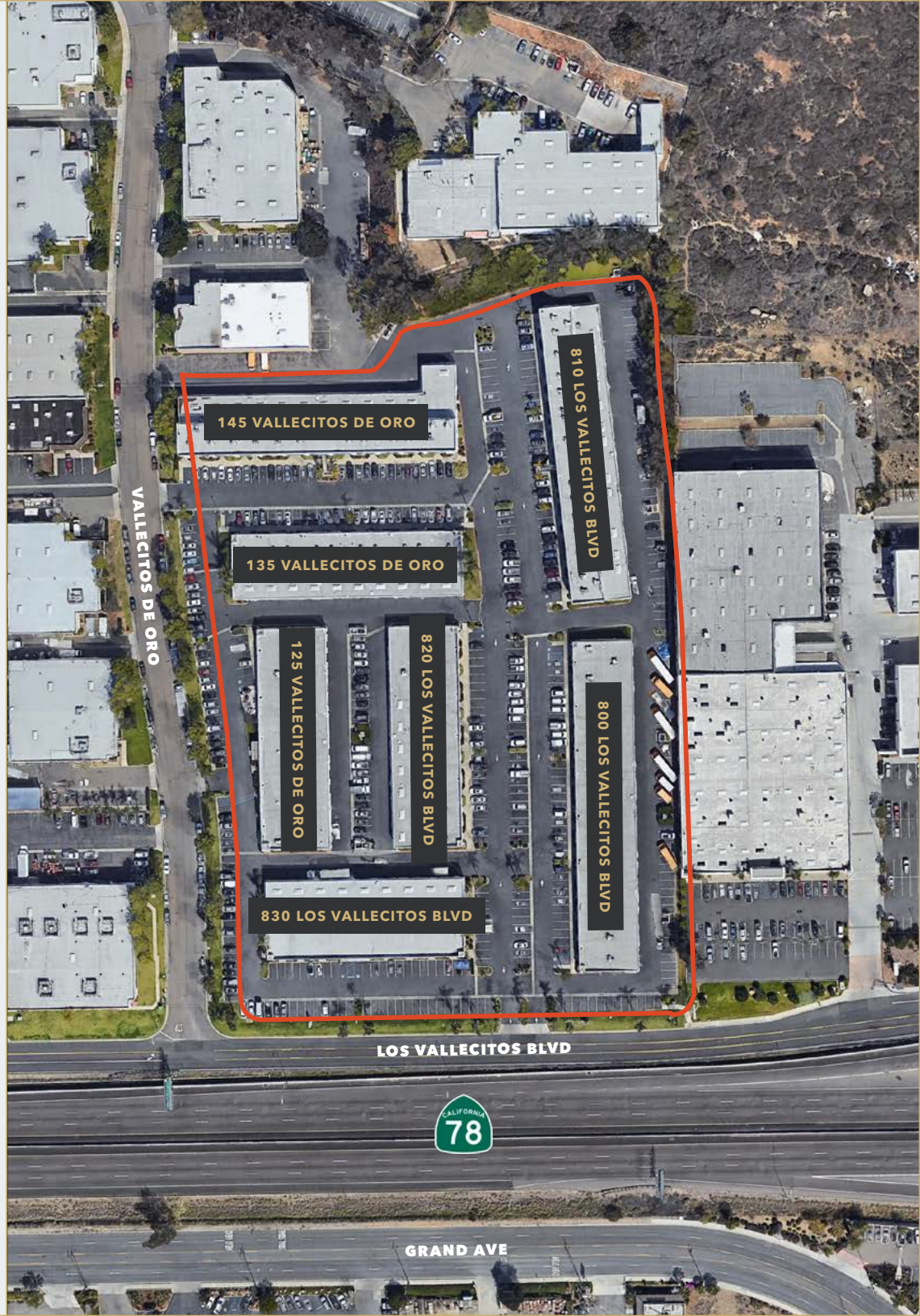
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820 LOS VALLECITOS BLVD

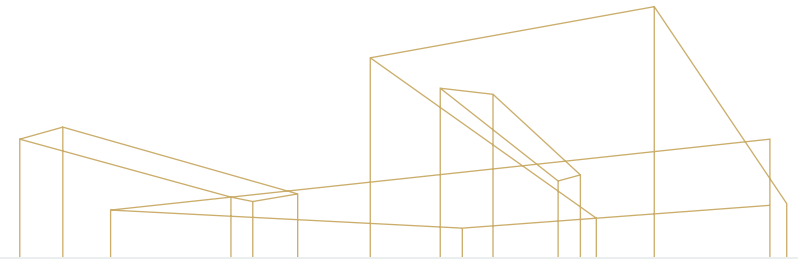



820 LOS VALLECITOS BLVD



INDUSTRIAL AVAILABILITIES

INDUSTRIAL, COMMERCIAL AND FLEX SUITES



	Address	Suite	Type	SF	Description	Lease Rate	Available
	800 LOS VALLECITOS BLVD 1ST FLOOR San Marcos, CA 92069	G, H	Commercial	3,049 SF	Creative Office/Showroom Retail Zoned Commercial	\$1.40/SF + \$0.09 CAM	Now
		L	Commercial	1,558 SF			
	125 VALLECITOS DE ORO 1ST FLOOR San Marcos, CA 92069	A-D	Commercial	7,108 SF	Commercial Zoned Showroom Retail/ Creative Office	\$1.30/SF + \$0.09 CAM	Now
		E, F, G	Commercial	5,226 SF			
		A-G	Commercial	12,334 SF			
	810 LOS VALLECITOS BLVD 1ST FLOOR San Marcos, CA 92069	E	Industrial	1,300 SF	Reception, 1 office, small bullpen and warehouse	\$1.20/SF + CAM	Now
		F	Industrial	3,000 SF	Reception, 1 office, and warehouse		Now

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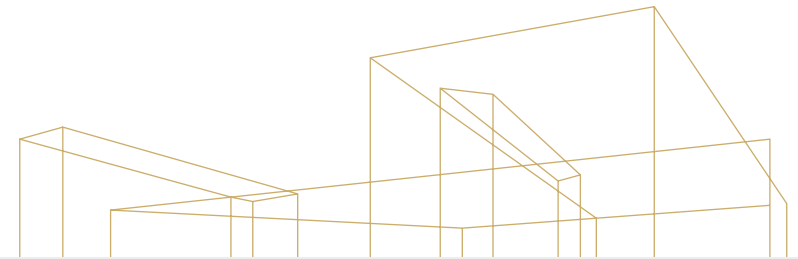
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OFFICE AVAILABILITIES

OFFICE, RETAIL AND FLEX SUITES



	Address	Suite	Type	SF	Description	Lease Rate	Available
	810 LOS VALLECITOS 1ST FLOOR San Marcos, CA 92069	A	Industrial	2,440 SF	Reception, 2 offices, bullpen, warehouse	\$1.20/SF MG + \$0.09 CAM	Now
	810 LOS VALLECITOS 2ND FLOOR San Marcos, CA 92069	204	Office	811 SF	Reception, 3 offices, open office area	\$1.00/SF MG + \$0.09 CAM plus \$0.20/SF Electric	10/1/22
	145 VALLECITOS DE ORO 2ND FLOOR San Marcos, CA 92069	202-203	Office	1,413 SF	Office	\$1.00/SF MG + \$0.09 CAM plus \$0.20/SF Electric	Now

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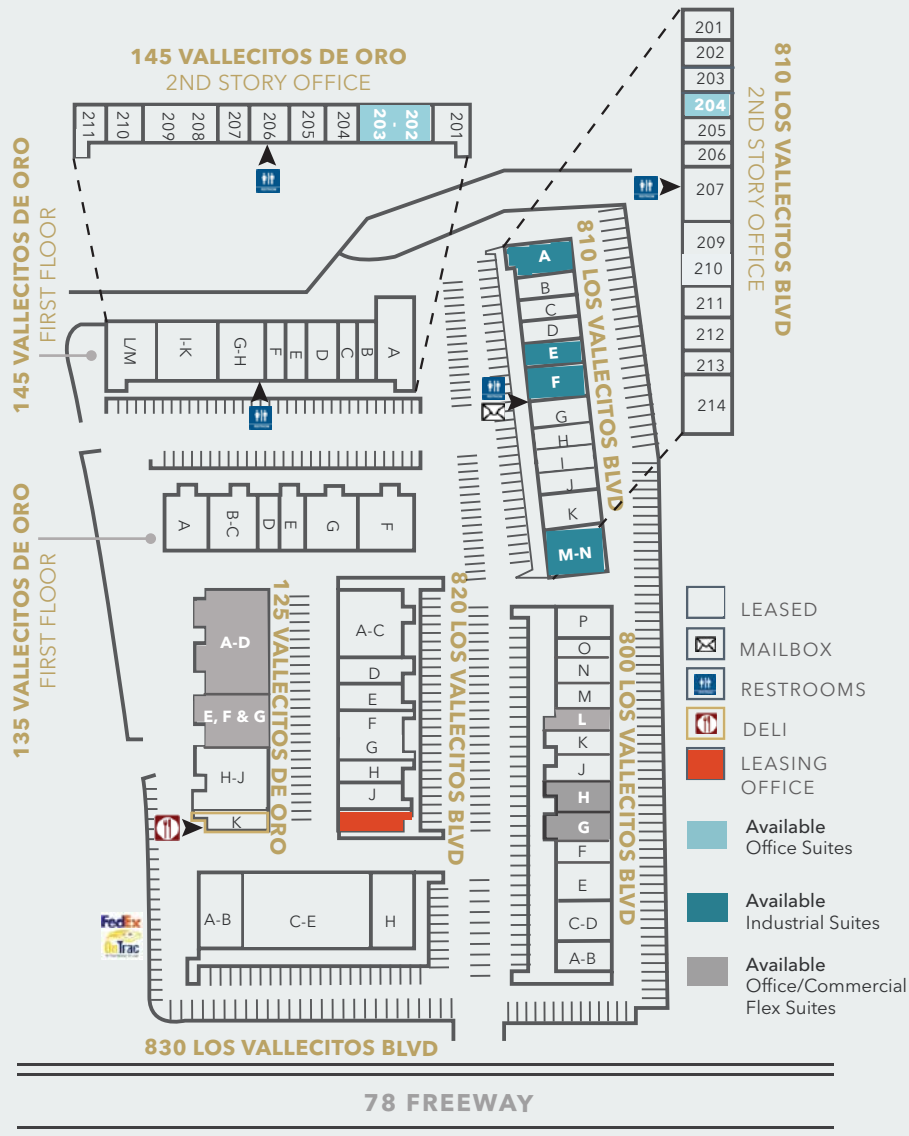
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LOS VALLECITOS BUSINESS CENTER

SITE PLAN AND AVAILABILITIES



AVAILABILITIES

TYPE	ADDRESS	SUITE	SF
Commercial	800 Los Vallecitos Blvd	G, H	3,049
Commercial	800 Los Vallecitos Blvd	L	1,558
Commercial	125 Vallecitos De Oro	A-D	7,108
Commercial	125 Vallecitos De Oro	E, F, G	5,226
Commercial	125 Vallecitos De Oro	A-G	12,334
Industrial	810 Los Vallecitos Blvd	E	1,325
Industrial	810 Los Vallecitos Blvd	F	2,975
Industrial	810 Los Vallecitos Blvd	A	2,440
Office	810 Los Vallecitos Blvd	204	811
Office	145 Vallecitos De Oro	202-203	1,413

800 LOS VALLECITOS BLVD

OFFICE/FLEX SUITES | FIRST FLOOR

±3,049

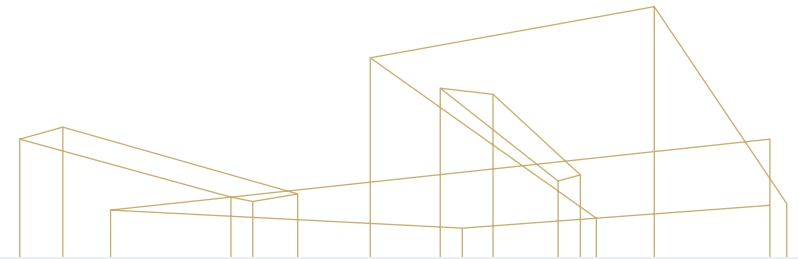
SQUARE FEET AVAILABLE

\$1.40/SF

LEASE RATE + \$0.09 CAM

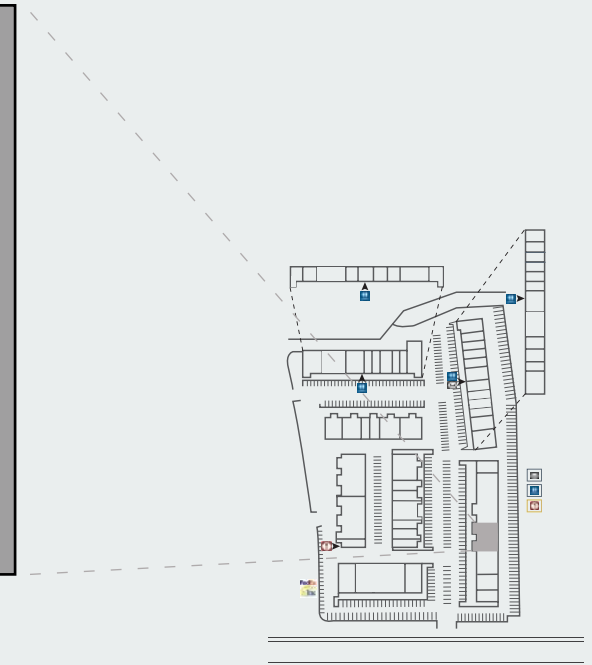
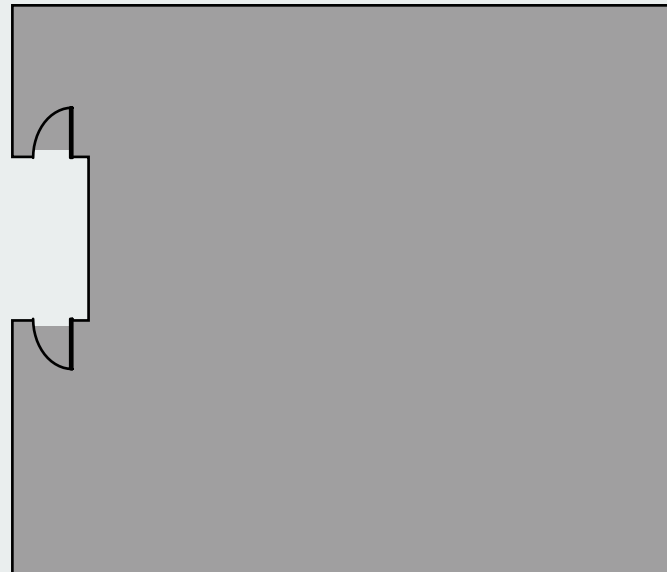
NOW

AVAILABLE



SUITE G-H

Creative Office/Showroom Retail Zoned Commercial.



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

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800 LOS VALLECITOS BLVD

OFFICE/FLEX SUITES | FIRST FLOOR

±1,558

SQUARE FEET AVAILABLE

\$1.40/SF

LEASE RATE + \$0.09 CAM

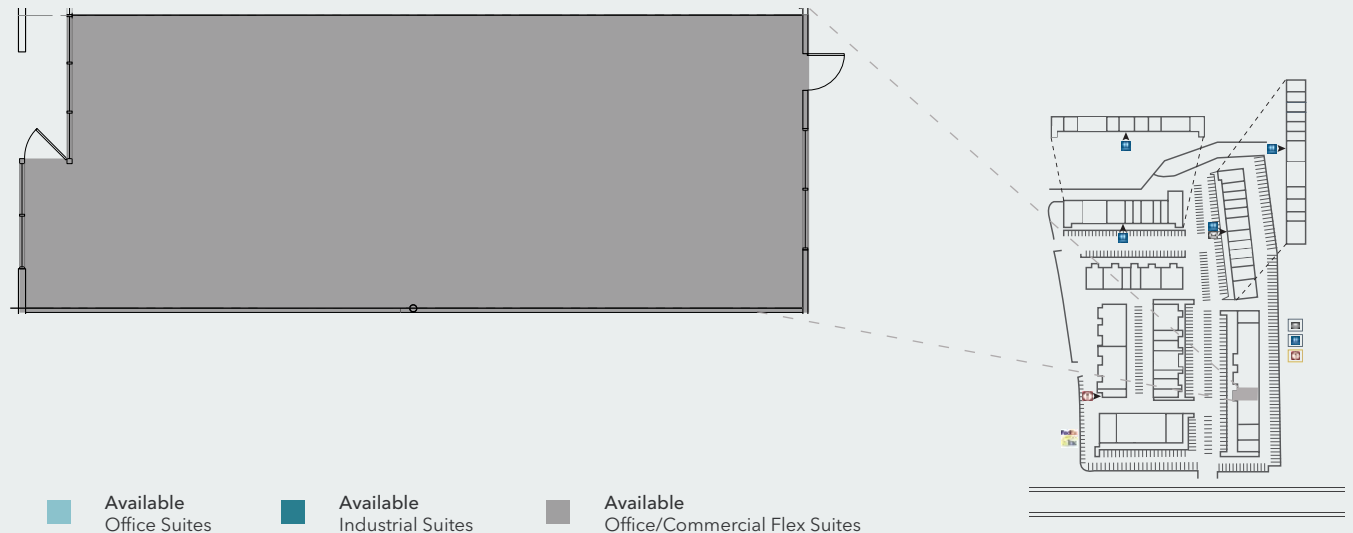
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AVAILABLE



SUITE L

Creative office or showroom industrial commercial zoned. Suite is in shell condition; allow 6-8 weeks to build out.



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125 LOS VALLECITOS DE ORO

OFFICE/FLEX SUITES | FIRST FLOOR

±7,108

SQUARE FEET AVAILABLE

\$1.30/SF

LEASE RATE + \$0.09 CAM

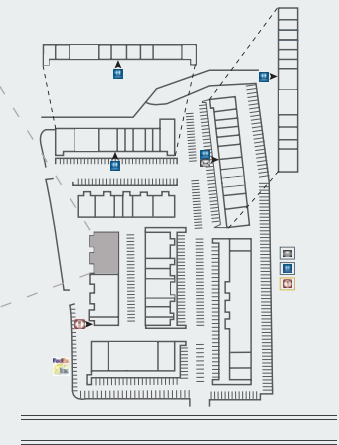
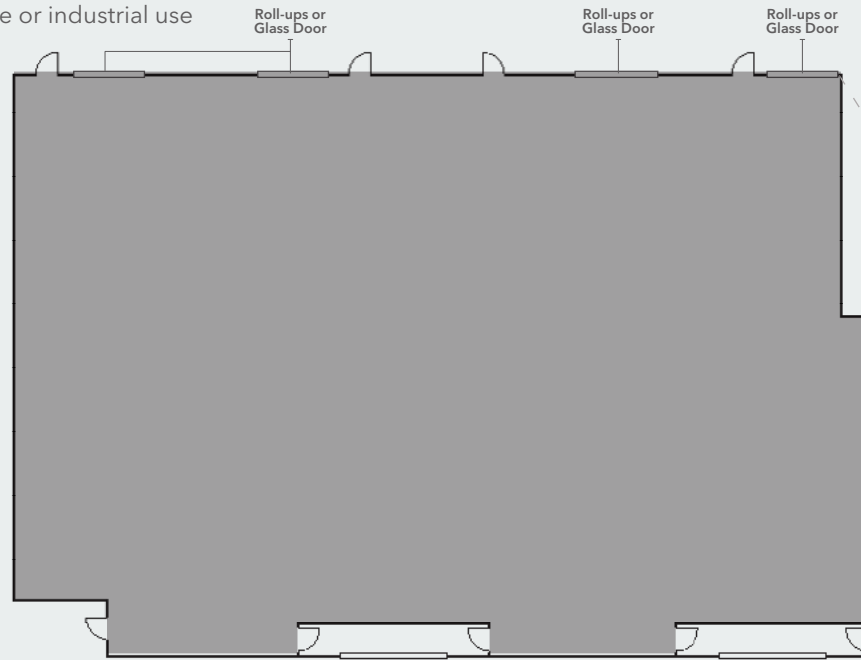
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AVAILABLE



SUITE A-D

Office or industrial use



Available Office Suites

Available Industrial Suites

Available Office/Commercial Flex Suites

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125 LOS VALLECITOS DE ORO

OFFICE/FLEX SUITES | FIRST FLOOR

±5,226

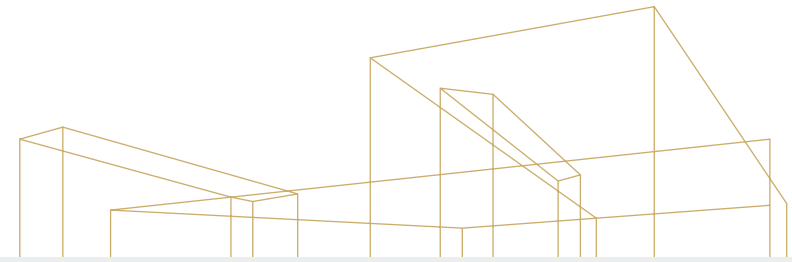
SQUARE FEET AVAILABLE

\$1.30/SF

LEASE RATE + \$0.09 CAM

NOW

AVAILABLE



SUITES E-G

Zoned Commercial creative office and showroom industrial uses



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125 LOS VALLECITOS DE ORO

OFFICE/FLEX SUITES | FIRST FLOOR

±1,702-12,334

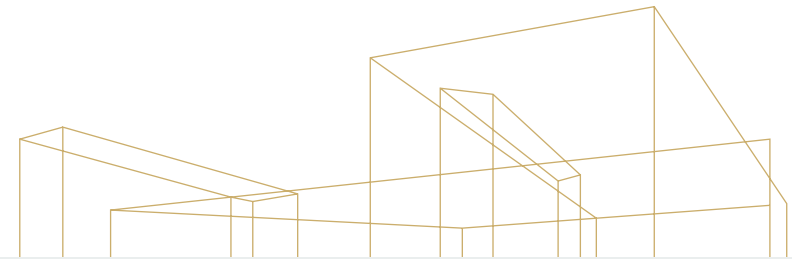
SQUARE FEET AVAILABLE

\$1.30/SF

LEASE RATE + \$0.09 CAM

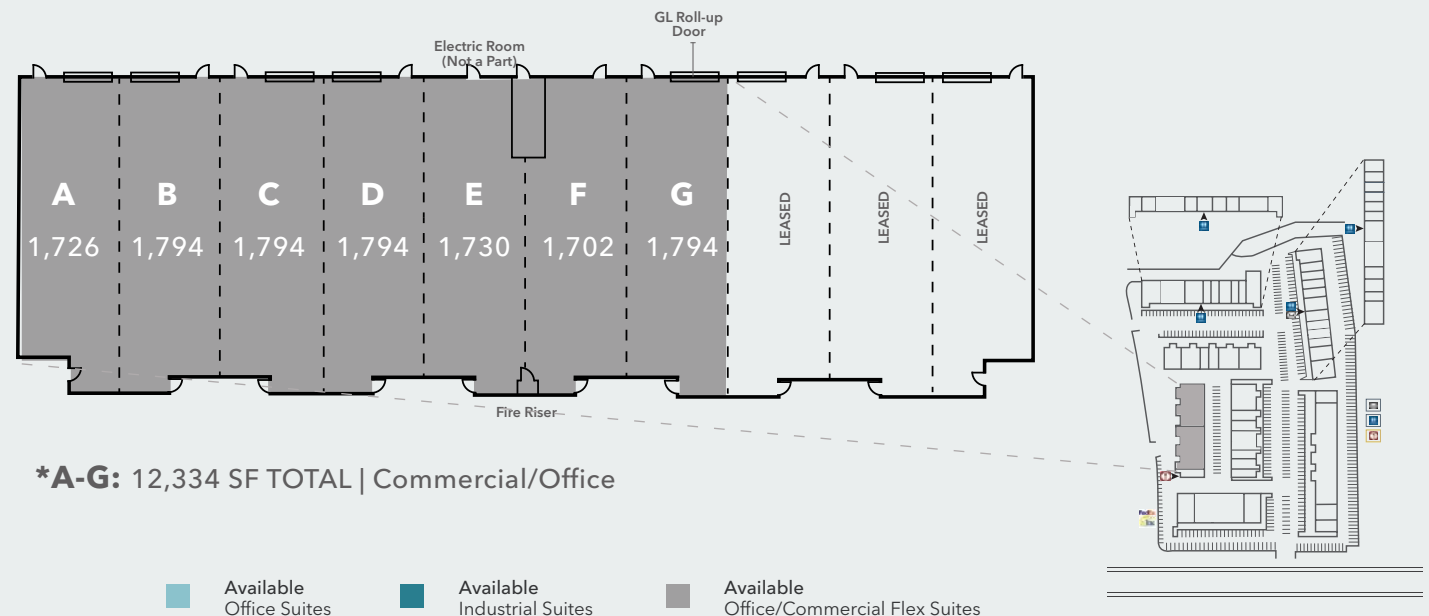
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AVAILABLE



SUITES A-G

Zoned Commercial creative office and showroom industrial uses



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810 LOS VALLECITOS BLVD

INDUSTRIAL SUITE | 1ST FLOOR

±1,300

SQUARE FEET AVAILABLE

\$1.20/SF

LEASE RATE + \$0.09 CAM

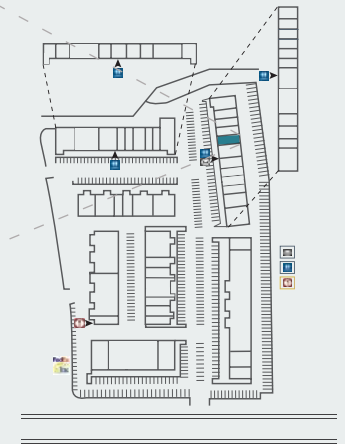
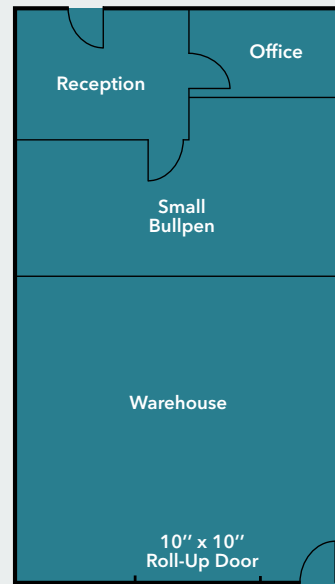
NOW

AVAILABLE



SUITE E

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

INDUSTRIAL SUITE | 1ST FLOOR

±3,000

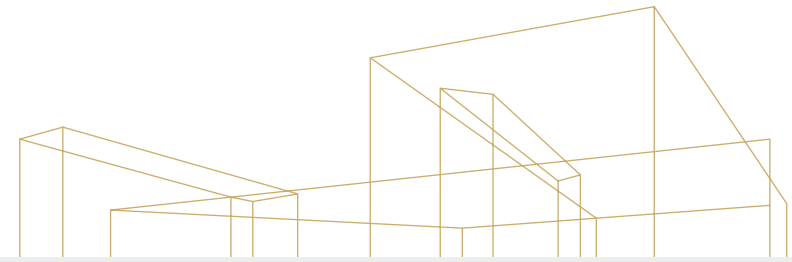
SQUARE FEET AVAILABLE

\$1.20/SF

LEASE RATE + \$0.09 CAM

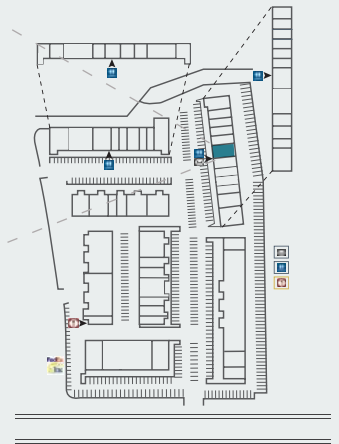
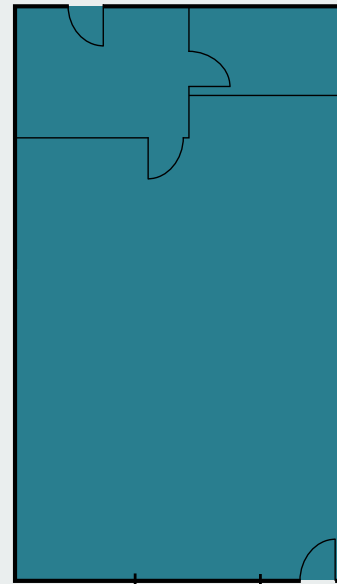
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AVAILABLE



SUITE F

Reception, 1 office, and warehouse



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

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810 LOS VALLECITOS BLVD

INDUSTRIAL SUITE | 1ST FLOOR

±2,440

SQUARE FEET AVAILABLE

\$1.20/SF

LEASE RATE + \$0.09 CAM

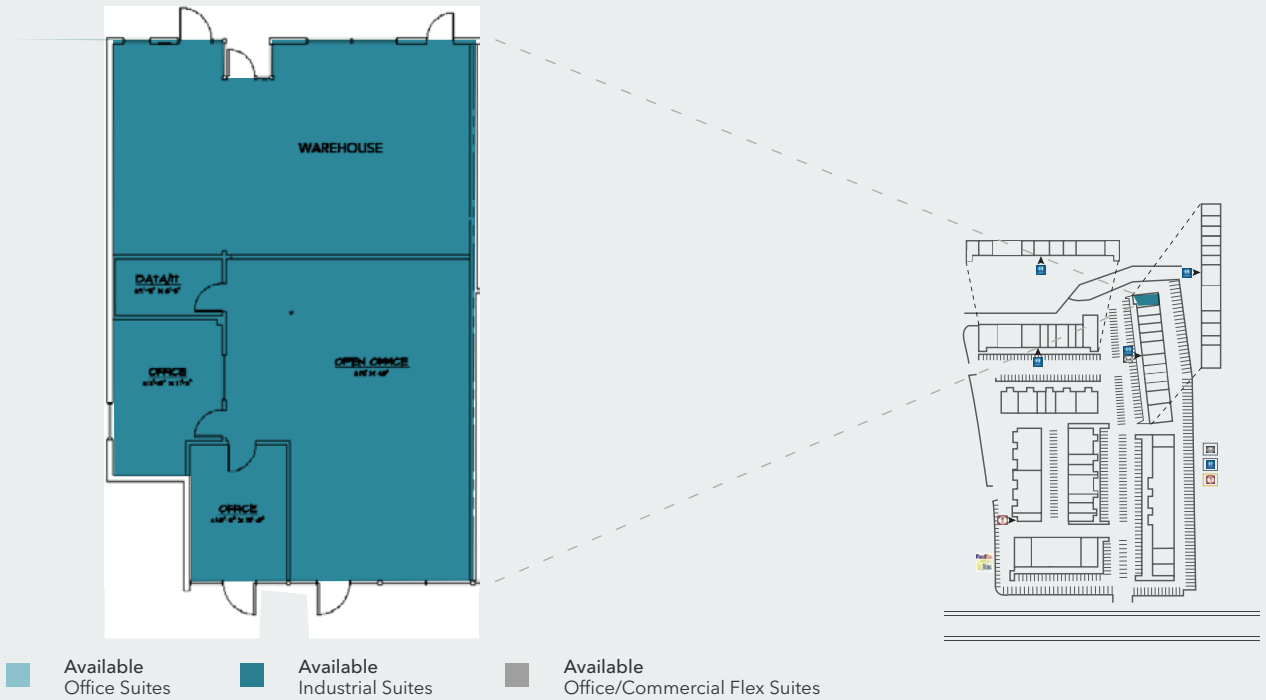
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AVAILABLE



SUITE A

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



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810 LOS VALLECITOS BLVD

OFFICE SUITE | 2ND FLOOR

±811

SQUARE FEET AVAILABLE

\$1.00/SF

LEASE RATE + \$0.09 CAM

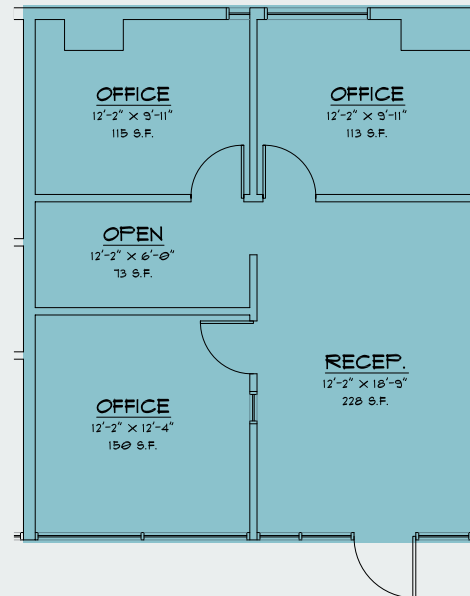
10/1/22

AVAILABLE

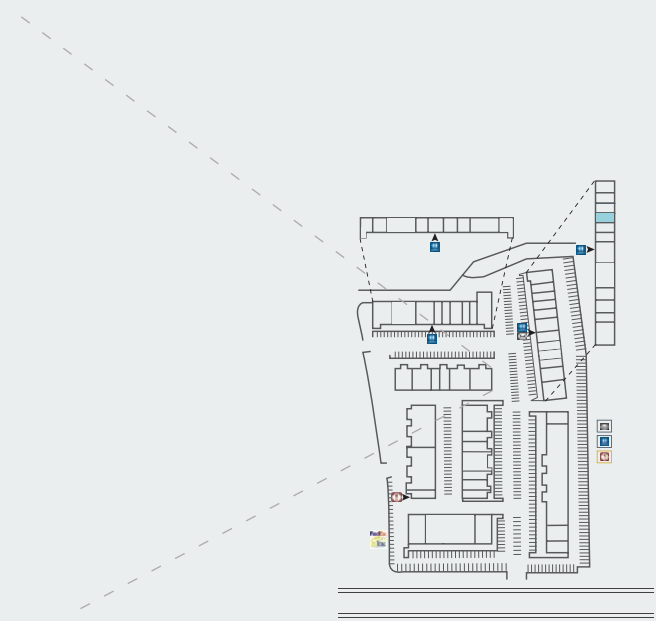
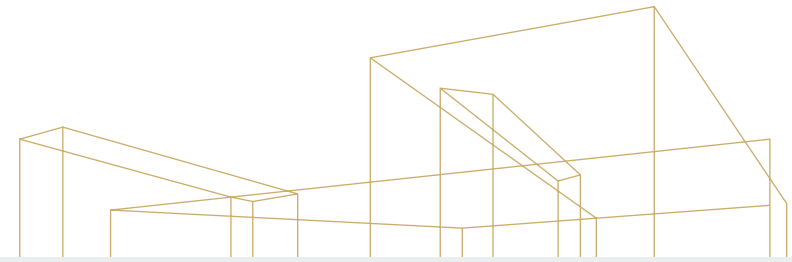


SUITE 204

Second floor suites will be charges \$0.20/SF Electric



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



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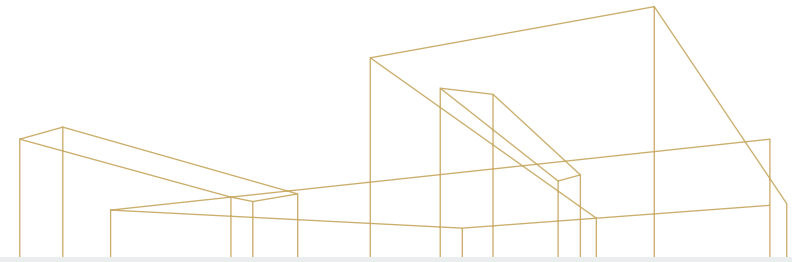
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145 VALLECITOS DE ORO

OFFICE SUITE | 2ND FLOOR



±1,413

SQUARE FEET AVAILABLE

\$1.00/SF

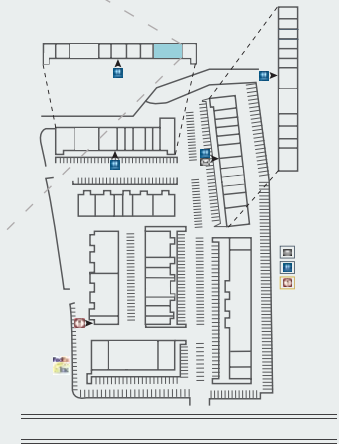
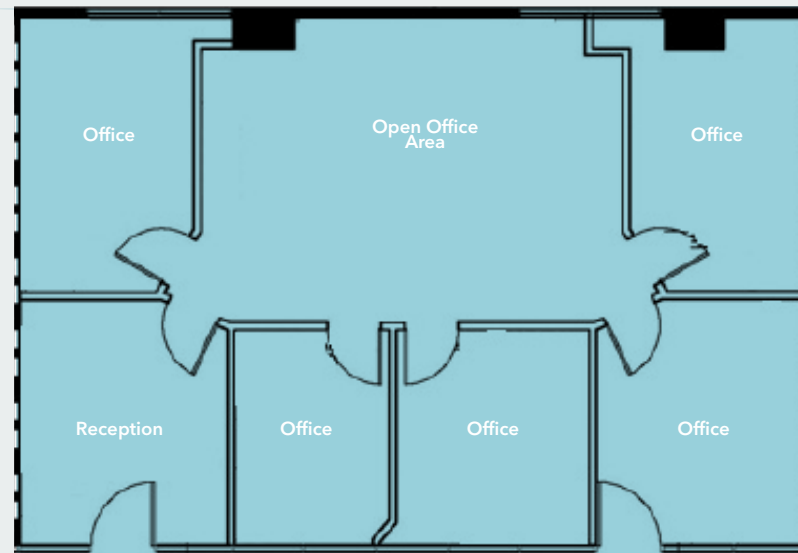
LEASE RATE + \$0.09 CAM

NOW

AVAILABLE

SUITES 202-203

Second floor suites will be charges \$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

- Party City
- NORDSTROM rack
- SPROUTS
- Marshalls
- BED BATH & BEYOND
- ROSS DRESS FOR LESS

- McDonald's
- STARBUCK'S COFFEE
- THE HOME DEPOT
- Carib's

- Walmart Save money. Live better.
- COSTCO WHOLESALE
- PANDA EXPRESS
- TACO BELL
- KOHL'S
- STARBUCK'S COFFEE

- Panera
- Chick-fil-A
- IN-N-OUT BURGER
- BEST BUY
- CLUPOTE
- HOBBY LOBBY

LOS VALLECITOS BUSINESS CENTER

PROPERTY AERIAL





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