

1232 LOS VALLECITOS BLVD

SAN MARCOS, CA 92069

INDUSTRIAL/SHOWROOM SUITES FOR LEASE

EXCELLENT FREEWAY FRONTAGE



PROPERTY HIGHLIGHTS

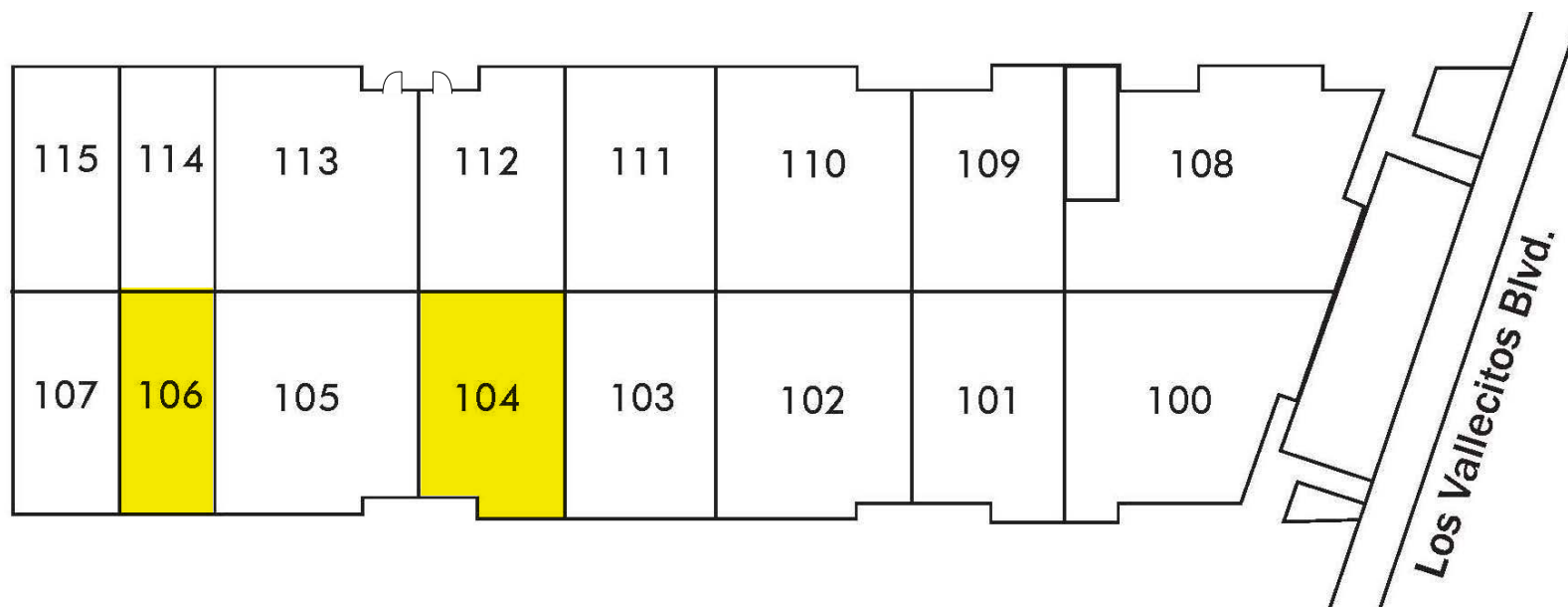
- Signage available on multiple sides of building
- Minimal office buildout with restrooms in each suite
- Strong local employment base and demographics
- Approximately 18' clear height
- Large grade-level doors
- Drive around truck access
- Within walking distance of the Sprinter Station at Las Posas and Armorlite Drive
- Located at the beginning of "Furniture Row"
- Excellent access to Highway 78 via Las Posas Rd. or San Marcos Blvd.
- Excellent freeway and street visible exposure to over 120,000 cars per day
- Cox high speed internet available
- **Lease Rate: See Following Pages**



1232 LOS VALLECITOS BLVD

AVAILABILITY

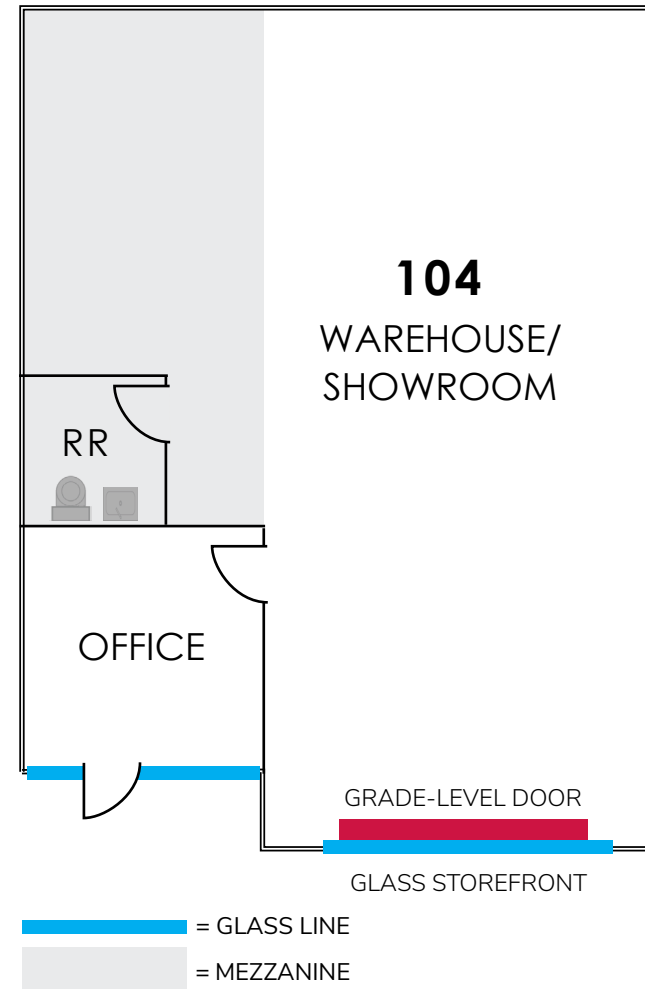
INDUSTRIAL/SHOWROOM				
SUITE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
104 Los Vallecitos Blvd	1,352 SF	Office, restroom, and warehouse/ showroom with 491 SF mezzanine	\$1.75/SF + \$0.05/SF CAM	Now
106 Los Vallecitos Blvd	900 SF	Restroom and warehouse with one grade-level loading door	\$1.85/SF + \$0.05/SF CAM	Now



SUITE DESCRIPTION

SUITE:	104
SQUARE FEET:	1,352 SF
COMMENTS:	Office, restroom, and warehouse/showroom with 491 SF mezzanine
POWER:	One 100 AMP panel
LEASE RATE:	\$1.75/SF + \$0.05/SF CAM
AVAILABILITY:	Now

NOT TO SCALE

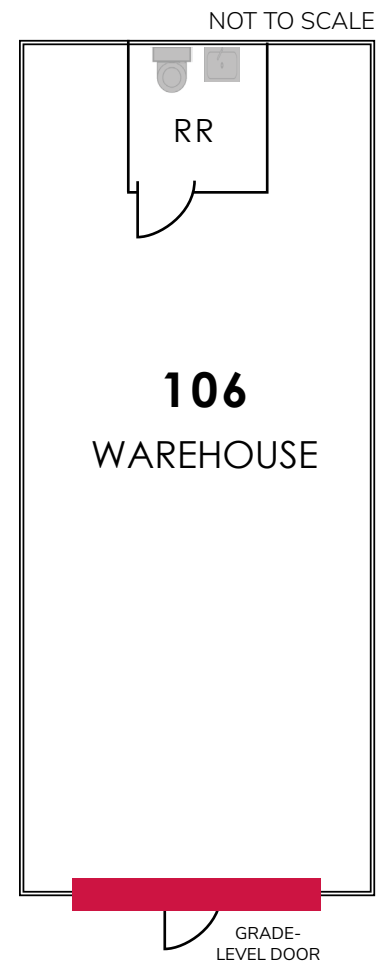


NOTE: Glass storefront can be removed.

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

SUITE DESCRIPTION

SUITE:	106
SQUARE FEET:	900 SF
COMMENTS:	Restroom and warehouse with one grade-level loading door
POWER:	One 100 AMP panel
LEASE RATE:	\$1.85/SF + \$0.05/SF CAM
AVAILABILITY:	Now



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NEARBY AMENITIES



ABOUT SAN MARCOS

San Marcos, California, is a vibrant city in northern San Diego County with a population of about 94,000. Known for its strong educational presence—home to California State University San Marcos and Palomar College—the city has a youthful, diverse population with a median age in the mid-30s. The local economy is anchored by education, healthcare, manufacturing, and retail, with major employers including the school district, universities, and companies like Hunter Industries and Kaiser Permanente. With a median household income above \$100,000 and a growing housing market, San Marcos blends suburban comfort with economic opportunity.

ABOUT FURNITURE ROW

San Marcos boasts a vibrant retail corridor often referred to locally as “Furniture Row,” centered along Los Vallecitos Boulevard. This stretch is lined with a broad mix of furniture and home-furnishings stores—from large national design centers like Ethan Allen offering complimentary interior design services, to value-focused retailers like Mor Furniture for Less with expansive showrooms and budget-friendly pricing. Alongside these are specialized local outlets such as PJ Mattress & Furniture, which emphasizes affordable furniture and strong customer satisfaction.

The area also includes a rich variety of additional retailers—from classic brands like Bassett Furniture providing customized pieces and design support, to diversified showrooms such as Jerome’s Furniture, a long-standing San Diego-area chain known for competitive pricing and free design consultation. This diverse mix ensures that shoppers—from budget-conscious individuals to those seeking premium, custom options—find plenty of choices along this prominent retail strip.

DEMOGRAPHICS	1 mi.	3 mi.	5 mi.
Population	13,239	94,196	195,488
Employees	11,585	50,981	101,586
Avg. Household Income	\$110,951	\$142,617	\$160,509

TRAFFIC COUNTS			
CA-78	128,984 VPD		
Los Vallecitos Blvd	4,182 VPD		
Las Posas Rd	28,248 VPD		

