



**FOR SUBLEASE**

293 Venture Street

San Marcos, CA 92078



# ±8,649 SF Industrial Building

293 Venture Street | San Marcos, CA 92078



±8,649 SF

Building Size

Corner

Location

Fenced

With Electronic Gate

\$1.10/SF NNN

Lease Rate

## PROPERTY HIGHLIGHTS

- 8,649 SF industrial building
- Fenced with electronic gate
- Modern office improvements
- Excellent access to SR-78 and I-15 freeways
- Corner location
- Available now through April 2029

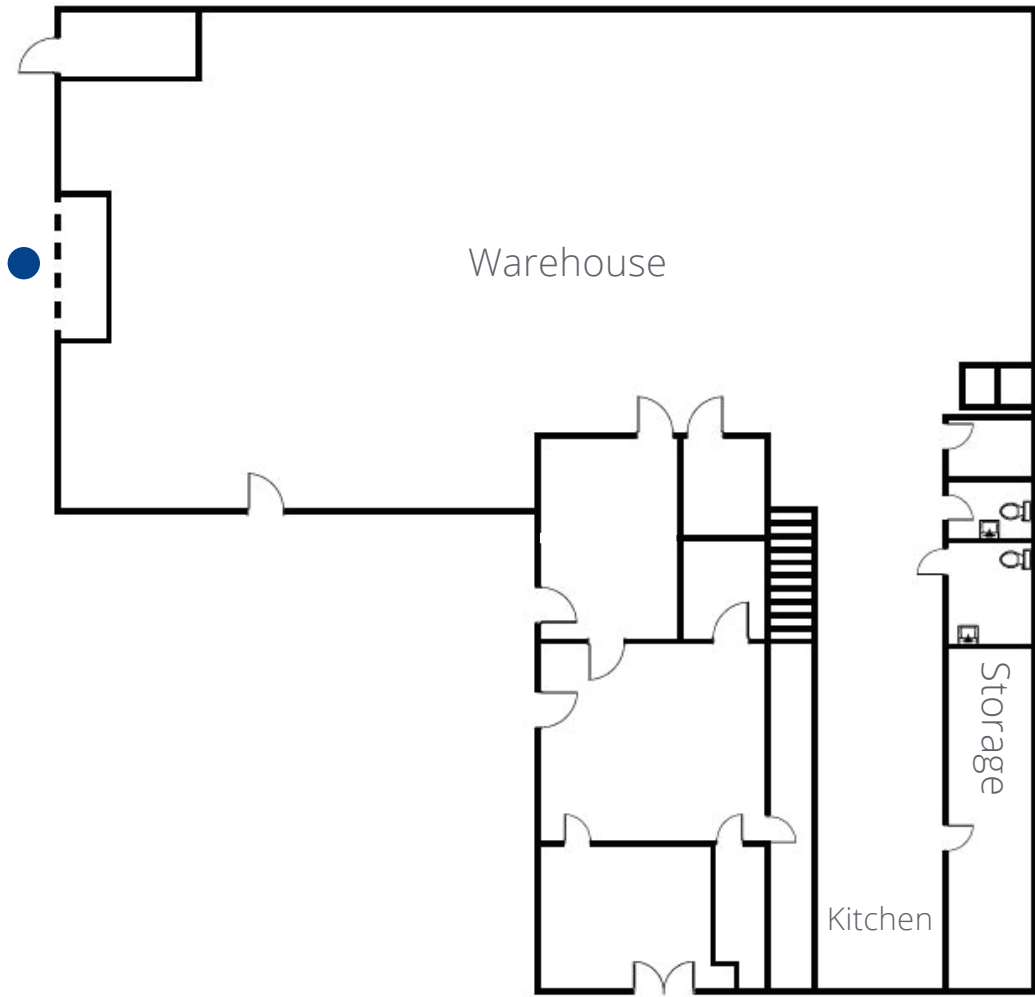


# Floor Plan

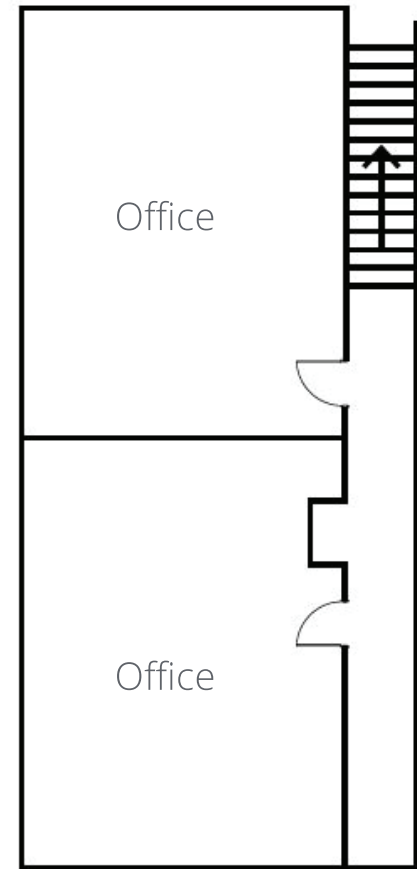
293 Venture Street | San Marcos, CA 92078



## FLOOR PLAN



1st Floor



2nd Floor

● Grade-Level Door

# Site Aerial

293 Venture Street | San Marcos, CA 92078



SAN DIEGO PAVERS

PACWEST  
SUBSTRATE PRODUCTS

PIT  
toner

AIKIDO  
SAN MARCOS

BENT  
Autosports

PRODUCTION ST

WETMORE'S  
SUNGLASS REPAIR SERVICE, INC.

SignArt  
GRAPHIC.COM

SPEAR & ASSOCIATES, INC.  
CIVIL ENGINEERING & CONSTRUCTION

Southern  
Edge

US

CLINIQA  
a biotechnie brand

purchase  
green  
Virtual Green

United  
Rentals

DISTRIBUTION ST

ENTERPRISE ST

RubberSTAMP  
Champ.com

TRI-CITY  
TOOL PARTS

100%  
SOLUTIONS & PET PRODUCTS

THE HOOP HOUSE  
STAINLESS STEEL

CASA  
ENGINEERING

CALSTATE  
ELECTRONICS

Creative  
Electron  
THE T-SHIRT PEOPLE

TTP

G  
INDUSTRIAL SUPPLY

R&R  
INDUSTRIAL SUPPLY

SAFETY  
EQUIPMENT

SAR  
SAFETY EQUIPMENT

FLUO  
FOCUS

STAR PAPER  
INDUSTRIAL SUPPLY

SITE

LA MORE RD

CENTRAL TRANSPORT

E BARHAM DR

RAIL ROAD

E BARHAM LN

Spaceship Studios



# Corporate Neighbors & Access

293 Venture Street | San Marcos, CA 92078



School (Mhhs)

78

SITE

California State University San Marcos



**SRS Real Estate Partners**  
215 Highway 101, Suite 209  
Solana Beach, CA 92075

**Hank Jenkins**

*Vice President*

602.882.0138

hank.jenkins@srsre.com

CA License No. 01981328

**Tucker Hohenstein, SIOR, MBA**

*Executive Vice President*

858.336.4104

tucker.hohenstein@srsre.com

CA License No. 00999360

**Mike Erwin, SIOR, MBA**

*Executive Vice President*

760.807.0909

mike.erwin@srsre.com

CA License No. 01242826

**SRSRE.COM/Industrial**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.