



**For Lease**

737 Windy Point Drive | San Marcos, CA

**± 1,728 SF Flex Suite Available**





## For Lease

737 Windy Point Drive  
San Marcos, CA

\* *Industrial/Flex Suite in  
North County San Diego's  
Newest Campus*

### Property Specifications

SPACE AVAILABLE

AVAILABLE

**Suite 107**

**Now**

AVAILABLE SF

LEASE TYPE

**± 1,728**

**NNN**

PARKING RATIO

LEASE RATE

**2.44/1,000**

**Call Broker**

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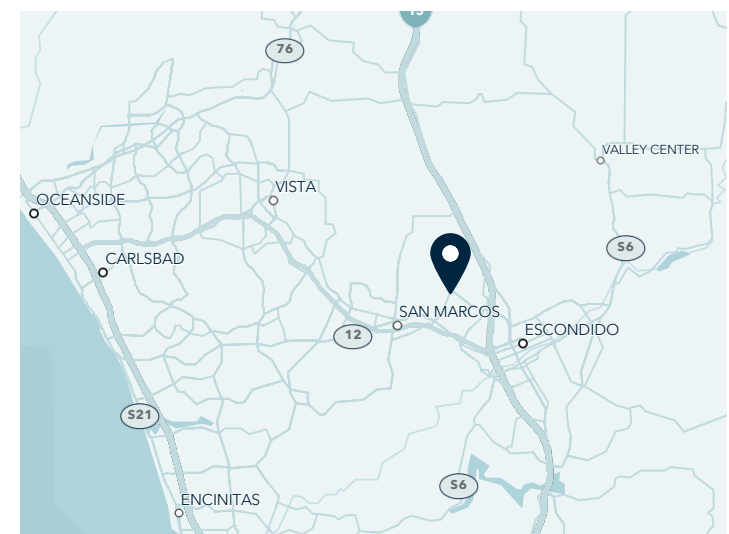
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### About the Property

- Two-building industrial and office campus totaling 34,373 SF
- Grade-level loading
- Clear height 18-26'
- Heavy power and gas
- Zoning: L-I (light industrial)
- Parking ratio: 2.44/1,000 SF
- Close proximity to CA-78 and I-15
- Near numerous amenities, including North City San Marcos





### **Suite 107 Features:**

- Reception area
- High end break room
- Polished concrete floors
- 14' Grade-level door





Creekside Marketplace

HOBBY LOBBY  
Crate&Barrel  
Total Wine & More  
LESLIE'S  
WinCo FOODS  
BEST BUY  
IN-N-OUT

COSTCO WHOLESALE  
Smart & Final

SPROUTS FARMERS MARKET  
Rack  
ROSS DRESS FOR LESS  
petco  
five BEL'W  
DAISO  
Marshalls  
HomeGoods  
ULTA BEAUTY

Mor  
ups  
SKY ZONE

HARBOR FREIGHT  
Bassett HOME FURNISHINGS  
LA Z BOY  
Starbucks  
Carl's Jr.

GROCERY OUTLET

Palomar College (19,500 Students)

VISTA

MPP San Diego



W BORDEN RD 12,500 VPD

University of St. Augustine for Health Sciences



WINDY POINT DR





California State University San Marcos (15,400 Students)

222 North City (355 Units)

Campus Marketplace

Kaiser Permanente San Marcos Medical Center (206 Beds)



W BORDEN RD 12,500 VPD



University of St. Augustine for Health Sciences

American Patios Inc

Newest Sheet Metal

WINDY POINT DR





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