

# 3050 S Santa Fe Avenue

SAN MARCOS, CA 92069

## For Lease

\$1.40/SF Gross

Approx.

**8,600 sf**

Free Standing  
Industrial Building



### **MIKE ERWIN, MBA, SIOR**

Senior Executive Vice President  
+1 760 930 7971  
[mike.erwin@colliers.com](mailto:mike.erwin@colliers.com)  
CA Lic. 01521539

### **HANK JENKINS**

Senior Associate  
+1 760 930 7904  
[hank.jenkins@colliers.com](mailto:hank.jenkins@colliers.com)  
CA Lic. 01981328

Colliers International  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
[www.colliers.com/sandiego](http://www.colliers.com/sandiego)





# Property Highlights



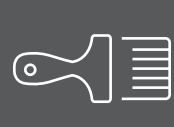
- Approx. 8,600 sf free standing industrial building
- Zoned light industrial



- 1,760 sf office space
- 8,000 sf Rear yard available



- Excellent access to 78 Freeway



- Recently repainted exterior and parking lot re-slurried



- 3 restrooms



- 15-18' clear height
- 2 grade level doors

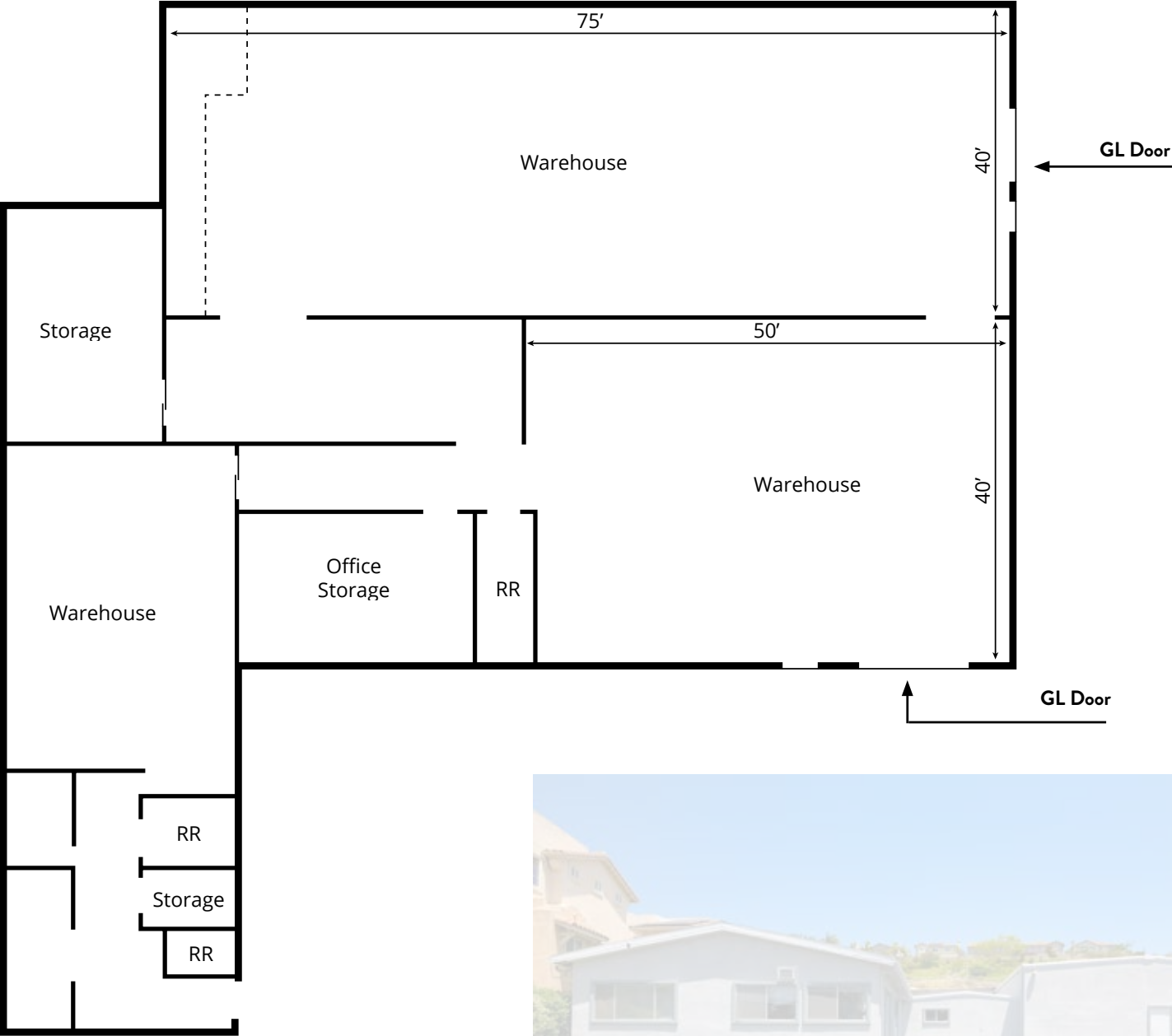


- 3 phase power 200 amps (tenant to verify)

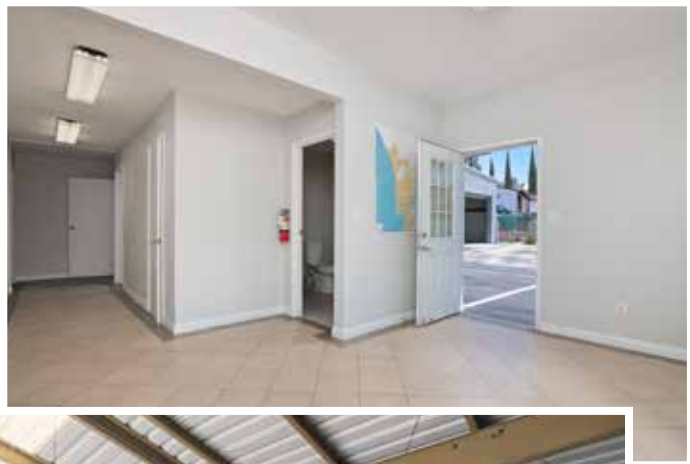




Floor plan







**1 San Marcos Plaza**

Albertsons  
Chase Bank  
FedEx  
Shell  
Onny's Thai  
SeÑor Panchos

**2 Palomar Plaza**

CVS  
Everbowl  
Pho San Marcos  
Panda Garden  
Del Taco  
Citibank

**3 Rancho San Marcos Village**

Starbucks  
7-Eleven  
Shogun  
Union Bank  
Subway  
Peki Peki  
Eugenio Italian Restaurant

**4 Restaurant Row/  
Edwards Theater**

IHOP  
Katsu Sushi  
Landon's East Meets West  
Sublime Ale House  
Old California Mining Co.  
The 55 Yard Line  
Cocina Del Charro  
Old California Coffee

**5 Creekside Marketplace**

Best Buy  
Crunch Fitness  
WinCo Foods  
Hobby Lobby  
Panera Bread  
Shell  
In-N-Out Burger  
The Habit

**6 Campus Marketplace**

Ralphs  
CVS  
Starbucks  
It's Tabu Sushi  
The UPS Store  
Orangetheory Fitness  
Mr. Taco  
Epic Wings

**7 Grand Plaza Retail Center**

Marshalls  
Nordstrom Rack  
Ross  
Boudin SF  
Sam's Woodfired Pizza  
Sprouts  
Starbucks



**Craft Breweries**

Wild Barrel Brewing  
Port Brewing Co.  
My Yard Live Beer Co.  
Newtopia Cyder  
Raging Oider & Mead  
Karl Strauss Brewery  
Stave & Nail Brewing Co.  
Meadicrity Mead  
Rip Current Brewing  
Dos Desperados Brewery  
Double Peak Brewing Co.  
Stumblefoot Brewing Co.





# Why San Marcos

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of nearly 97,000 residents who enjoy a fantastic quality of life. San Marcos has all the ingredients that make living enjoyable, from miles of trails in the local hills to unique dining and shopping opportunities in its retail centers. Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean.

Although San Marcos has experienced rapid growth over the last decade, it maintains the small-town atmosphere and values that attracted so many new residents here. Home to Palomar College and California State University San Marcos, the City has also become the heart of education in North San Diego County.

A dedication to parks and community services is another priority for the City of San Marcos, having constructed 63 miles of trails, 35 new parks, and 11 recreation centers over the past 25 years. In addition, quality community development like the Creekside Marketplace, Nordahl Center, and Grand Plaza have all become popular shopping and dining destinations. These elements all combine to create the thriving, unique community that is San Marcos.



96,354  
Population



35.0  
Median Age



\$87,327  
Median Household  
Income



%39.3  
Baccalaureate or  
Post-Graduate  
Degree



\$641,964  
Median Property  
Value



Exceptional  
recreation  
options

## LAKE SAN MARCOS

Lake San Marcos recreation includes boating, dining, a fountain light show, and golf.



## DOUBLE PEAK PARK

Exceptional community recreation programs, City/school district cooperative programs, access to lakes, beaches and cultural programs enhance the quality of life in San Marcos.

# Why San Marcos



Excellent  
transportation  
network

## SPRINTER STATION

Located along the SPRINTER commuter rail line with excellent bus service, San Marcos has a solid transportation network.



City  
investment  
in education &  
infrastructure

## CALIFORNIA STATE UNIVERSITY, SAN MARCOS

Home to California State University, San Marcos, the City has become the heart of education in San Diego North County.

Strong local  
and regional  
economy

Business  
friendly



Plenty of  
breweries &  
restaurants



Boasting 10+ craft breweries, San Marcos attracts craft beer aficionados from all over. In addition, the craft brewing industry has made a significant impact on the San Marcos economy, to the point where California State University, San Marcos, offers an EngiBeering program—training students to brew craft beer at scale and to create and run a brewery. As a result, San Marcos is part of one of the most successful and concentrated brewery districts in the United States.





# 3050 S Santa Fe Avenue

SAN MARCOS, CA 92069

**For Lease**

Approx.  
**8,600 sf**  
Free Standing  
Industrial Building



**MIKE ERWIN, MBA, SIOR**

Senior Executive Vice President  
+1 760 930 7971  
[mike.erwin@colliers.com](mailto:mike.erwin@colliers.com)  
CA Lic. 01521539

**HANK JENKINS**

Senior Associate  
+1 760 930 7905  
[hank.jenkins@colliers.com](mailto:hank.jenkins@colliers.com)  
CA Lic. 01981328

Colliers International  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
[www.colliers.com/sandiego](http://www.colliers.com/sandiego)

