

FOR SALE
OR LEASE

475 E CARMEL STREET, SAN MARCOS, CA 92078

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Property Highlights



Industrial Building For Sale or Lease $\pm 8,744$ SF

Warehouse, Office and Showroom

New roof, 4 new skylights and new HVAC units installed in June 2020

Exceptional Location, Quick Access to SR-78

Grade & Dock Loading

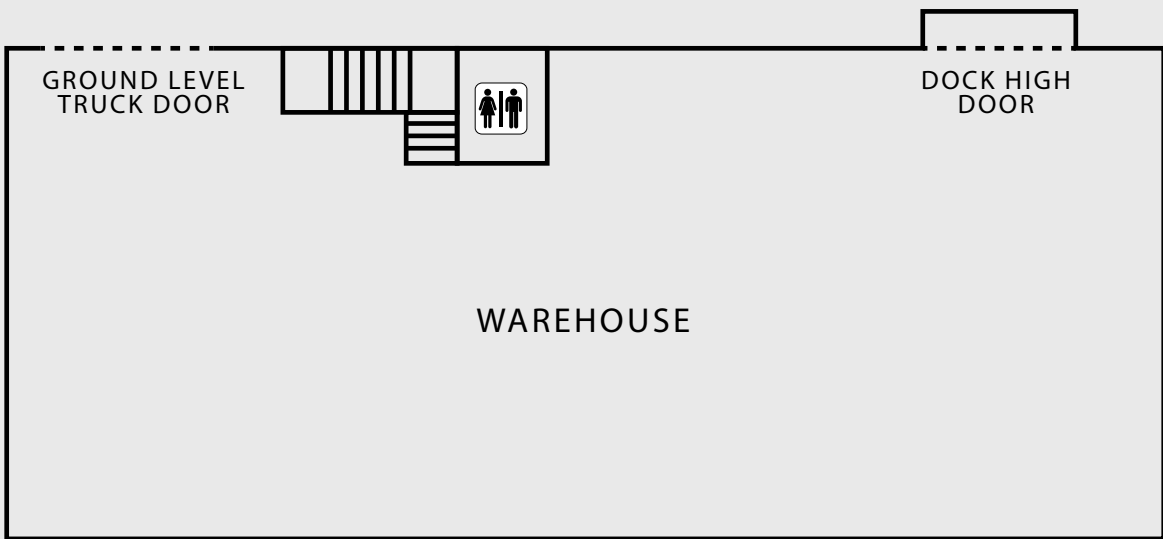
Freeway Visibility

Close Proximity to CSUSM and North City

SALE PRICE: \$2,360,880

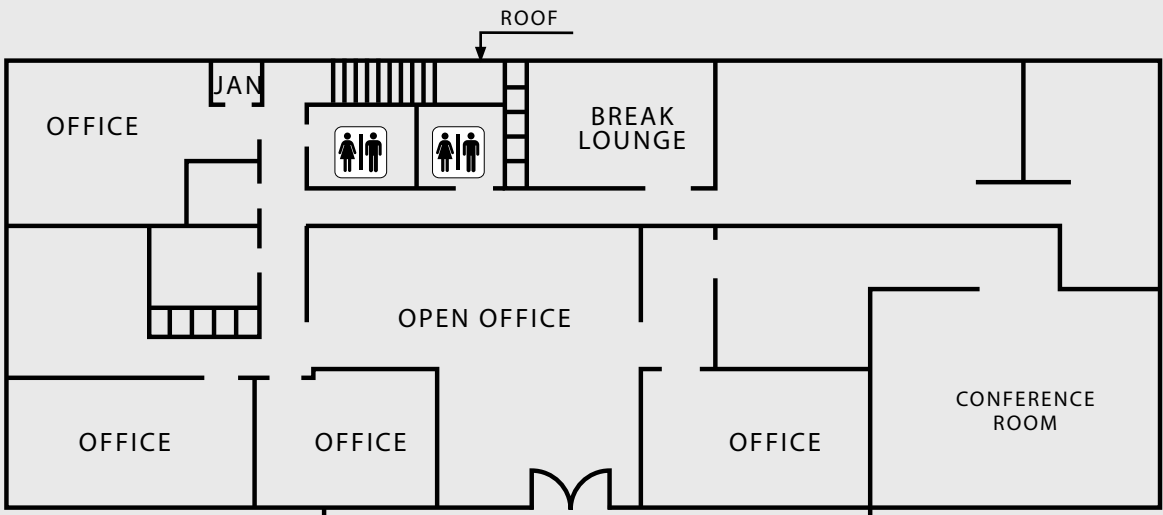
LEASE RATE: \$1.20/SF NNN

superior



FIRST FLOOR
WAREHOUSE

[View Property Video](#)



SECOND FLOOR
OFFICE

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Features

AMENITIES



Craft Breweries

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

San Marcos Plaza

Albertsons
Chase Bank
FedEx
Shell
Onny's Thai
SeÑor Panchos

Palomar Plaza

CVS
Everbowl
Pho San Marcos
Panda Garden
Del Taco
Citibank

Rancho San Marcos Village

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

Restaurant Row

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

Creekside Marketplace

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

Campus Marketplace

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



Boasting 10+ craft breweries and located in the center of Hops Highway (Highway 78), 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.





Lake San Marcos

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



%39.3
Baccalaureate or
Post-Graduate
Degree



\$641,964
Median Property
Value



\$87,327
Median Household
Income



SPRINTER STATION

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



3.3 Miles to I-15



0.9 Miles to Highway 78



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.



SAN ELIJO HILLS TOWN CENTER

A charming community gathering place in the heart of the San Elijo Hills master-planned community, the town center functions much like a traditional town square, and has a variety of stores, restaurants, shops, and businesses.



DOUBLE PEAK PARK

A master parks and trails program, exceptional community recreation programs, City/school district cooperative programs, access to lakes, beaches and cultural programs enhance the quality of life in San Marcos.

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