

1880

diamond st

SAN MARCOS

CLASS A FREESTANDING
INDUSTRIAL

TURNKEY IMPROVEMENTS

31,246 SQ FT

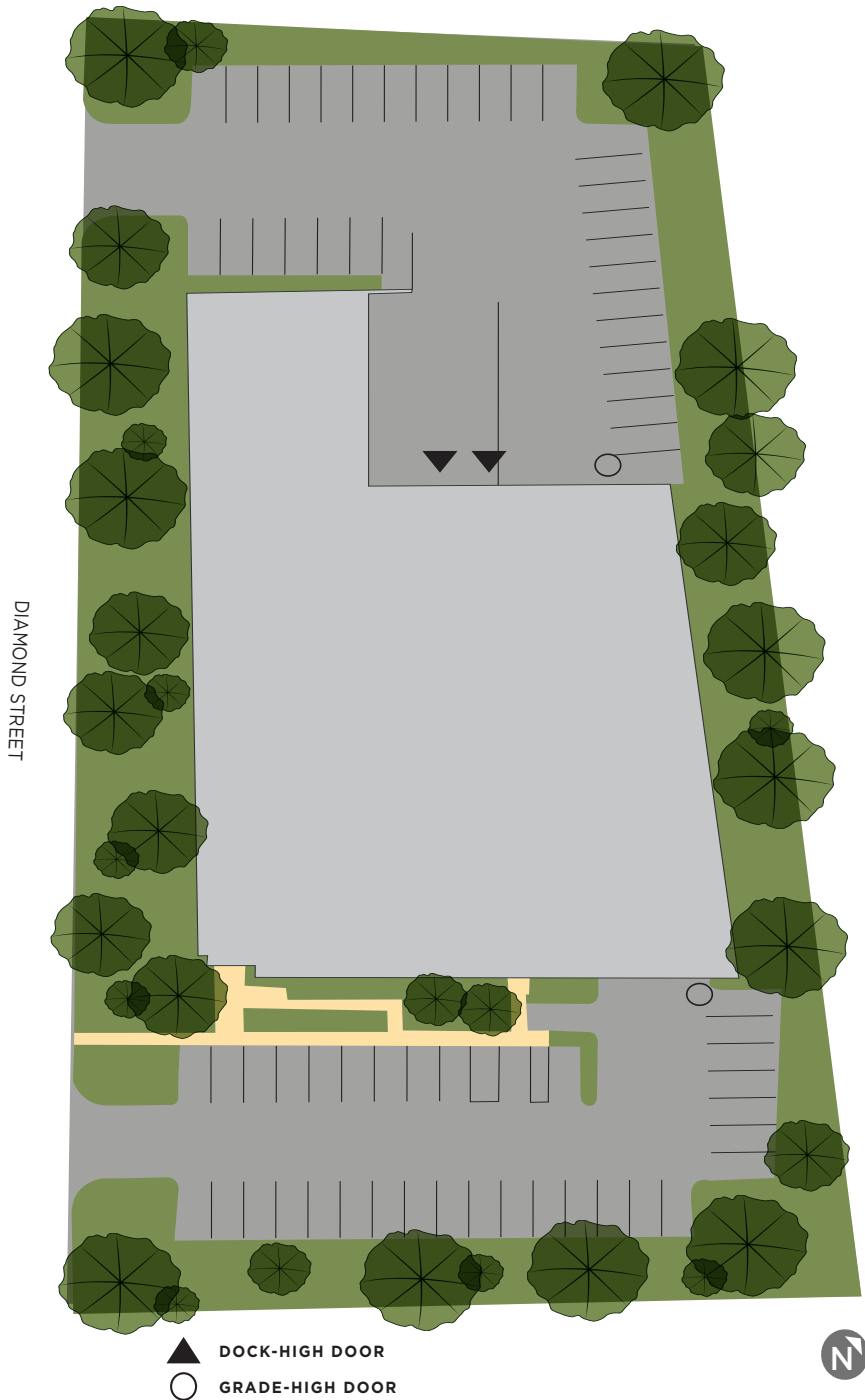


BentallGreenOak 

FOR LEASE



SITE PLAN



PROPERTY FEATURES

RENTABLE BUILDING AREA	31,246 SF
MEZZANINE AREA	4,170 SF
OFFICE SPACE	8,647 SF
PARKING	67 SPACES, EXPANDABLE TO 81 SPACES OR 2.59/1,000
POWER	2,500 AMPS @ 277/480V
CLEAR HEIGHT	26' MIN
DOCK-LEVEL LOADING	2
GRADE-LEVEL LOADING	2
COLUMN SPACING (TYPICAL)	40' X 50'

PROPERTY HIGHLIGHTS

WESTERN SAN MARCOS LOCATION/PROXIMITY TO THE COAST, ENCINITAS, RANCHO SANTA FE, AND SAN ELIJO HILLS

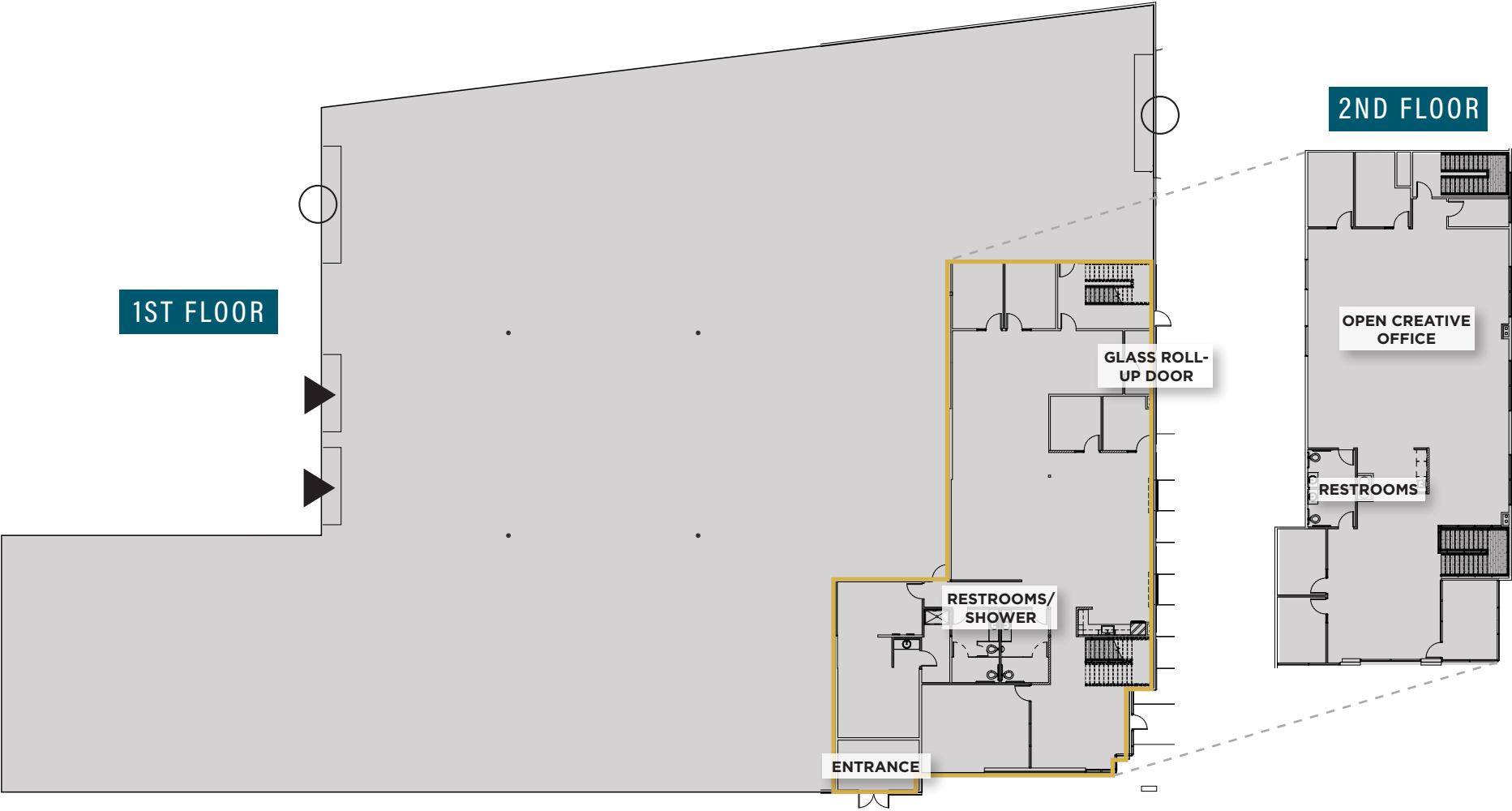
HIGH-IMAGE REDEVELOPED CLASS A INDUSTRIAL BUILDING

TURNKEY, MOVE-IN READY CLASS A CREATIVE OFFICE SPACE

PRIVATE OUTDOOR AMENITY & BBQ AREA W/ INDOOR-OUTDOOR ACCESS VIA A GLASS ROLL-UP DOOR

EFFICIENT LOADING POSITIONS & FLOOR PLATE CONDUCIVE TO SHIPPING/RECEIVING

FLOOR PLAN



1ST FLOOR

2ND FLOOR

ENTRANCE

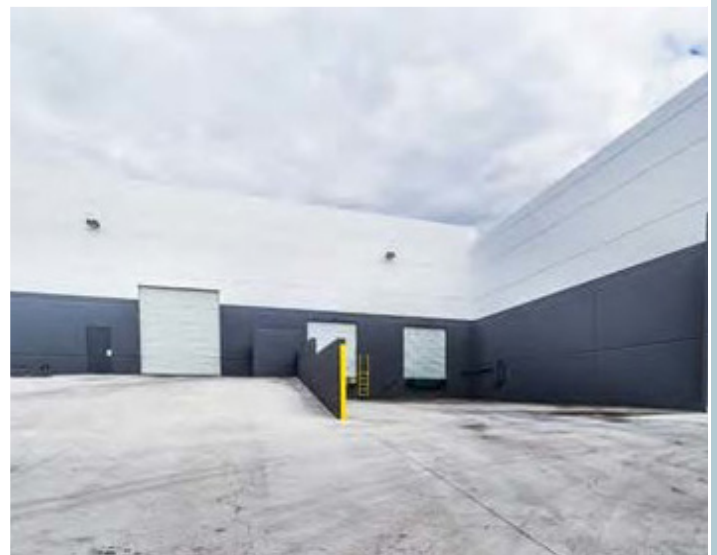
RESTROOMS/
SHOWER

GLASS ROLL-
UP DOOR

OPEN CREATIVE
OFFICE

RESTROOMS

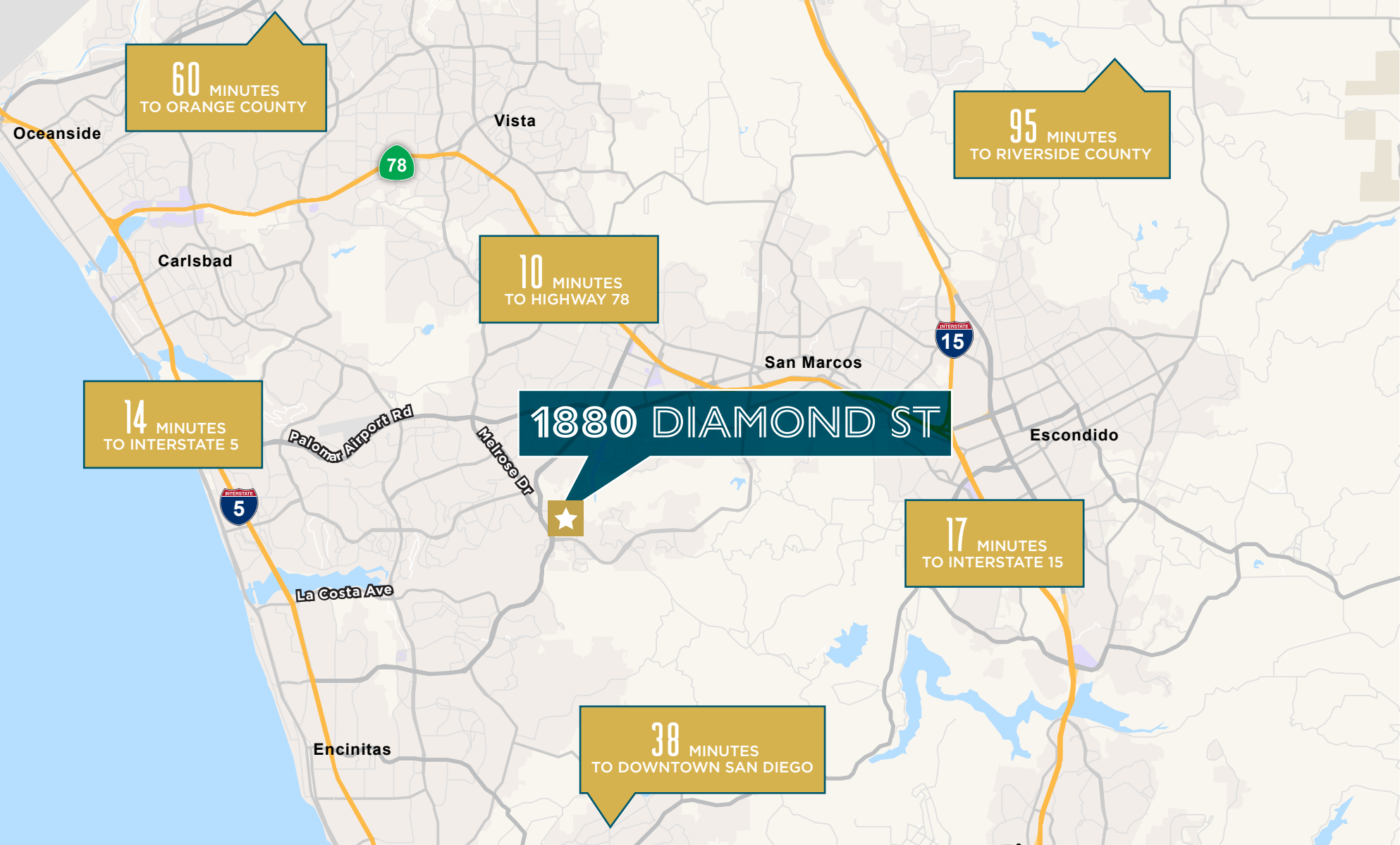
▲ DOCK-HIGH DOOR
○ GRADE-LEVEL DOOR



1 880 DIAMOND ST



1 880 0 DIAMOND ST



ONSITE & LOCAL AMENITIES



Nearby Amenities



8,647 SF Office Space



67 Spaces
Expandable to **81** Spaces



2 Dock-Level Loading
2 Grade-Level Loading



Dual Curb Cuts on
Diamond St.



1 8 8 0 DIAMOND ST

DRIVE TIME

10

10 minutes to
Highway 78

14

14 minutes to
**Interstate 5
Pacific Ocean**

17

25 minutes to
Interstate 15

40

40 minutes to
Downtown San Diego

60

60 minutes to
Orange County

95

95 minutes to
Riverside County

NEIGHBORS

TOP OCCUPIERS

Hunter Industries
 United Parcel Service
 Kaiser Permanente
 Lusardi Construction
 Teamwork Athletic Apparel
 Fluid Components International
 Neo Tech
 Hollandia Dairy
 The Lost Abbey
 Welk Resorts
 Hughes Circuits
 Markestein Beverage
 24-Hour Fitness



MAJOR INDUSTRIES

Innovation and Specialized Manufacturing
 Connected Tourism and Agriculture
 Biomedical Devices and Products
 Cleantech
 Information, Communications, and Technologies
 Education



The Lost Abbey



COLLEGES/UNIVERSITIES

Palomar College, San Marcos
 CSU San Marcos, San Marcos
 Coleman University, San Marcos
 University of San Diego
 University of California, San Diego
 San Diego State University, San Diego
 Pima Medical Institute, San Diego
 MiraCosta College, Oceanside
 Kaplan College, Vista
 National University, Carlsbad
 University of St. Augustine

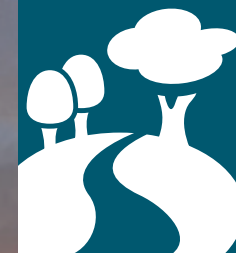


CITY OF SAN MARCOS

Situated 35 minutes north of Downtown San Diego at the confluence of the I-15/SR-78 freeways, the City of San Marcos spans 24 square miles and is considered one of the most desirable North County cities in which to live and conduct business. San Marcos offers a broad mix of housing options, a variety of colleges and universities, recreation and entertainment amenities, and employment opportunities via small- to mid-sized companies. Additionally, San Marcos is conveniently accessible to freeways, airports, and commuter rail transit with travel ease to residential communities and key commercial centers throughout the region.



94,042
POPULATION



300+ ACRES
OF PARK
SPACE



MEDIAN
HOUSEHOLD
INCOME
\$66,300



4,000+
BUSINESS
ESTABLISHMENTS



72 MILES OF
MULTI-USE
TRAILS



EDUCATIONAL
ATTAINMENT

33.2% BACHELOR'S
DEGREE OR HIGHER

12.1% MASTER'S
DEGREE OR HIGHER

0.8% DOCTORATE
DEGREE OR HIGHER



INDUSTRIES

HIGHER EDUCATION

MANUFACTURING

INFORMATION &
COMMUNICATIONS
TECHNOLOGY

SPECIALTY FOOD &
MICROBREWERIES

1880

diamond st

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