



IN THE HEART OF
SAN MARCOS

1205

Linda Vista

— **DRIVE** —

SAN MARCOS, CA 92078

FOR SALE

±8,512 SF FULLY LEASED
MULTI-TENANT INVESTMENT

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The *INVESTMENT*

Colliers International is pleased to present a rare opportunity in today's market to acquire a free-standing, 100% leased two-tenant industrial building in North San Diego County. The property is located in the established San Marcos market with close proximity to Highway 78, 15 and I-5. Investors can capitalize on the strong growth of North San Diego County with this fully leased investment.

Property *FEATURES*



Access to Highway
78, 15 and I-5



Close proximity to
major shopping
center



Close proximity to
CSUSM + Palomar
College



Abundant parking



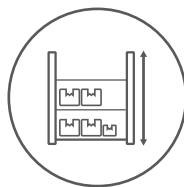
Grade level loading
3 12x12 doors



Power 200 - 400a/110 -
208v 3p



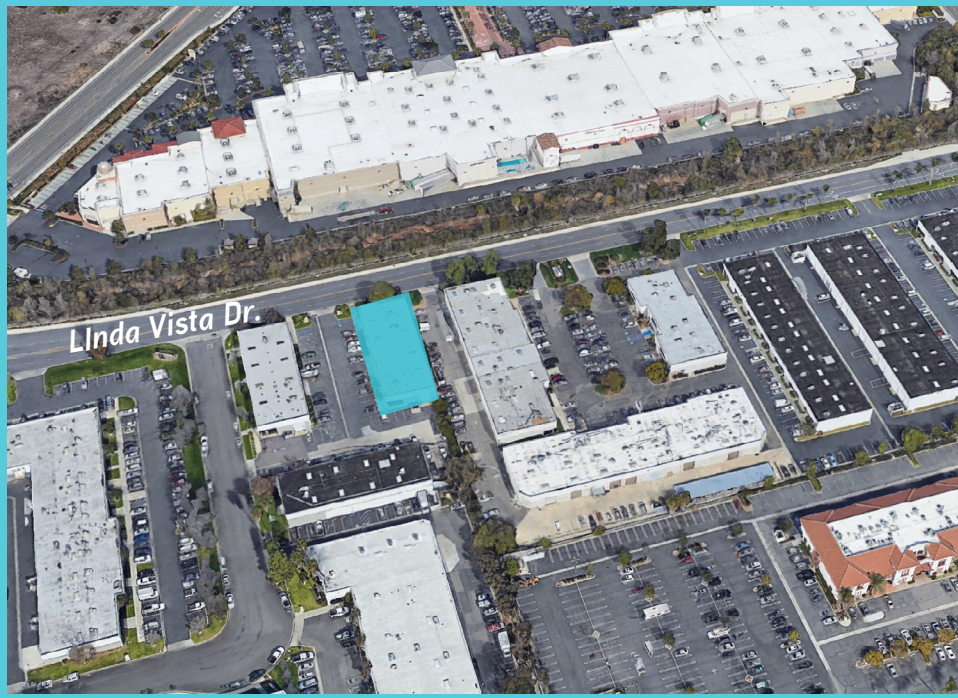
Zoning LI-Light Industrial



Clear height 20'



Located in the heart of San
Marcos



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— DRIVE —
SAN MARCOS, CA 92078



Vacancy
 $\pm 1.68\%$



Sale Prices



Lease Rates

Property *SUMMARY*

Address	1205 Linda Vista Drive, San Marcos, 92078
Offering Price	\$ 2,130,400
Cap Rate	3.50%
Annual NOI	\$74,976
Price PSF	\$250
Parcel Numbers	219-490-24
Building Size	±8,512 SF
Lot size	±20,821 SF (0.48 AC)
Stories	One
Parking	22 Surface spaces
Zoning	LI-Light Industrial

The FINANCIALS

Tenant	Address	Sq Ft	\$/SF	July 2022	July 2023	July 2024
Alphagraphics	A	5,765	\$0.98	5,643	5,812	5,986
Safe Start USA, LLC	B	2,747	\$1.24	3,399	3,501	Expires 6/30/24
		8,512		\$9,042	\$9,313	\$9,592
Total Project Size		\$8,512	\$1.06			
Comments						
1. Alphagraphics Lease: Lease expiration June 2026. July 2025 lease increases to \$6,165 mo. \$288 fixed monthly CAM reimbursement.						
2. Safe Start USA LLC Lease: Lease expires June 2024. 1-3 year option to extend at fair market value rent. \$138 fixed monthly CAM reimbursement.						

Income	
Gross Annual Rent	\$108,504
CAM Reimbursement	\$5,112
Total Rent & Expenses Collected	\$113,616
Annual Expenses	
Landscaping	\$3,700
Insurance	\$2,083
Estimated New Property Taxes @ 1.16%	\$24,685
Maintenance/ Repairs	\$7,650
Utilities	\$422
Misc.	\$100
Total Estimated Expenses	\$38,640
Net Operating Income	
Total	\$74,976
3.50% Cap	\$2,130,400 \$250 PSF



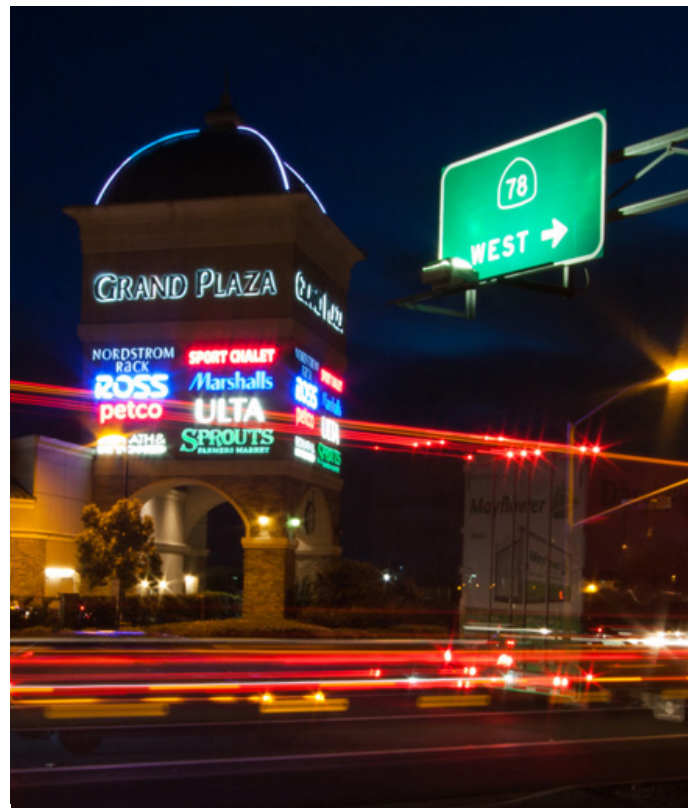


Discover *SAN MARCOS*

Located in the northern portion of California's San Diego County is the city of San Marcos. Situated 35 miles North of San Diego and about 95 miles South of Los Angeles, San Marcos is bisected by California State Highway 78. Adjacent Interstate I-15, the city is also easily accessible to I-5, I-805 and State Highway 76. Nearby towns include Vista (to northwest), Escondido (to the east), and Rancho Bernardo (to the south). The city is home to the local campus California State University (Cal State) and also to Palomar College.

San Marcos derived its name from the name given to the surrounding valley by Spaniards in the late 18th century (Vallecitos de San Marcos," which translates to "Little Valleys of St. Mark"). Settlement began nearly a century later when the San Marcos Land Company bought the former Los Vallecitos de San Marcos land grant and divided the land tracts and sold them. Arrival of the Santa Fe Railroad nearby spurred the area's development, and by the early part of 20th century farming, dairy and poultry production became prominent elements of the San Marcos economy. Incorporated in 1963, the city began to grow rapidly and by the 1980s became one of the fastest growing cities in California. Cal State's decision to build its new campus in San Marcos in 1989 was a turning point in ushering in the current state of fast-forward development.





Local *DEMOGRAPHICS*



Population

94,709



Median House Value

\$494,400



Avg. Commute Time

26min



Median Household Income

\$89,165



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