LOS VALLECITOS BUSINESS CENTER

Office, Industrial and Showroom Retail Suites Available For Lease

800 - 830 LOS VALLECITOS BOULEVARD & 125 - 145 VALLECITOS DE ORO
SAN MARCOS, CA 92069

Kidder Mathews | CBRE

LOS VALLECITOS BUSINESS CENTER

PROPERTY OVERVIEW

Project renovations recently completed!

NEW PROJECT monument signage

TENANT BUILDING identification signage

FRESHLY PAVED parking lot for tenant and guest usage

EXTERIOR painting and landscaping

±151,434 SF OFFICE, RETAIL, INDUSTRIAL COMPLEX

FLEXIBLE FLOOR PLANS FOR SMALL & LARGE TENANTS

CLOSE PROXIMITY TO THE SPRINTER STATION AND RETAIL AMENITIES

PLENTY OF FRESHLY PAVED PARKING (TENANT & GUEST USE)

FIBER OPTIC CONNECTIVITY AVAILABLE

EXCELLENT VISIBILITY AND ACCESS FROM CA-78 (150,000 CARS / DAY)

NEW AND ON-SITE PROPERTY MANAGEMENT

BEAUTIFUL LANDSCAPING WITH LUSH PALMS AND ON-SITE DELI

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

LOS VALLECITOS BUSINESS CENTER

PROPERTY OVERVIEW

125 VALLECITOS DE ORO

135 VALLECITOS DE ORO

145 VALLECITOS DE ORO

800 LOS VALLECITOS BLVD

810 LOS VALLECITOS BLVD

820 LOS VALLECITOS BLVD

830 LOS VALLECITOS BLVD

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

LOS VALLECITOS BUSINESS CENTER

125 VALLECITOS DE ORO

135 VALLECITOS DE ORO

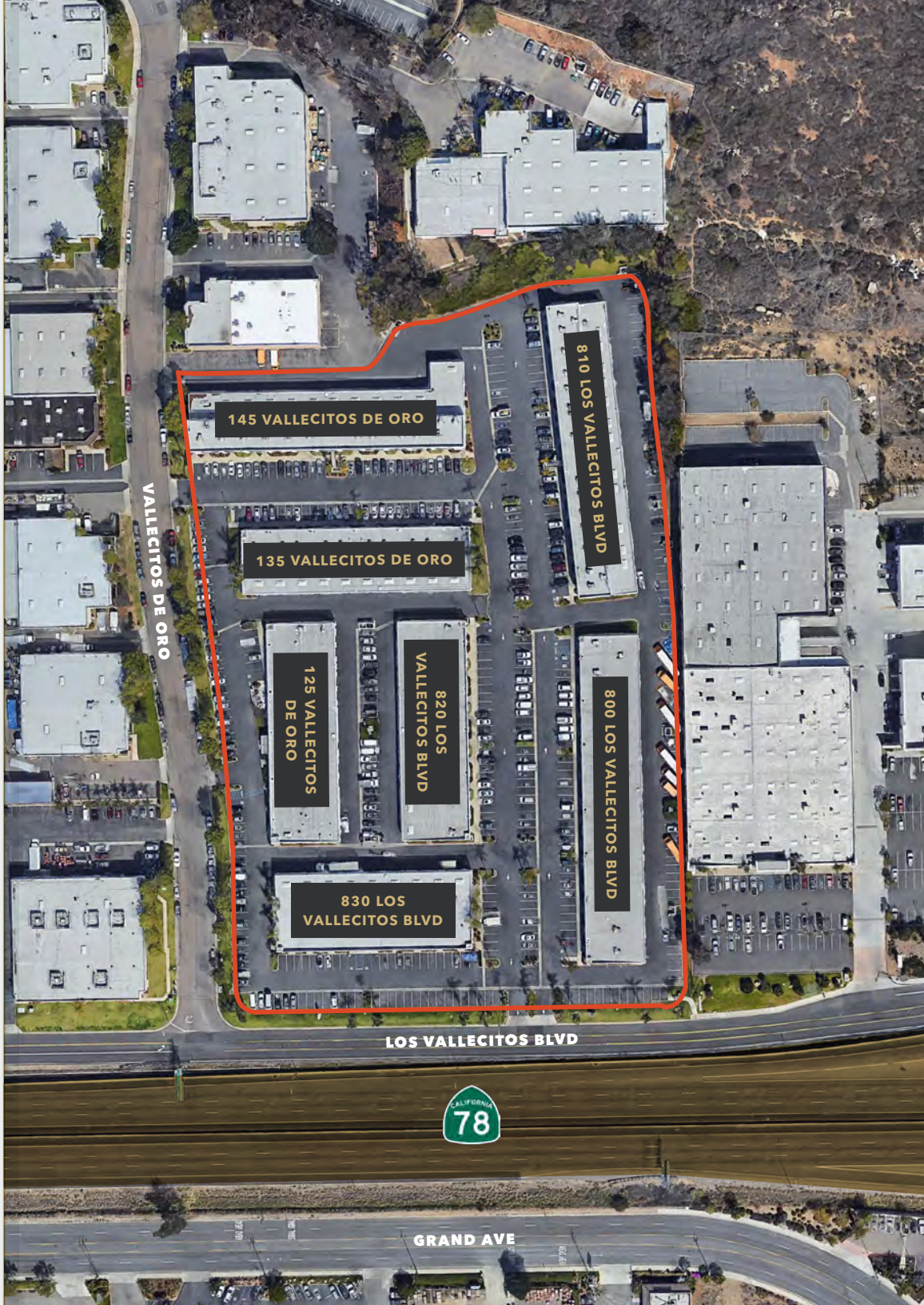
145 VALLECITOS DE ORO

800 LOS VALLECITOS BLVD

810 LOS VALLECITOS BLVD

820 LOS VALLECITOS BLVD

830 LOS VALLECITOS BLVD



INDUSTRIAL AVAILABILITIES

INDUSTRIAL, COMMERCIAL AND FLEX SUITES

	Address	Suite	Type	Suite(s) Size	Description	Lease Rate	Date Available
	125 VALLECITOS DE ORO FIRST FLOOR San Marcos, CA 92069	**E - G**	Commercial	±4,926 SF	Commercial Zoned Showroom, Retail / Creative Office	$1.50 / SF + $0.09 CAM	Now
	145 VALLECITOS DE ORO FIRST FLOOR San Marcos, CA 92069	**E**	Industrial	±1,560 SF	Warehouse. 20% Office.	$1.50 / SF + $0.09 CAM	Now
	820 LOS VALLECITOS BLVD FIRST FLOOR San Marcos, CA 92069	**F**	Industrial	±1,770 SF	Warehouse with office space & restrooms	$1.50 / SF + $0.09 CAM	Now

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

OFFICE AVAILABILITIES

OFFICE, RETAIL AND FLEX SUITES

	Address	Suite	Type	Suite(s) Size	Description	Lease Rate	Date Available
	135 VALLECITOS DEL ORO FIRST FLOOR San Marcos, CA 92069	**G**	Office	±3,123 SF	Office	$1.20 / SF MG + $0.09 CAM	30 Days Notice
	810 LOS VALLECITOS BLVD SECOND FLOOR San Marcos, CA 92069	**213 & 214**	Office	±1,794 SF	Office	$1.20 / SF MG + $0.09 CAM	May 1, 2024

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

LOS VALLECITOS BUSINESS CENTER

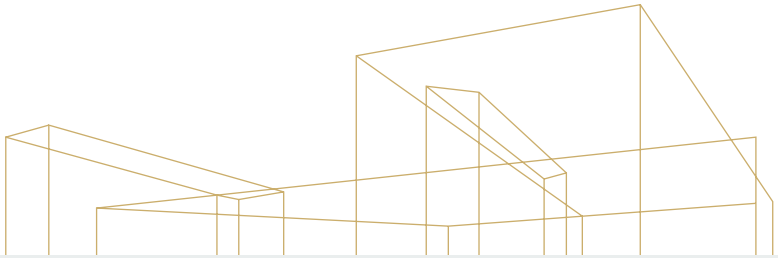
SITE PLAN AND AVAILABILITIES

CURRENT AVAILABILITIES

TYPE	ADDRESS	SUITE(S)	SUITE(S) SIZE
Office / Commercial / Flex	125 Vallecitos De Oro	E - G	±5,226 SF
Office	135 Vallecitos De Oro	G	±3,123 SF
Industrial	145 Vallecitos De Oro	E	±1,560 SF
Office	810 Los Vallecitos Blvd	213 & 214	±1,794 SF
Industrial	820 Los Vallecitos Blvd	F	±1,770 SF

125 VALLECITOS DEL ORO

OFFICE/FLEX SUITE | FIRST FLOOR



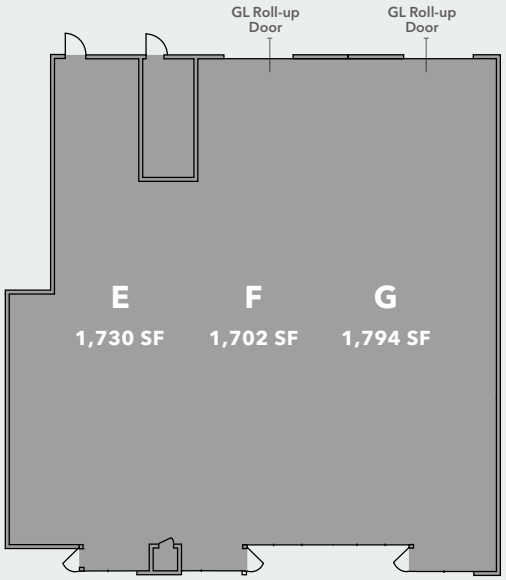
±5,226
SQUARE FEET AVAILABLE

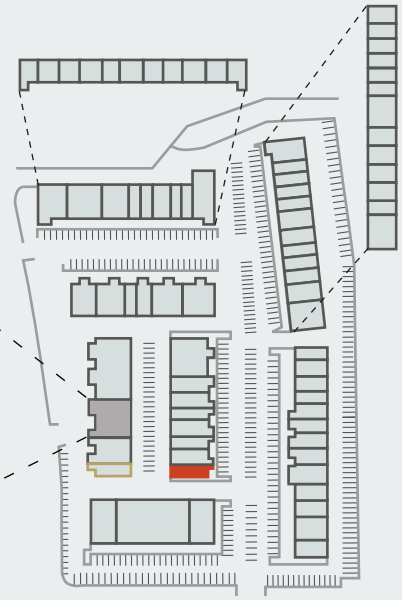
$1.50 / SF
LEASE RATE + $0.09 CAM

NOW
DATE AVAILABLE

SUITES E - G

Zoned Commercial creative office & showroom industrial uses. A total of 5,226 square feet.





Office Available Suites

Industrial Available Suites

Office / Commercial Flex Available Suites

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

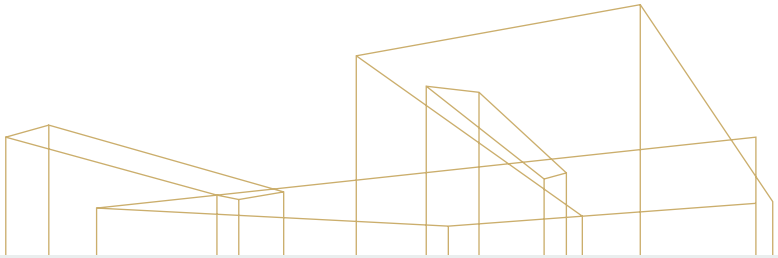
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

135 VALLECITOS DE ORO

OFFICE SUITE | SECOND FLOOR



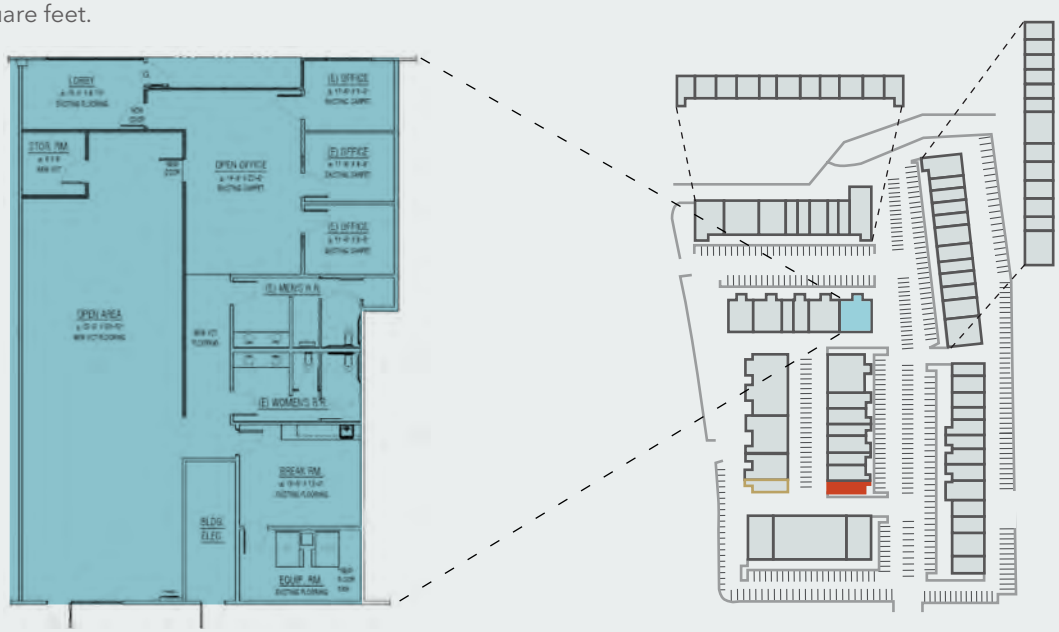
±3,123
SQUARE FEET AVAILABLE

$1.20 / SF
LEASE RATE + $0.09 CAM

30 DAYS NOTICE
DATE AVAILABLE

SUITE G

Office suite. A total of ±3,123 square feet.



Office
Available Suites

Industrial
Available Suites

Office / Commercial Flex
Available Suites

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

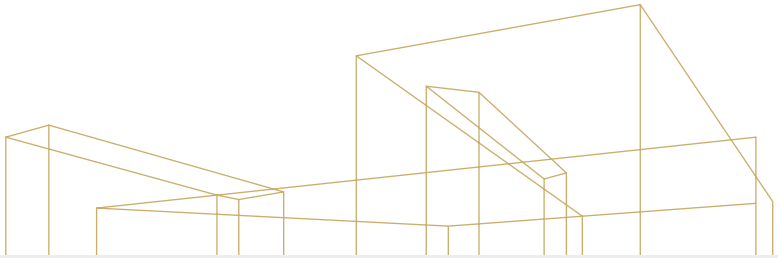
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

145 VALLECITOS DE ORO

INDUSTRIAL SUITE | FIRST FLOOR



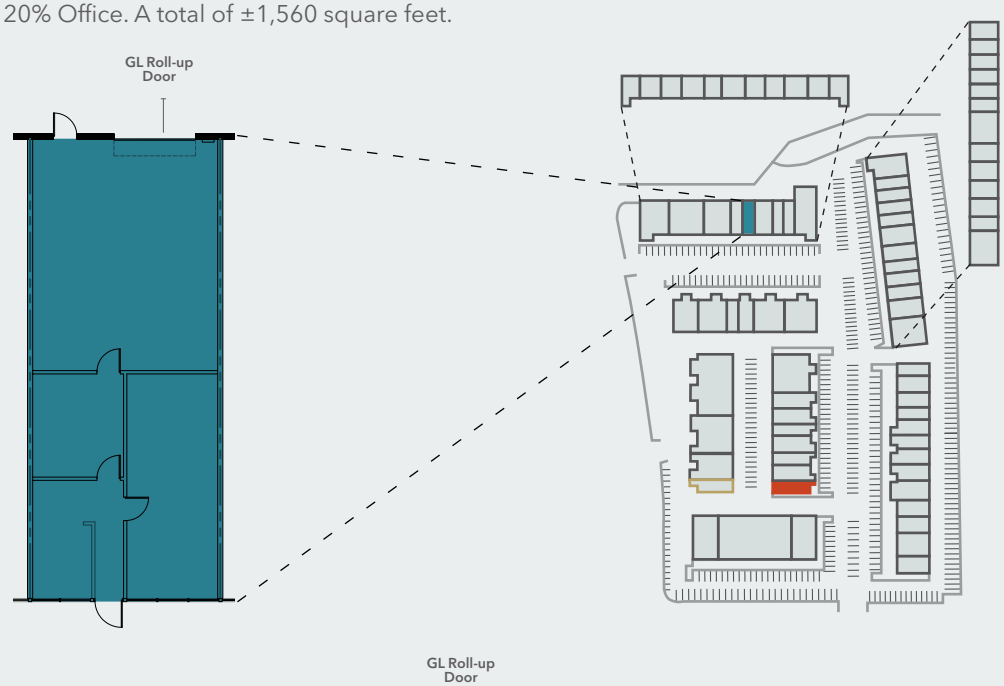
±1,560
SQUARE FEET AVAILABLE

$1.50 / SF
LEASE RATE + $0.09 CAM

NOW
DATE AVAILABLE

SUITE E

Warehouse with one grade level door. 20% Office. A total of ±1,560 square feet.



Office Available Suites | Industrial Available Suites | Office / Commercial Flex Available Suites

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

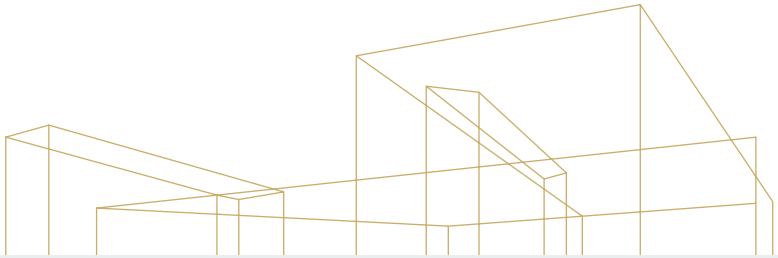
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

810 LOS VALLECITOS BLVD

OFFICE SUITE | SECOND FLOOR



±1,794

SQUARE FEET AVAILABLE

$1.20 / SF

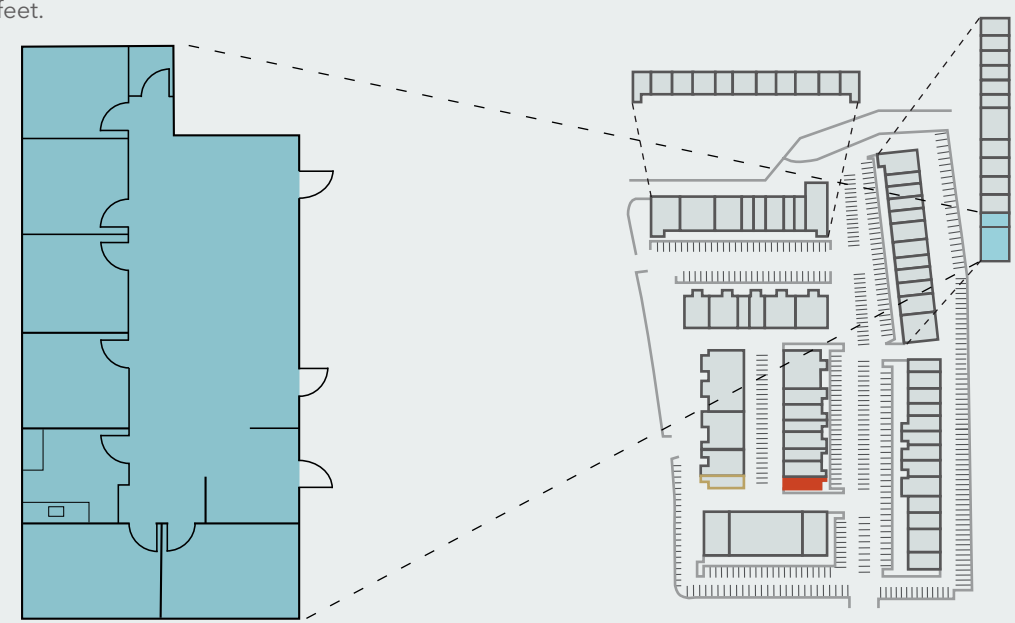
LEASE RATE MG + $0.09 CAM + $0.20 / SF ELECTRIC

MAY 1, 2024

DATE AVAILABLE

SUITES 213 & 214

Office suite. A total of ±1,794 square feet.



Office
Available Suites

Industrial
Available Suites

Office / Commercial Flex
Available Suites

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

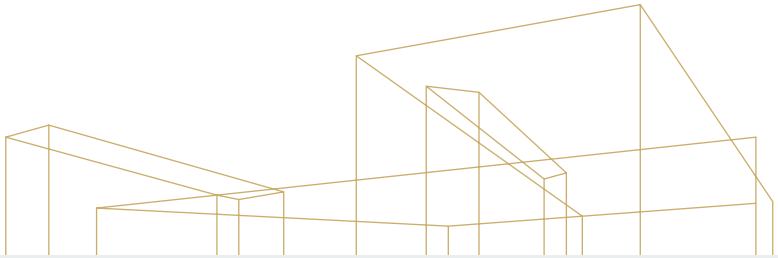
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

820 LOS VALLECITOS BOULEVARD

INDUSTRIAL SUITE | FIRST FLOOR



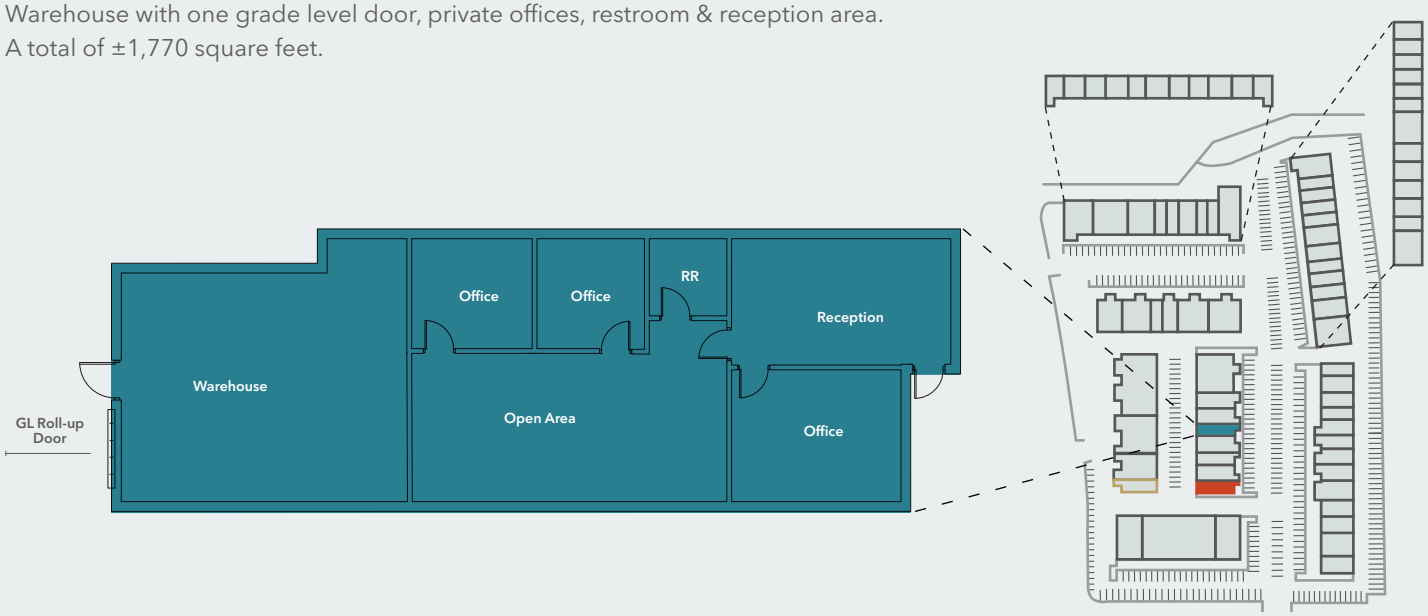
±1,770
SQUARE FEET AVAILABLE

$1.50 / SF
LEASE RATE + $0.09 CAM

NOW
DATE AVAILABLE

SUITE F

Warehouse with one grade level door, private offices, restroom & reception area.
A total of ±1,770 square feet.



Office Available Suites | Industrial Available Suites | Office / Commercial Flex Available Suites

For leasing information, please contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews | CBRE

LOS VALLECITOS BUSINESS CENTER

LOCATION OVERVIEW AND AMENITIES AERIAL

LOS VALLECITOS BUSINESS CENTER

PROPERTY AERIAL

For leasing information contact

INDUSTRIAL/COMMERCIAL LEASING

TODD DAVIS, SIOR, CCIM
Kidder Mathews
760.430.1000
todd.davis@kidder.com
LIC N° 01383147

OFFICE LEASING

BOB COWAN
CBRE
760.840.7664
bob.cowan@cbre.com
LIC N° 01838109

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.