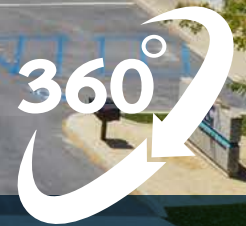


FOR LEASE

1265 STONE DRIVE
SAN MARCOS, CA 92078



[VIEW VIRTUAL TOUR](#)

ALEX JIZE
(858) 458-3361 | ajize@voitco.com | Lic #01947389

CHRISTOPHER MOUSSA
(858) 458-3321 | cmoussa@voitco.com | Lic #02111997

Voit
REAL ESTATE SERVICES

3,930 - 7,860 SF

SF Available

\$1.50/SF Gross

Lease Rate

08-01-2022

Available



BUILDING SPECIFICATIONS



2/1,000 SF
Parking



L-I, Light Industrial
Zoning



One
Number of Floors



219-490-14-00
Assessor's Parcel Number



2 Existing 12'x10'
Grade Level Roll-Up Door



0.60
Floor Area Ratio (FAR)



400a/120-208V
Heavy Power



Multi
Tenancy



Masonry
Construction



1984
Year Built



16'
Ceiling Height



Power Distributed
Throughout Warehouse

EXCELLENT FREEWAY ACCESSIBILITY





FLOOR PLAN

3,930 SF
SUITE A

3,930 SF
SUITE B



SUITES A AND B CAN BE MADE CONTIGUOUS TO 7,860 SF

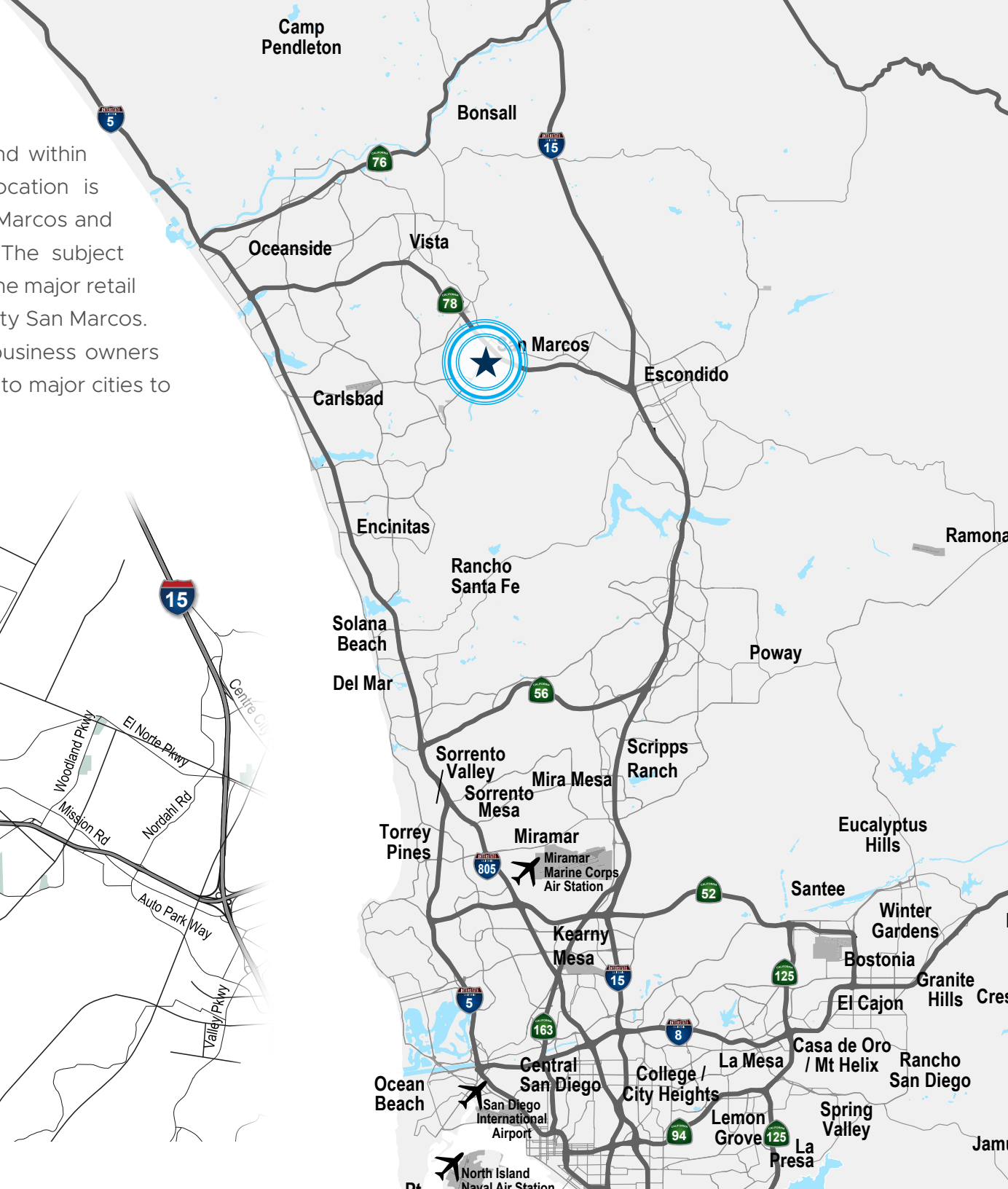
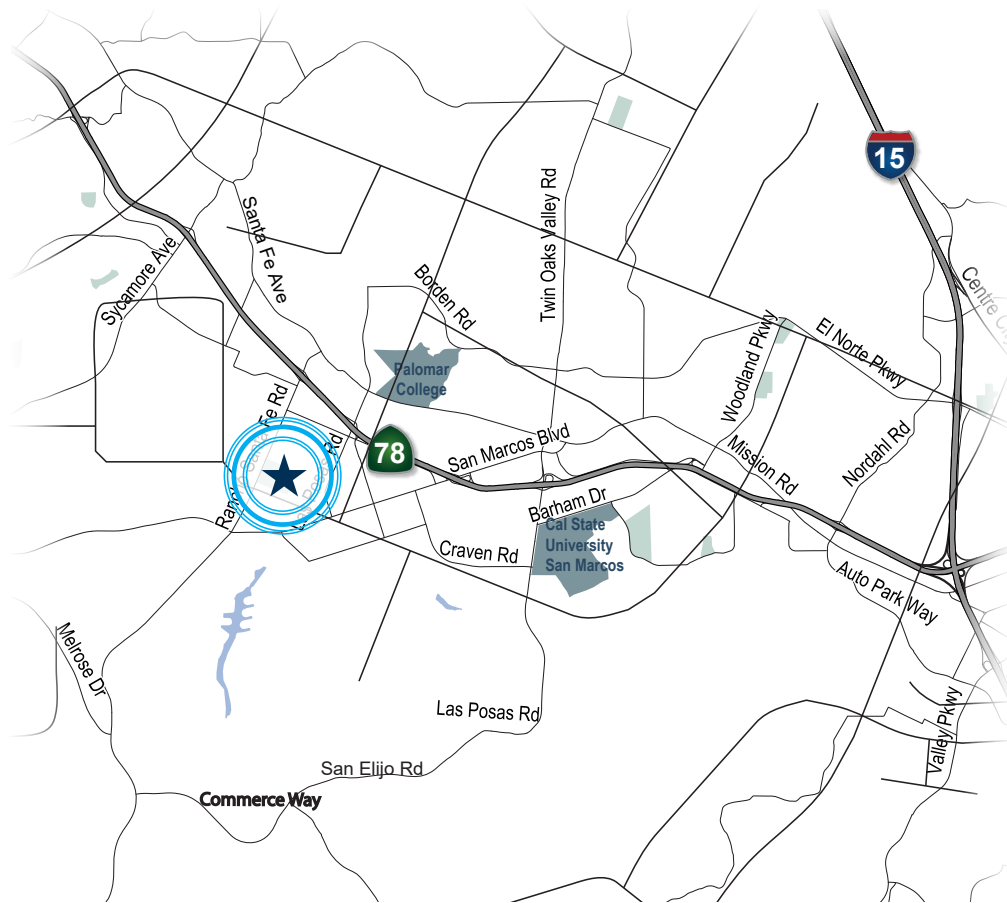


SUBJECT
PROPERTY



LOCATION

1265 Stone Drive is located in San Marcos and within close proximity to the 78 freeway. The location is conveniently located near the border of San Marcos and Vista, beneficial to many local businesses. The subject property is within close proximity to many of the major retail shopping centers, as well as Cal State University San Marcos. San Marcos is a very desirable location for business owners who serve North County, with close proximity to major cities to the East and West.





299
DAYS OF
SUNSHINE



SAN MARCOS



TAX CREDIT: In the past two years, the City has helped businesses secure more than \$1.4 million in state income tax credits which has allowed the businesses to create nearly 80 new jobs in San Marcos.

TOP 4 INDUSTRIES



HIGHER EDUCATION



INFORMATION &
COMMUNICATION
TECHNOLOGIES



MANUFACTURING



SPECIALTY FOOD &
MICROBREWERIES



240+
RESTAURANTS



10+
BREWERIES



63
TRAIL MILES



300+
PARK ACRES

SAN MARCOS: NORTH COUNTY'S EDUCATION HUB

As North County's education hub and serving the most higher education students along the 78 corridor, San Marcos plays a major role in supplying the region with a workforce that is ready to adapt to the changing talent needs of businesses.

35.8%
BACHELOR'S
DEGREE

9.3%
MASTERS
DEGREE

1.5%
DOCTORATE
DEGREES



2,516
HEALTH
PROFESSIONALS



THE SAN MARCOS DIFFERENCE

From the rugged beauty of its rolling hills, to its bustling commercial districts and leading educational institutions, San Marcos has plenty to offer. With room to grow, there is still untapped potential on the horizon.

Unlike most cities, San Marcos was founded on the idea that it should operate more like a business. San Marcos prides itself on doing things differently—and in fact, has invested in real estate to create revenue instead of raising taxes. This out-of-the box thinking adds to the community’s entrepreneurial spirit that makes San Marcos an emerging regional leader.



Already, San Marcos supports a \$7.9 billion economy that boasts strongholds in manufacturing, whole-sale trade, education, technology, healthcare and microbreweries. With San Marcos’ new business inventory jumping 25 percent in the last decade alone, there is no doubt local businesses are gaining steam. Plus, thanks to its central location, San Marcos is ideal for reaching a diverse clientele—just 35 miles from downtown San Diego, 40 miles from Orange County and 24 miles from Riverside County.

AN EMERGING URBAN CORE

Unlike its neighboring cities, San Marcos’s emerging urban core is transforming the City from a “drive-through” community to a “drive-to” destination. The City is focused on strategically bringing vibrant, mixed-use concepts to areas located near transit to offer spaces where residents and visitors have an opportunity to embrace local artisans and promote local culture.

NORTH COUNTY’S EDUCATION HUB

As North County’s education hub and serving the most higher education students along the 78 corridor, San Marcos plays a major role in supplying the region with a workforce that is ready to adapt to the changing talent needs of businesses., San Marcos has one of the highest concentrations of STEM degrees. Of those holding a Bachelor’s degree, more than 45 percent have their first degree in a science, technology, engineering or mathematics field of study.

AVERAGE
HOUSEHOLD
INCOME

1
MILE \$91,260

5
MILE \$123,858

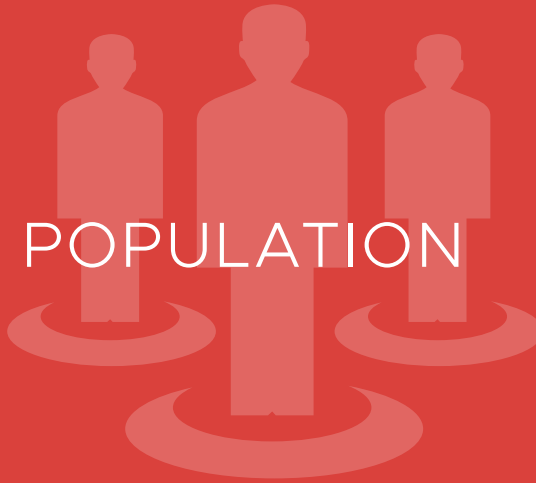
DAYTIME EMPLOYMENT

1
MILE
12,489

5
MILE
102,150



POPULATION



1
MILE 10,963

5
MILE 203,678

W SAN MARCOS BLVD @
S PACIFIC STREET

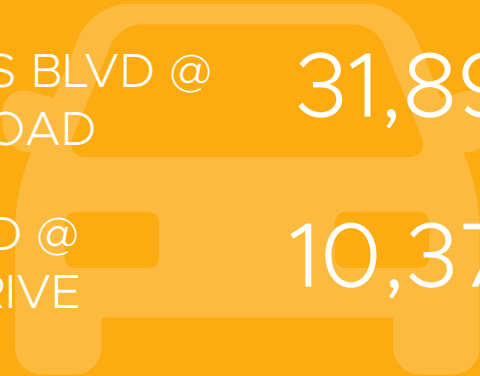
34,861 CARS/DAY

W SAN MARCOS BLVD @
S LAS POSAS ROAD

31,891 CARS/DAY

S LAS POSAS RD @
LINDA VISTA DRIVE

10,371 CARS/DAY





ALEX JIZE

(858) 458-3361 | ajize@voitco.com | Lic #01947389

CHRISTOPHER MOUSSA

(858) 458-3321 | cmoussa@voitco.com | Lic #02111997

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 858.408.3976 Fax | Lic #01991785 | www.voitco.com | www.alexjize.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2022 Voit Real Estate Services. All Rights Reserved.

Voit

REAL ESTATE SERVICES