

LOS VALLECITOS BUSINESS CENTER

800 - 830 Los Vallecitos Blvd & 125 - 145 Vallecitos de Oro
San Marcos, CA 92069



FOR LEASE

OFFICE, INDUSTRIAL, RETAIL SUITES



PROPERTY HIGHLIGHTS



±151,434 SF Office, Retail,
Industrial Complex



Flexible Floor Plans for
Small and Large Tenants



Close Proximity to the
Sprinter Station and Retail
Amenities



Ample Parking



On-Site Property
Management



Excellent Visibility and Access
from CA-78 (150,000 Cars /
Day)



On-Site Deli

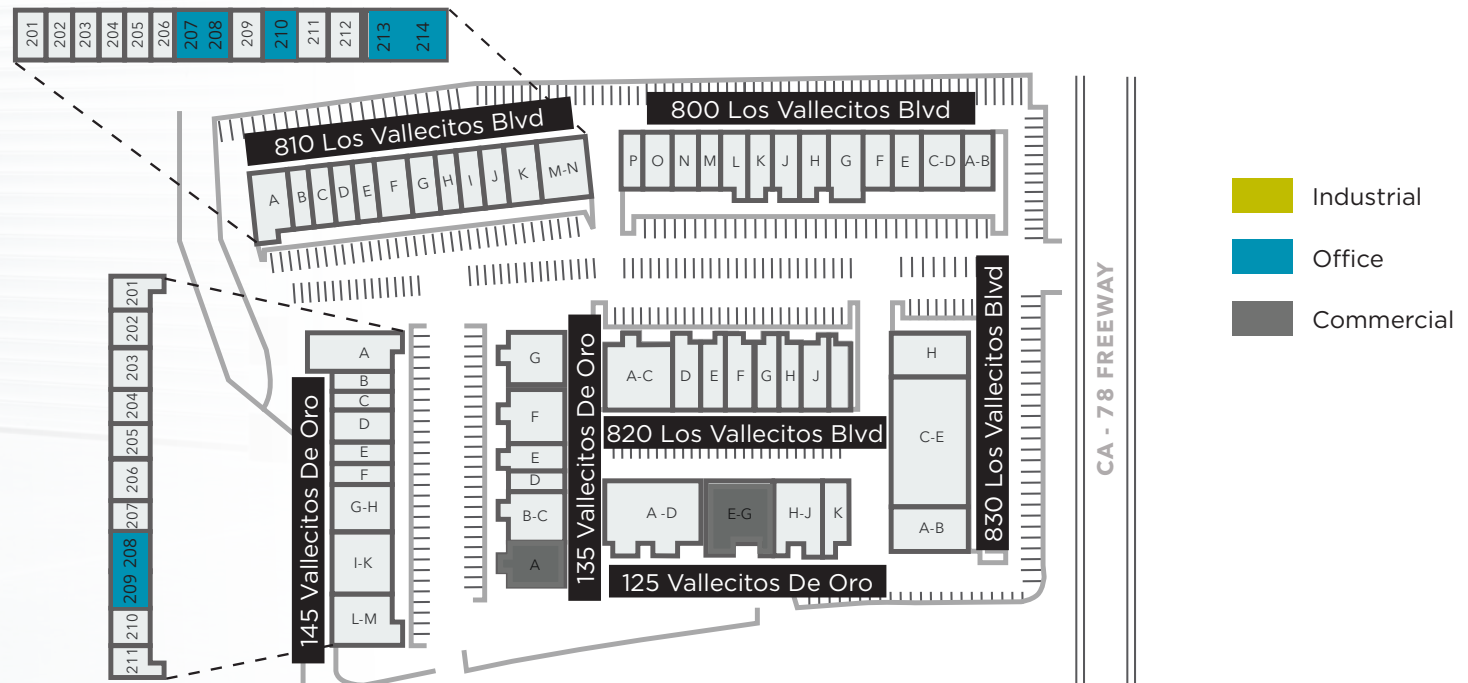
LOS VALLECITOS BUSINESS CENTER



AVAILABILITIES

INDUSTRIAL/COMMERCIAL					
UNIT	TYPE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
125 Vallecitos de Oro / First Floor: E-G	Commercial	4,926 SF	Commercial Zoned Showroom, Retail / Creative Office	\$1.50/SF + \$0.20 CAM	Now
135 Vallecitos de Oro / First Floor: A	Commercial	2,142 SF	Private Offices, Warehouse, and Restroom	\$1.55/SF + \$0.20 CAM	Now

OFFICE					
UNIT	TYPE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
145 Vallecitos de Oro / Second Floor: 208/209	Office	1,406 SF	Reception, Private Offices, Open Office, and Kitchen	\$1.20/SF + \$0.20 CAM plus \$0.20/SF Electric	Now
810 Los Vallecitos Blvd / Second Floor: 207/208	Office	1,230 SF	Private Offices, Open Office Area, and Kitchenette	\$1.20/SF + \$0.20CAM plus \$0.20/SF Electric	Now
810 Los Vallecitos Blvd / Second Floor: 210	Office	639 SF	2 Private Offices, and Open Office Area	\$1.20/SF + \$0.20CAM plus \$0.20/SF Electric	Now
810 Los Vallecitos Blvd / Second Floor: 213-214	Office	1,794 SF	Private Offices, Open Office, and Break Room	\$1.20/SF + \$0.20CAM plus \$0.20/SF Electric	Now



125 VALLECITOS DEL ORO

COMMERCIAL/INDUSTRIAL SUITE / FIRST FLOOR

Zoned Commercial creative office & showroom industrial uses. A total of 4,926 SF.

E-G

SUITES AVAILABLE

4,926

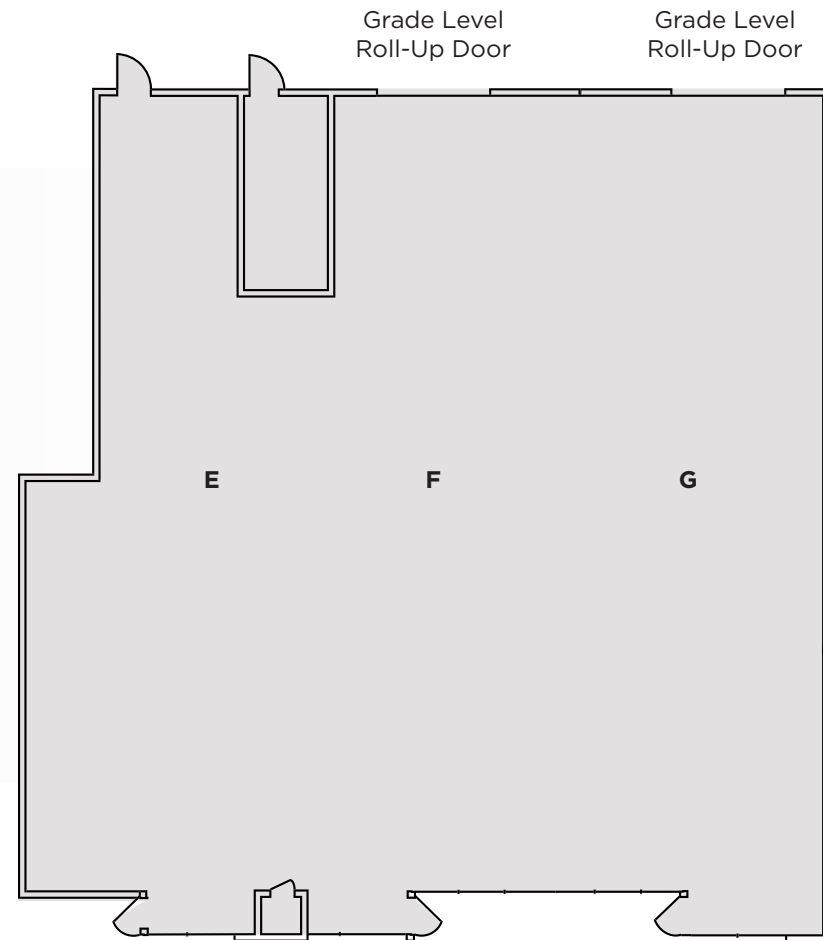
TOTAL SQUARE FEET

\$1.50 / SF

LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE



135 VALLECITOS DE ORO

OFFICE/INDUSTRIAL SUITE / FIRST FLOOR

Office/Industrial suite. A total of 2,142 SF

A

SUITE AVAILABLE

2,142

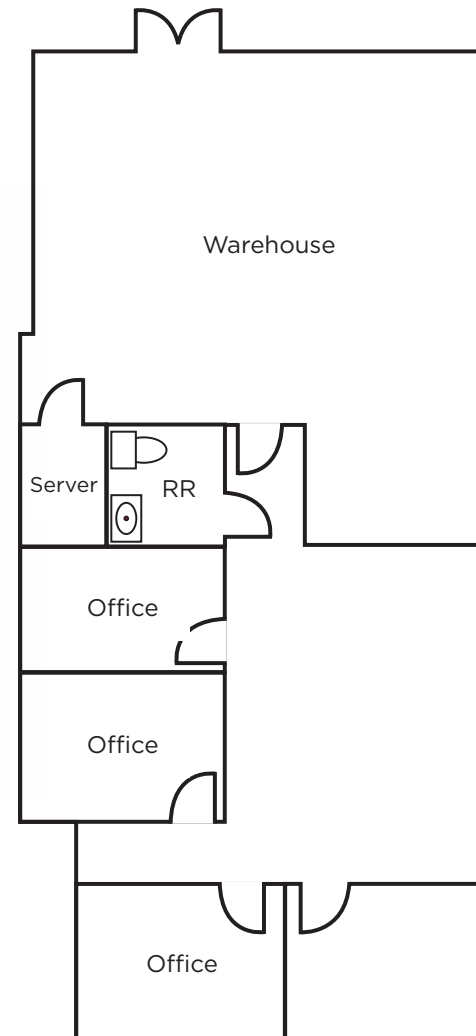
TOTAL SQUARE FEET

\$1.55 / SF

LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE



145 VALLECITOS DE ORO

OFFICE SUITES / SECOND FLOOR

Office suites totaling 1,406 SF.

208-209

SUITES AVAILABLE

1,406

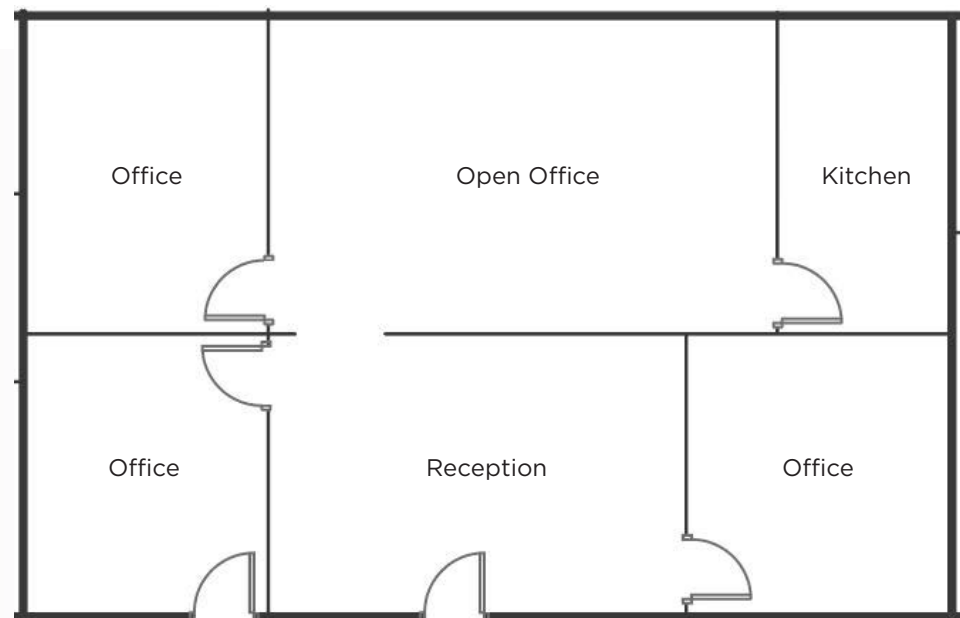
TOTAL SQUARE FEET

\$1.20 / SF MG

LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



810 LOS VALLECITOS BLVD

OFFICE SUITES / SECOND FLOOR

Office suites totaling 1,230 SF.

207-208

SUITES AVAILABLE

1,230

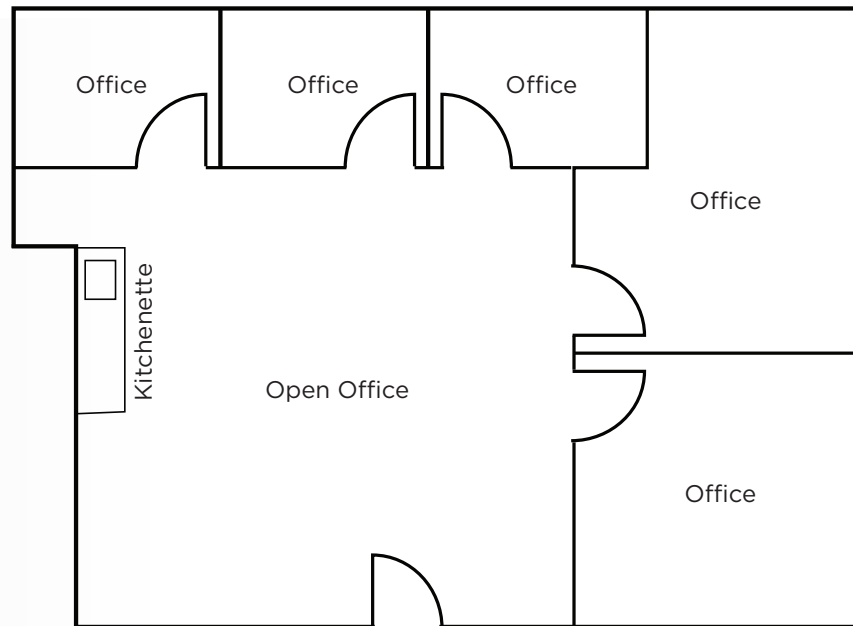
TOTAL SQUARE FEET

\$1.20 / SF MG

LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



810 LOS VALLECITOS

OFFICE SUITE / SECOND FLOOR

Office suite totaling 639 SF.

210

SUITE AVAILABLE

639

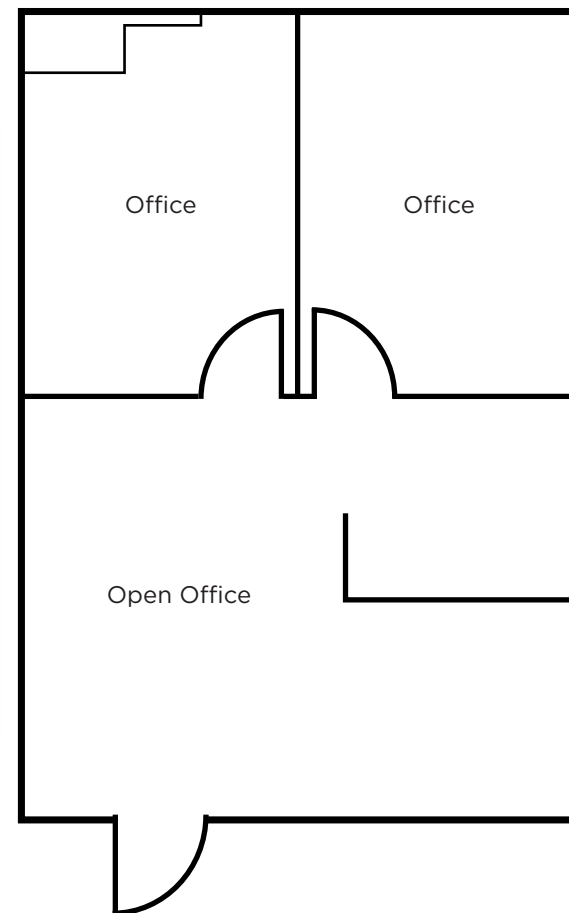
TOTAL SQUARE FEET

\$1.20 / SF MG

LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



810 LOS VALLECITOS

OFFICE SUITES / SECOND FLOOR

Office suites totaling 1,794 SF.

213 & 214

SUITES AVAILABLE

1,794

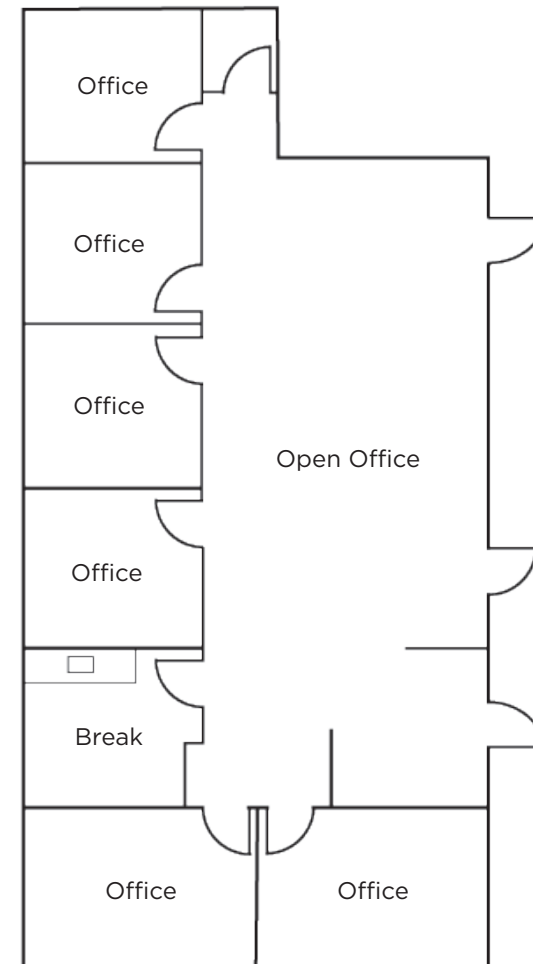
TOTAL SQUARE FEET

\$1.20 / SF MG

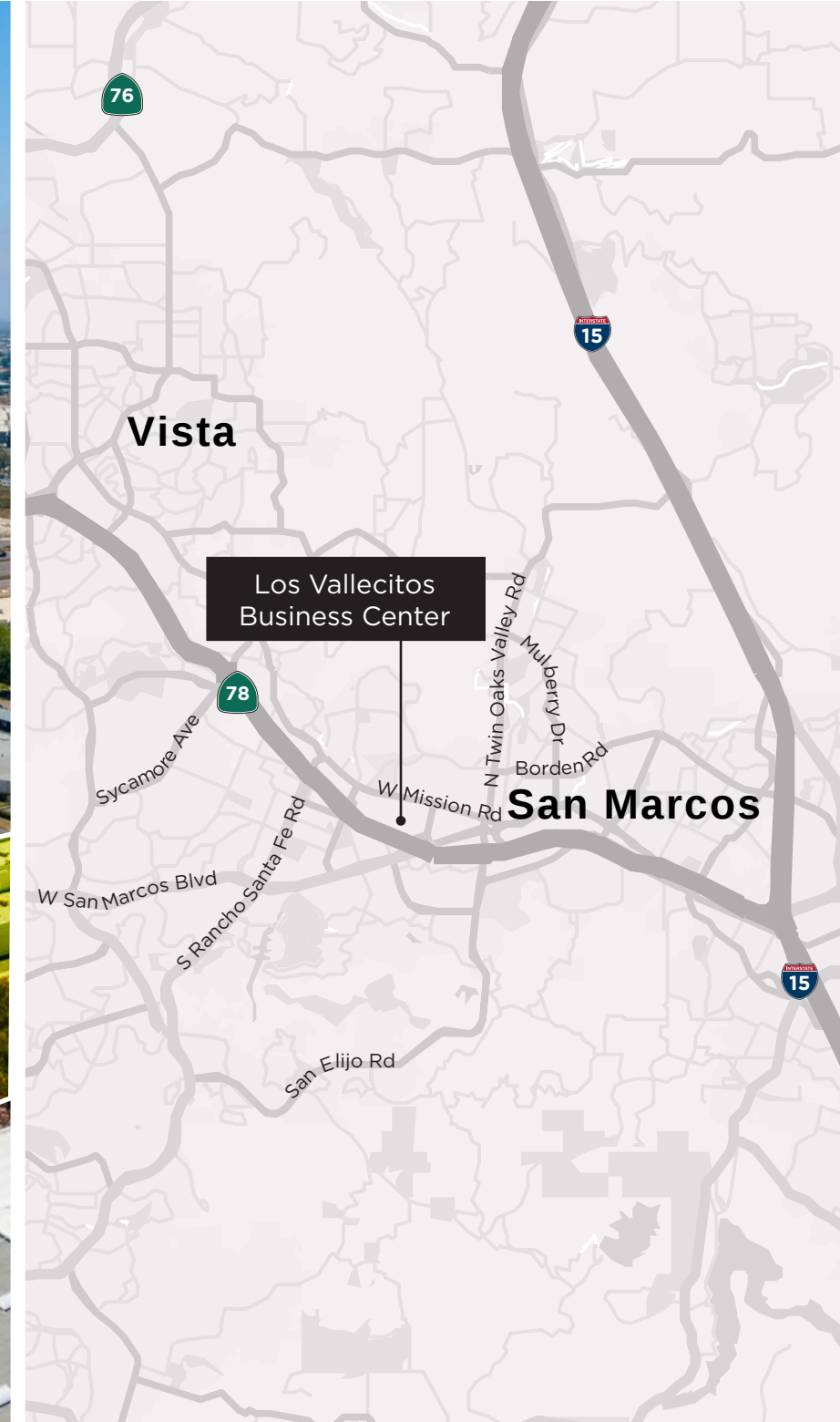
LEASE RATE + \$0.20 CAM
plus \$0.20/SF Electric

Now

DATE AVAILABLE



LOCATION



AMENITIES



LOS VALLECITOS BUSINESS CENTER

FOR LEASE



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