

LOS VALLECITOS BUSINESS CENTER

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



FOR LEASE

OFFICE, INDUSTRIAL, RETAIL SUITES

 CUSHMAN &
WAKEFIELD

CBRE

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



125 Vallecitos de Oro



135 Vallecitos de Oro



145 Vallecitos de Oro



800 Los Vallecitos Blvd



810 Los Vallecitos Blvd



820 Los Vallecitos Blvd



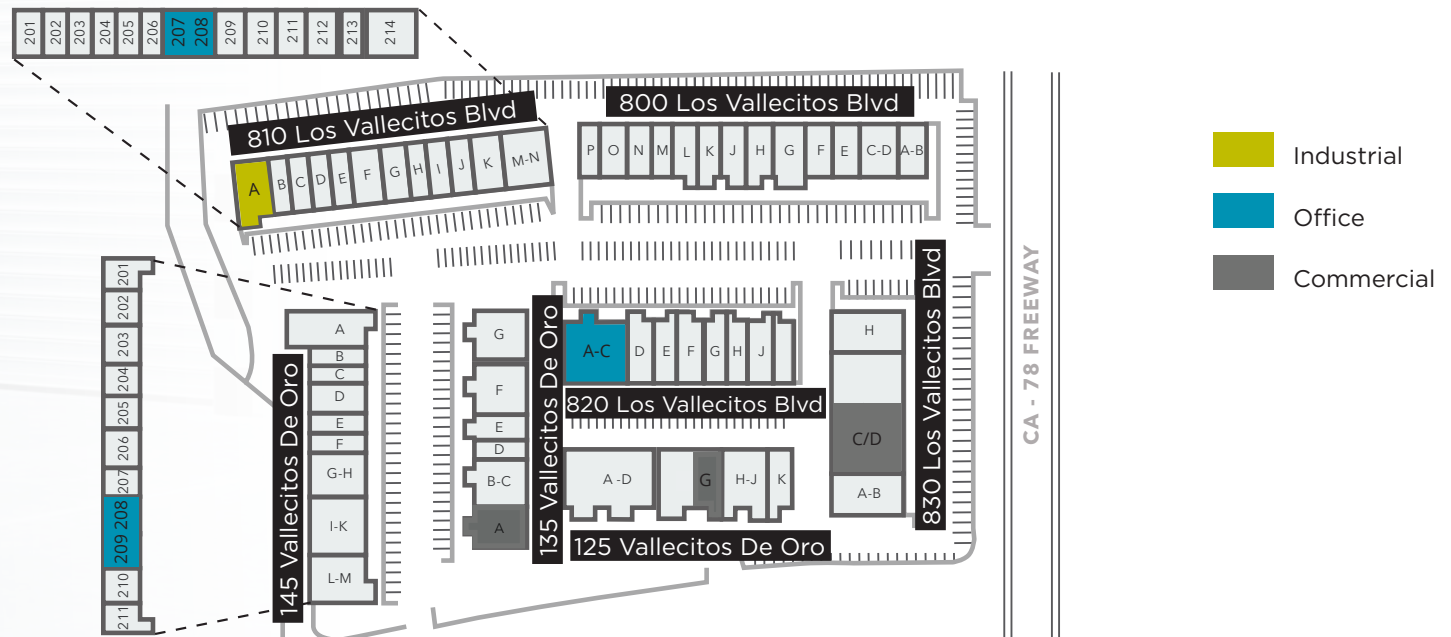
830 Los Vallecitos Blvd



AVAILABILITIES

INDUSTRIAL/COMMERCIAL						
UNIT	TYPE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE	
125 Vallecitos de Oro / First Floor: G	Commercial	1,794 SF	Reception, Private Office, Warehouse, and Restroom	\$1.55/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	
810 Los Vallecitos Blvd / First Floor: A	Industrial	2,440 SF	Private Offices, and Warehouse	\$1.55/SF + \$0.20 CAM	Now	
830 Los Vallecitos Blvd / First Floor: C/D	Commercial	4,139 SF	Commercial Zoned Showroom / Restroom and Two (2) Grade Level Loading Doors	\$1.95/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 + \$0.20 CAM plus \$0.20/SF Electric	Now	
820 Los Vallecitos Blvd / First Floor: A-C	Office	5,000 SF	Creative Office Space Conference Room, Private Offices, Open Office Area, and Kitchen	\$1.20/SF + \$0.20 CAM plus \$0.20/SF Electric	April 1, 2026	



125 VALLECITOS DEL ORO

COMMERCIAL/INDUSTRIAL SUITE / FIRST FLOOR

Office/Industrial suite. A total of 1,794 SF

G

SUITE AVAILABLE

1,794

TOTAL SQUARE FEET

\$1.55 / 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

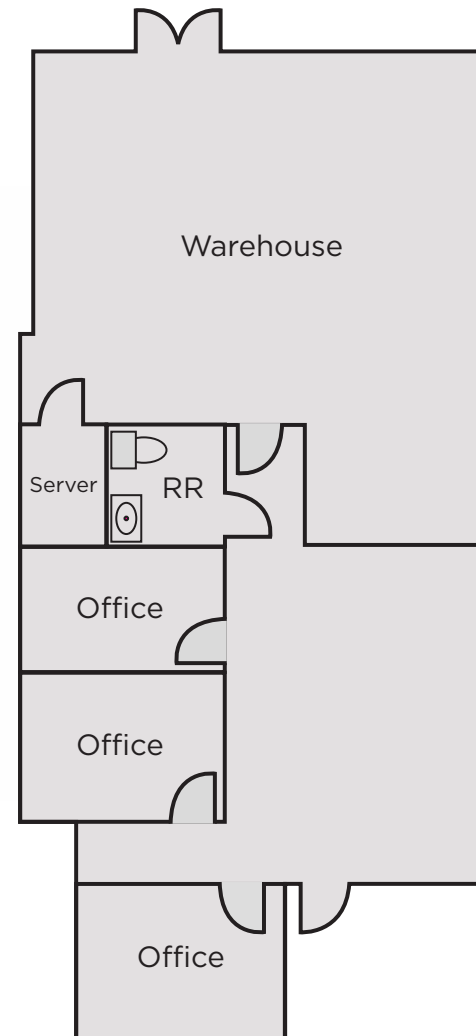
TOTAL SQUARE FEET

\$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

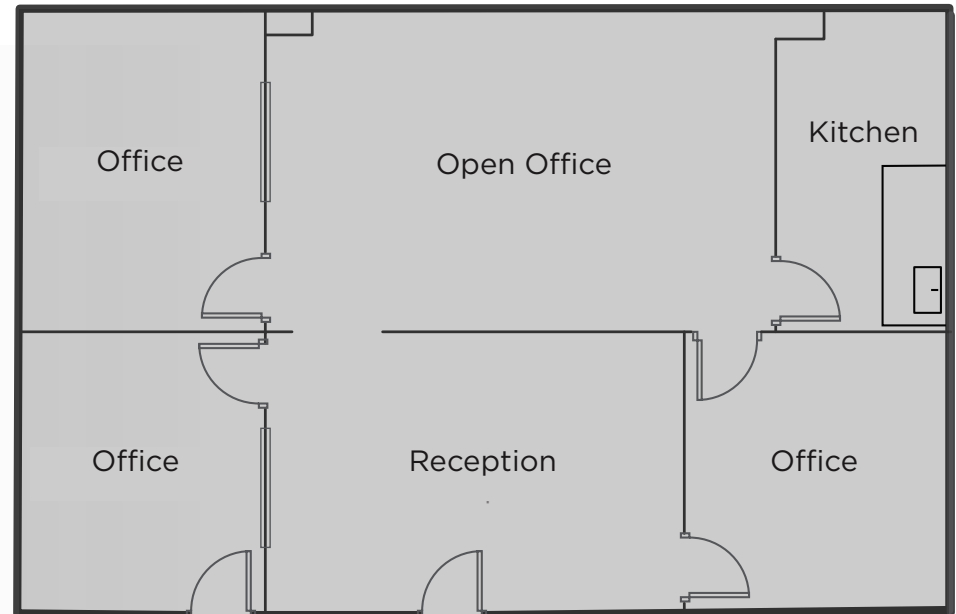
TOTAL SQUARE FEET

\$1.20 / SF MG

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

Now

DATE AVAILABLE



810 LOS VALLECITOS BLVD

INDUSTRIAL SUITE / FIRST FLOOR

Industrial suite totaling 2,440 SF.

A

SUITE AVAILABLE

2,440

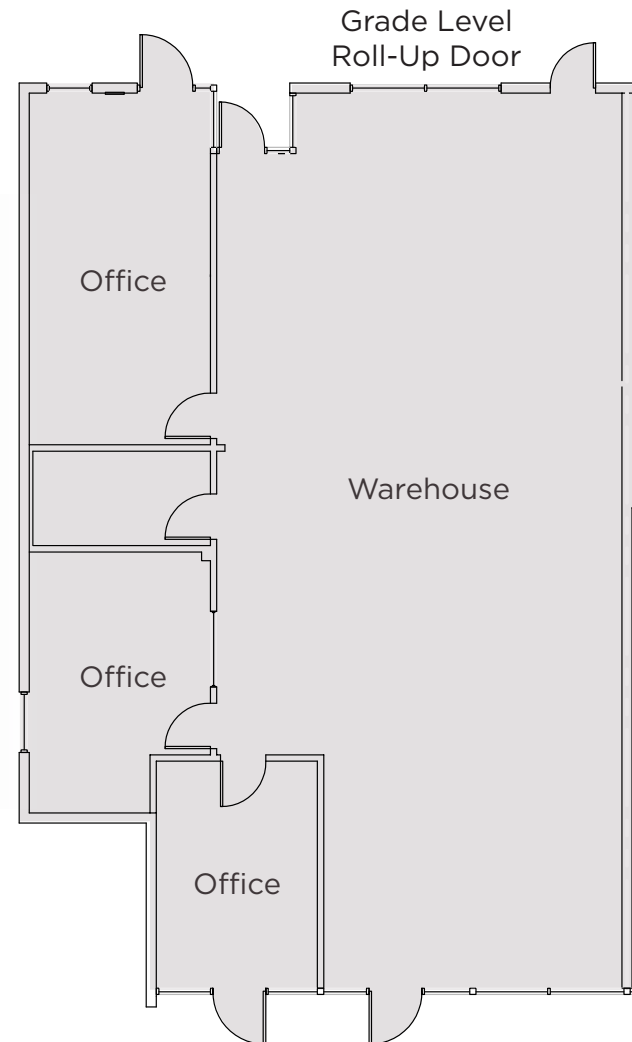
TOTAL SQUARE FEET

\$1.55 / SF MG

LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE



810 LOS VALLECITOS BLVD

OFFICE SUITES / SECOND FLOOR

Office suites totaling 1,230 SF.

207-208

SUITES AVAILABLE

1,230

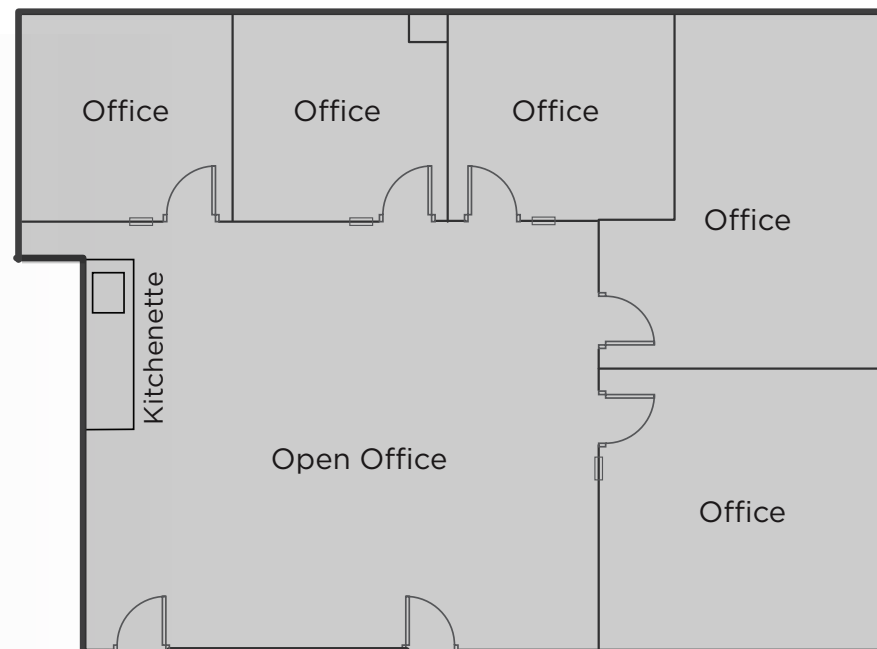
TOTAL SQUARE FEET

\$1.20 / SF MG

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

Now

DATE AVAILABLE



820 LOS VALLECITOS BLVD

OFFICE SUITE / FIRST FLOOR

Creative Office space totaling 5,000 SF.

A-C

SUITE AVAILABLE

5,000

TOTAL SQUARE FEET

\$1.20 / SF MG

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

April 1, 2026

DATE AVAILABLE



830 LOS VALLECITOS

COMMERCIAL ZONED SHOWROOM SUITE / FIRST FLOOR

A total of 4,139 SF

C/D

SUITE AVAILABLE

4,139

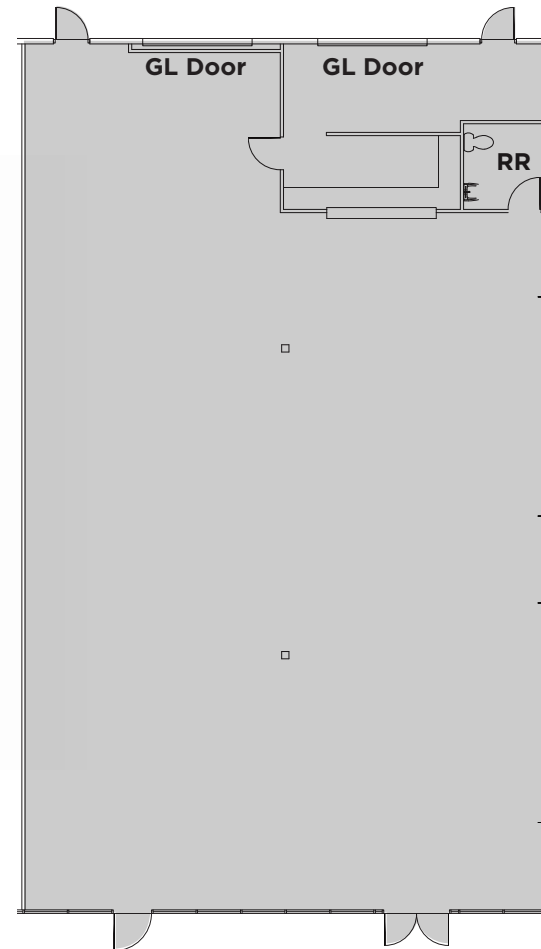
TOTAL SQUARE FEET

\$1.95 / SF

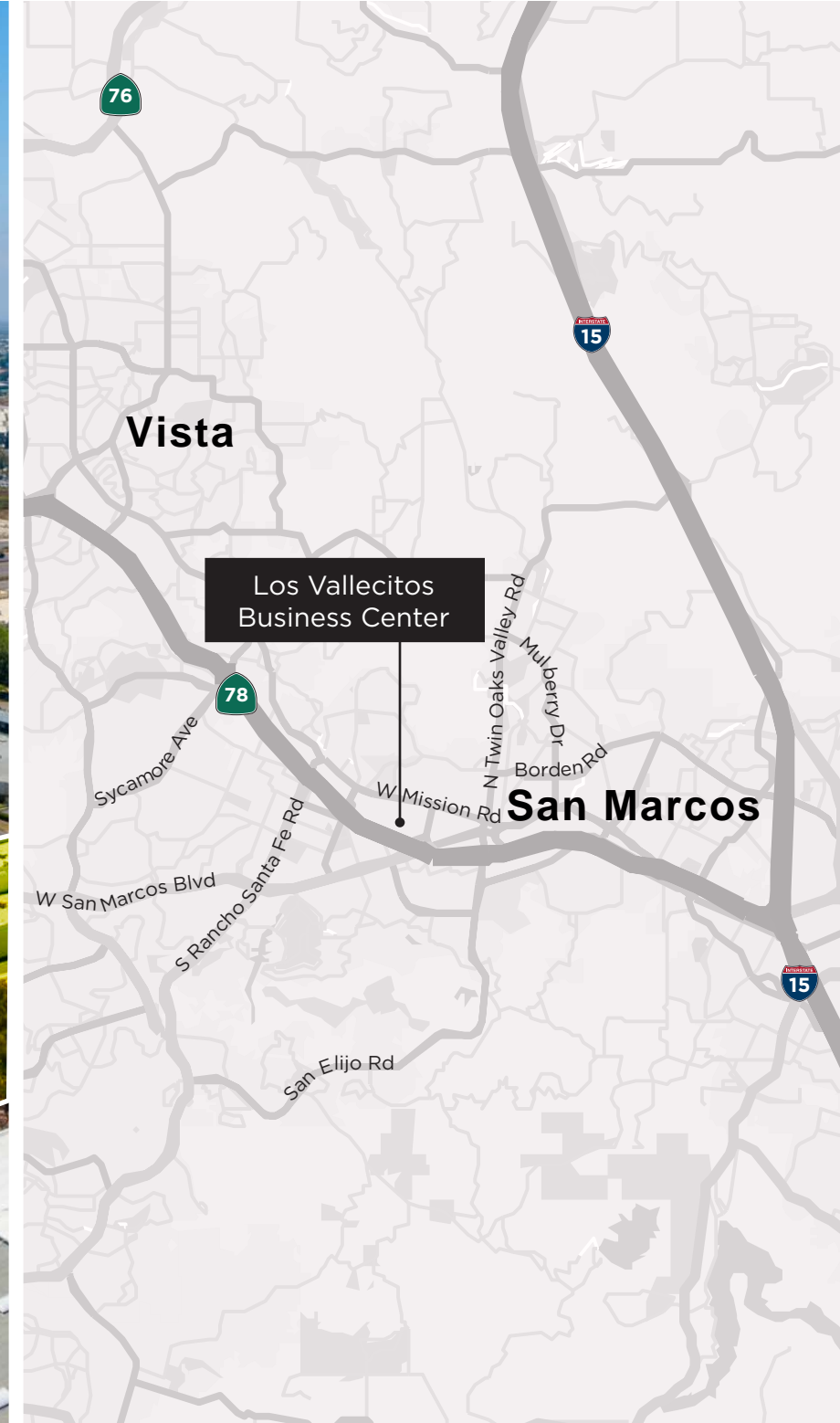
LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE



LOCATION



AMENITIES

Palomar College

Santa Fe Business Center

California State University San Marcos





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