



San Marcos Village Square

1617 Capalina Rd, Suite A, San Marcos, CA 92069



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San Marcos Village Square

1617 Capalina Road Suite A

\$14.40 /SF/YR

Freestanding Retail Showroom
High bay showroom and warehouse space with grade and dock delivery/loading
Freeway visibility with freeway monument and additional main road signage
2:1 / Abundant overflow parking
400 amps / 120 - 208 volt power
Currently available ~11,500 SF - 23,500 SF
Demising available ~7,000 SF - 19,000 SF Rate will change to \$1.30 NNN - \$1.50 NNN...

- Excellent freeway visibility



Rental Rate: \$14.40 /SF/YR

Property Type: Flex

Property Subtype: Showroom

Building Class: B

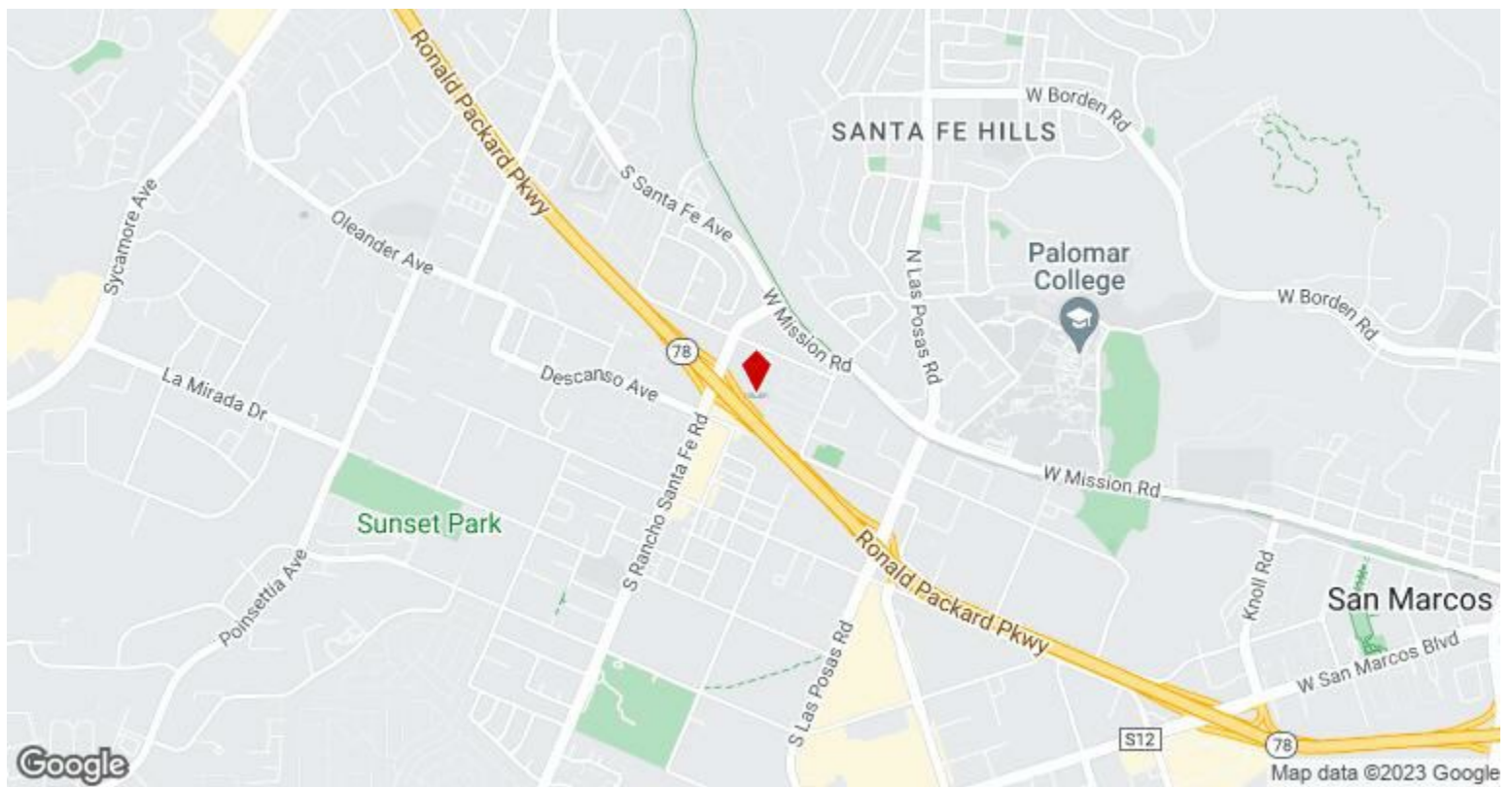
Rentable Building Area: 35,000 SF

Year Built: 1991

Rental Rate Mo: \$1.20 /SF/MO

1st Floor Ste A

Space Available	23,500 SF
Rental Rate	\$14.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



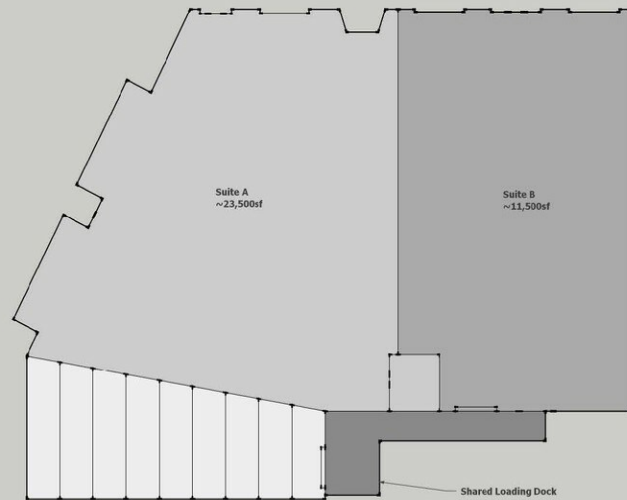
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Property Photos



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Current Demising Plan at 1617