

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

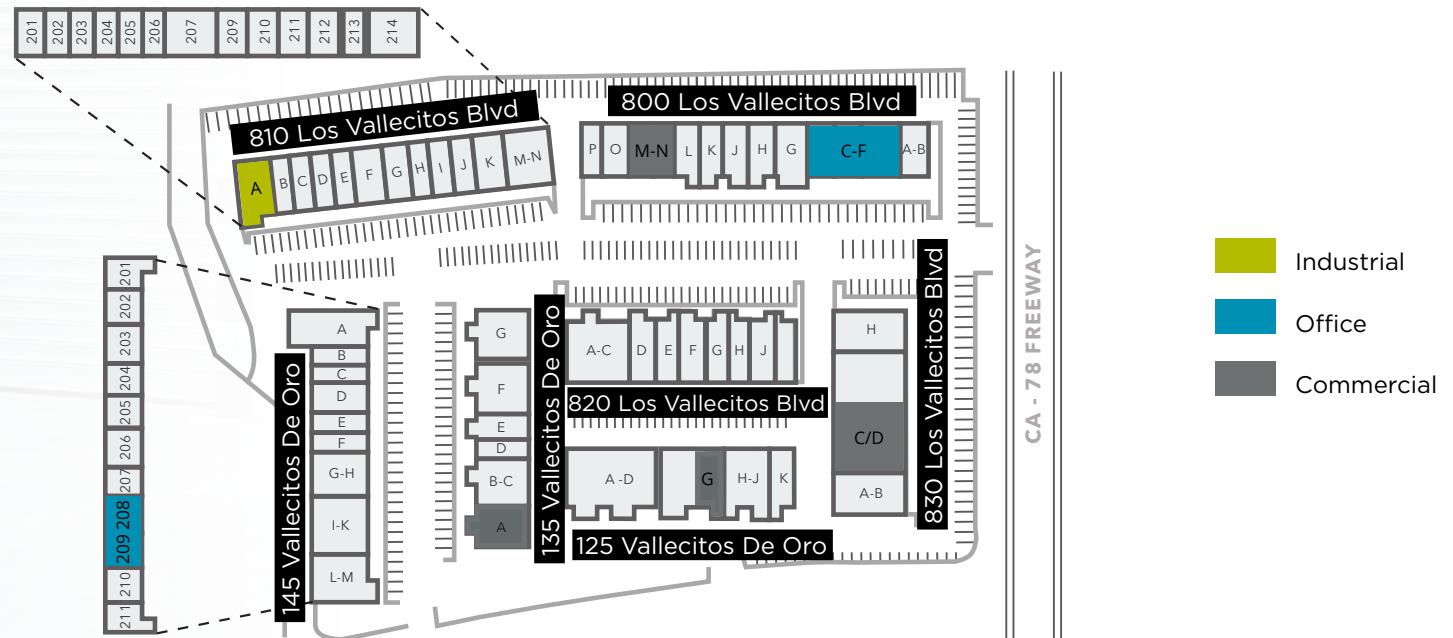
LOS VALLECITOS BUSINESS CENTER



AVAILABILITIES

INDUSTRIAL/COMMERCIAL					
UNIT	TYPE	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
125 Vallecitos de Oro / First Floor: 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
800 Los Vallecitos Blvd / First Floor: M-N	Creative Office/ R&D	3,116 SF	Private Office, Open Office, Restroom, IT/Storage Room, and Two (2) Grade Level Loading Doors	\$1.55/SF + \$0.20 CAM plus \$0.20/SF Electric	10/1/2026
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
800 Los Vallecitos Blvd / First Floor: C-F	Office	6,232 SF *Divisible to 3,116 SF	Reception, Private Offices, Creative Office, Restrooms, and Kitchen	\$1.55/SF + \$0.20 CAM plus \$0.20/SF Electric	Now



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

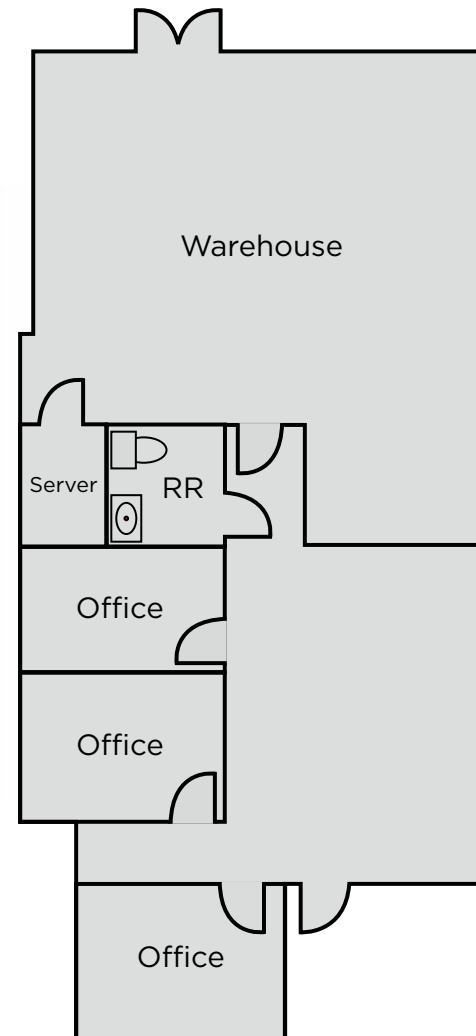
TOTAL SQUARE FEET

\$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

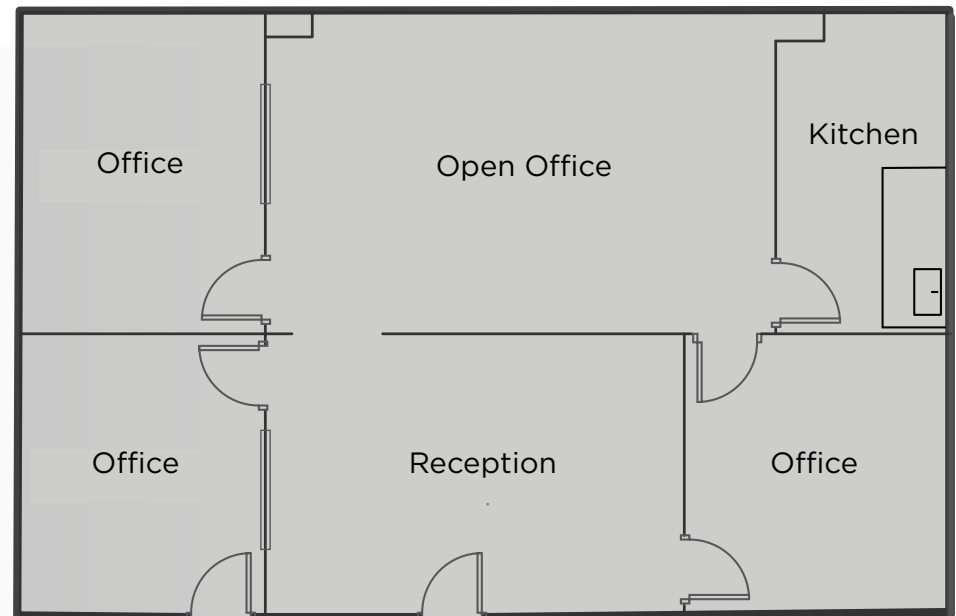
TOTAL SQUARE FEET

\$1.20 / SF MG

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

Now

DATE AVAILABLE



800 LOS VALLECITOS BLVD

OFFICE SUITE / FIRST FLOOR

Office suite totaling 6,232 SF. Divisible to 3,116 SF.

C-F

SUITE AVAILABLE

***6,232**

TOTAL SQUARE FEET

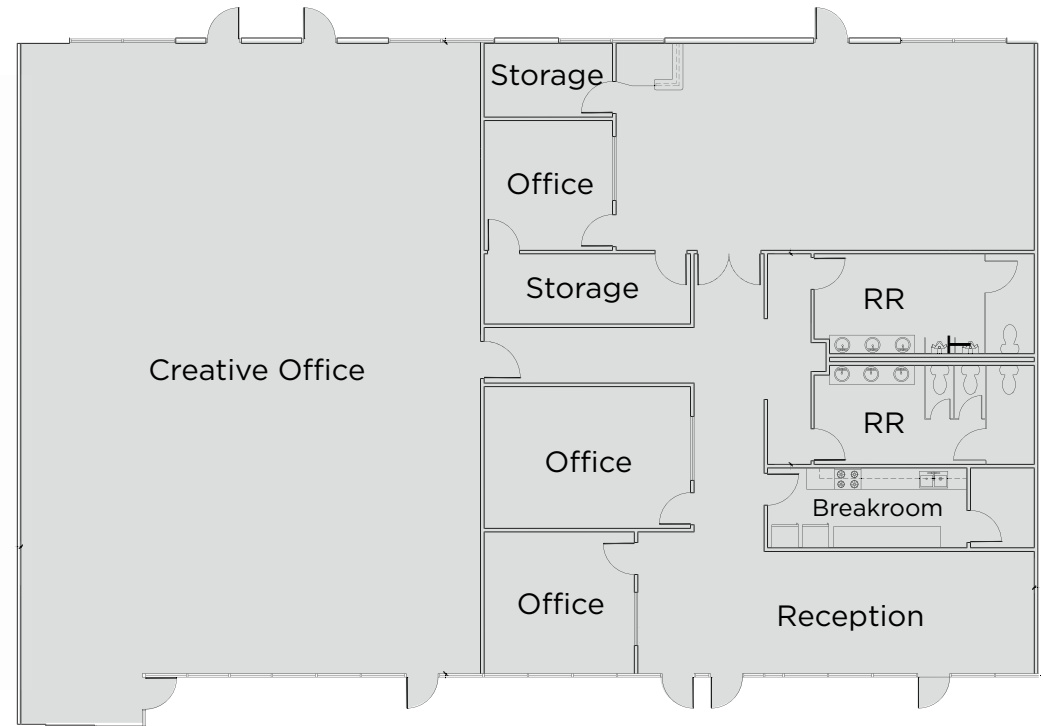
\$1.55 / SF MG

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

September 1, 2026

DATE AVAILABLE

*Divisible to 3,116 SF



800 LOS VALLECITOS BLVD

CREATIVE OFFICE/R&D SUITE / FIRST FLOOR

Creative Office/R&D suite totaling 3,116 SF.

M-N

SUITE AVAILABLE

3,116

TOTAL SQUARE FEET

\$1.55 / SF MG

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

October 1, 2026

DATE AVAILABLE



810 LOS VALLECITOS BLVD

INDUSTRIAL SUITE / FIRST FLOOR

Industrial suite totaling 2,440 SF.

A

SUITE AVAILABLE

2,440

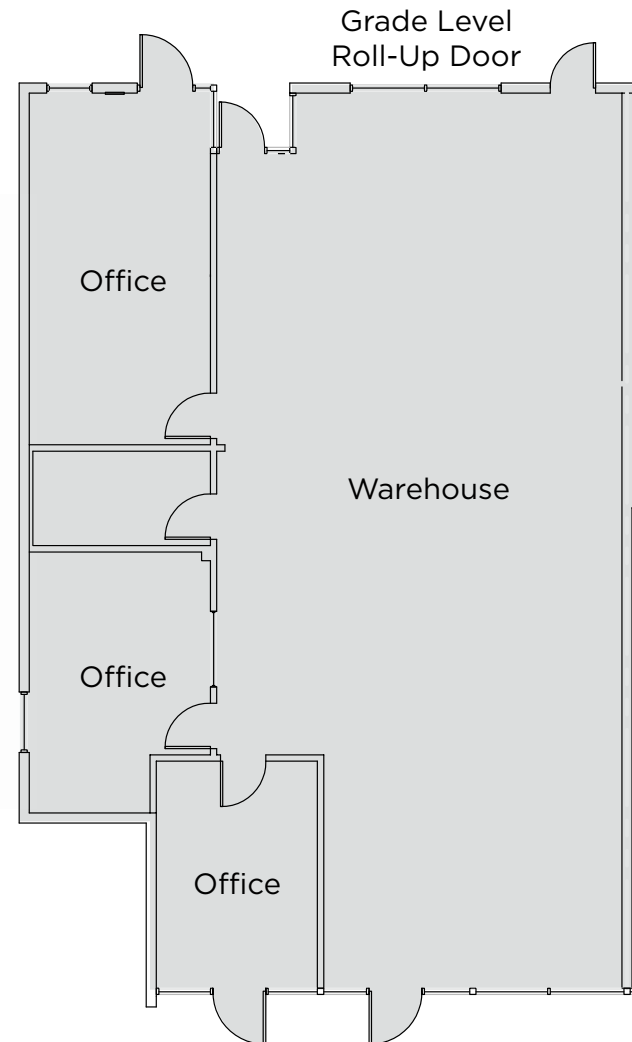
TOTAL SQUARE FEET

\$1.55 / SF MG

LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE



830 LOS VALLECITOS

COMMERCIAL ZONED SHOWROOM SUITE / FIRST FLOOR

A total of 4,139 SF

C/D

SUITE AVAILABLE

4,139

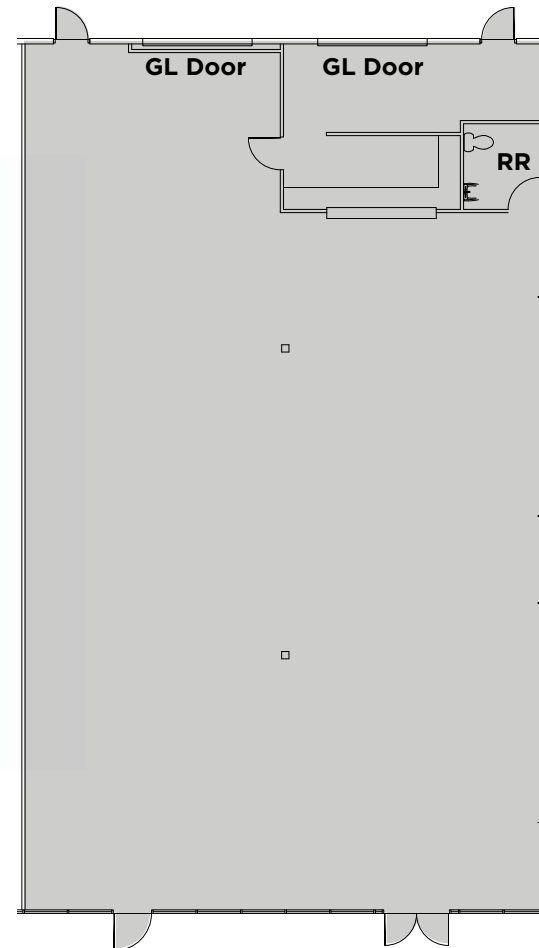
TOTAL SQUARE FEET

\$1.95 / SF

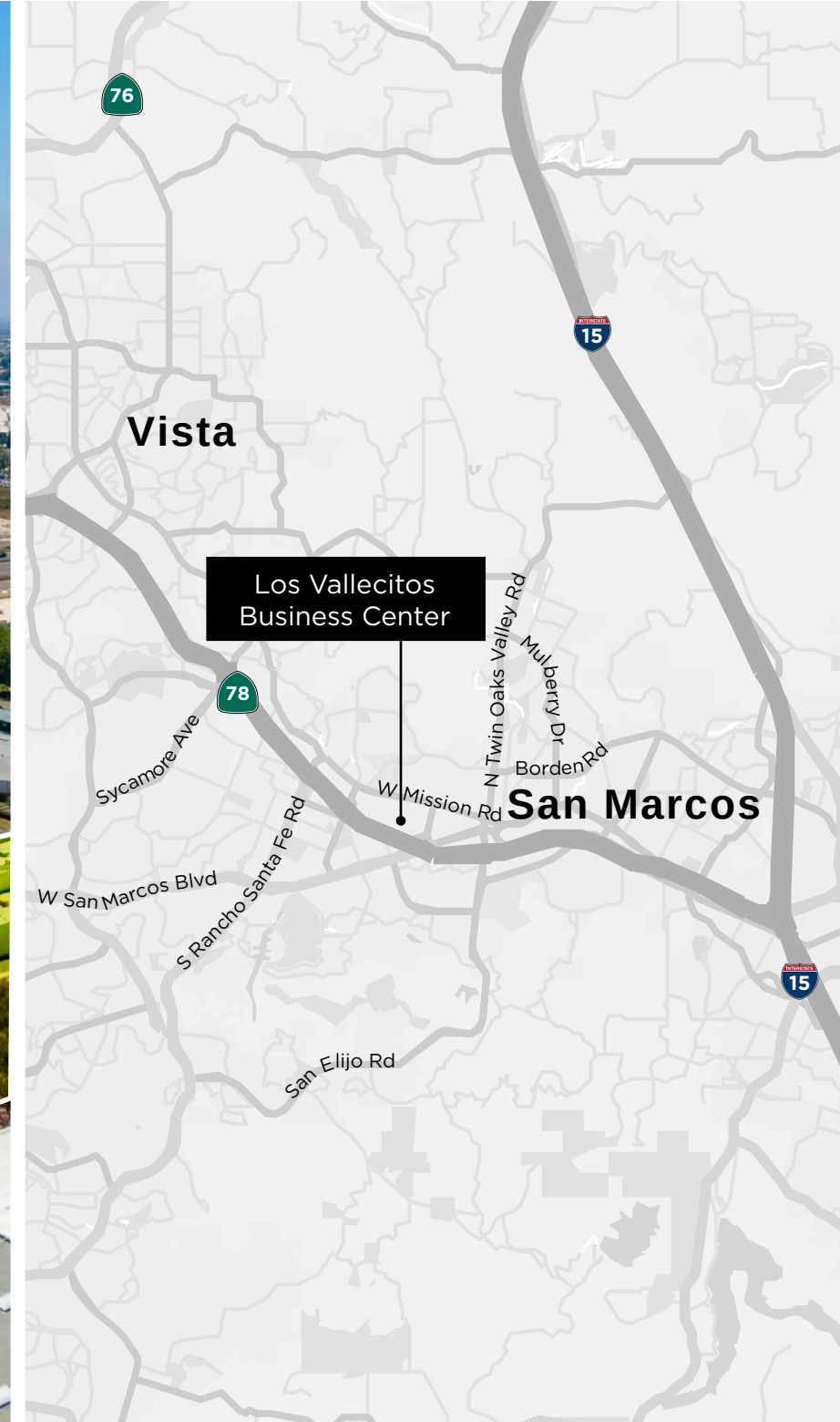
LEASE RATE + \$0.20 CAM

Now

DATE AVAILABLE



LOCATION

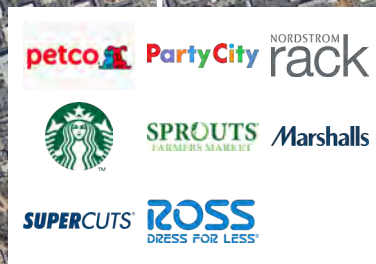


AMENITIES

Palomar College

Santa Fe
Business Center

California State
University San Marcos



LOS VALLECITOS BUSINESS CENTER

FOR LEASE



INDUSTRIAL:

JOE CROTTY

760.473.1811

joe.crotty@cushwake.com
Lic. No.01369821

TYLER STEMLEY

760.908.4270

tyler.stemley@cushwake.com
Lic. No.02003867

CARSON ODABASHIAN

760.431.3836

carson.odabashian@cushwake.com
Lic. No.02207230

OFFICE:

BOB COWAN

760.438.8510

bob.cowan@cbre.com
Lic. No.01838109

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