

FOR SALE

**1440/1450 Descanso Ave, San Marcos, CA.
Freeway Exposure**



2 Parcels Together:

1. **1450 Descanso Ave.:** 1,404 sf office and 5,000 sf separate warehouse, totaling 6,404 sf on 20,000 sf lot.
2. **1440 Descanso Ave.:** Approx. 2.50 acres.

- M Zone.
- Excellent Exposure and Truck Access.
- CUP currently in place for a landscape materials sales center.
- Subtenants for part of yard are available.
- Westerly 36,018 sf yard area leased at over \$9,000.00 per month.

**1440/1450 Descanso Ave.
\$3,750,000.00**

FOR MORE INFORMATION

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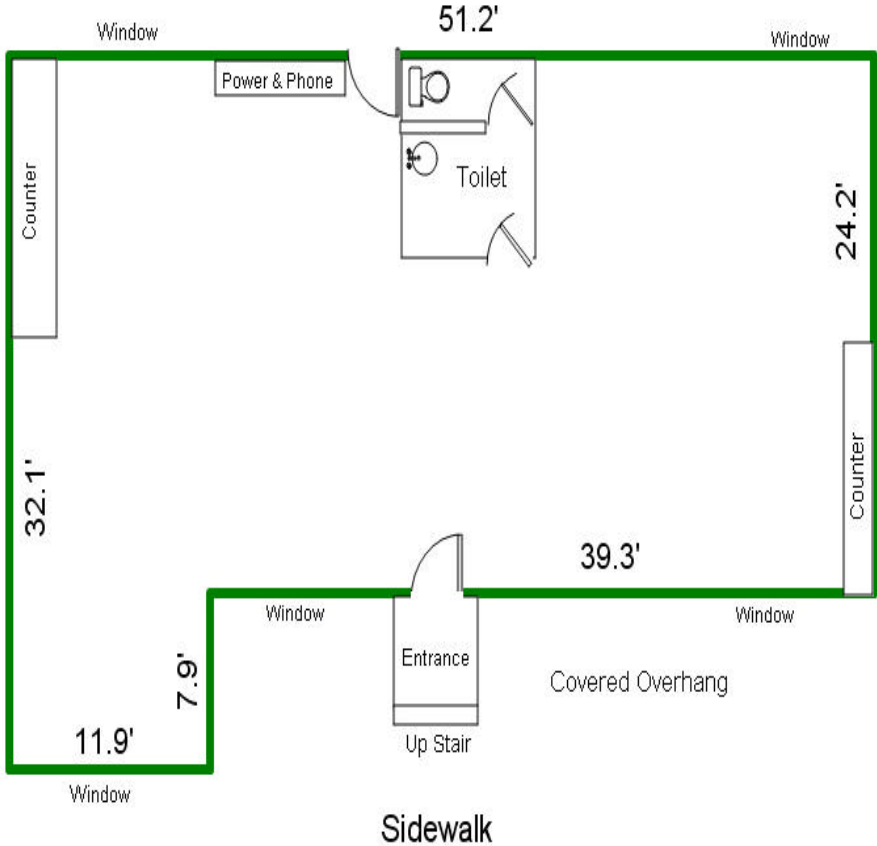
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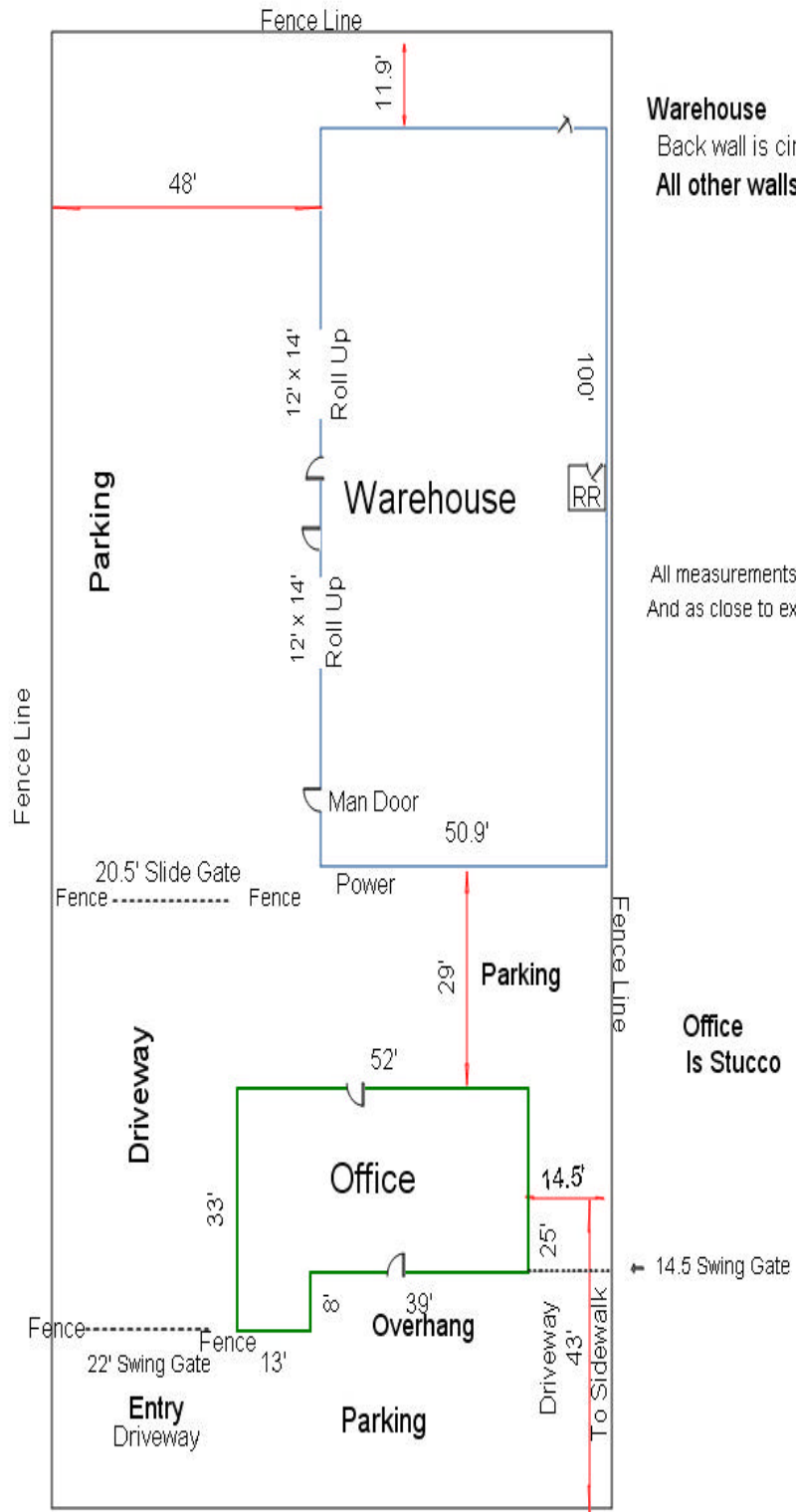
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Office Interior Measurements

All measurements are as close to exact as possible.





Warehouse
 Back wall is cinder block.
 All other walls & roof are steel.

All measurements are approximate,
 And as close to exacte as possible.

Office
 Is Stucco

