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1880

diamond street

part of RAF Pacifica Group creative industrial™ portfolio



la costa meadows' only creative industrial™ facility



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project highlights

Identity & Image

- High end exterior corporate image
- Modern & creative interior image
- Surrounded by high-end companies

Unique Amenities:

- Dock & grade level loading
- Exclusive concrete truck court
- Heavy power: 2,500 amps, 277/480

Irreplaceable Improvements:

- Brand new creative industrial improvements
- Full building renovation underway
- Brand new roof & HVAC units

Location:

- Superior location with quick access to Hwy-78, I-5 & I-15
- Close proximity to retail amenities
- Strong nearby employment base

Strong Submarket:

- Located within the prestigious La Costa Meadows submarket
- Submarket vacancy rate of 3.0%
- Close proximity to Encinitas, Carlsbad, Rancho Santa Fe & Vista



premises overview

ADDRESS:	1880 Diamond Street
SUBMARKET:	La Costa Meadows, San Marcos, CA
RENTABLE SF:	31,246 Square Feet
% IMPROVED:	8,647 SF of brand new office
# OF FLOORS:	Two (2) floors
YEAR BUILT:	1999
YEAR RENOVATED:	2017
ZONING:	Light Industrial (LI)
LOT SIZE:	1.77 acres
# OF DOCK DOORS:	Two (2)
# OF GRADE DOORS:	Two (2)
POWER:	2,500 amps @ 277/480v
PARKING:	67 spaces
CLEAR HEIGHT:	26' minimum
FIRE SUPPRESSION:	Fully sprinklered
GAS SERVICE:	Gas service available
GENERATOR:	600kw backup diesel generator
AVAILABILITY:	October 1, 2017
LEASE RATE:	\$1.05/SF NNN *NNN estimated at \$0.19/SF



new improvements

Creative Industrial Renovation Snapshot: Since purchasing the property in the 4th quarter of 2016, RAF Pacifica's Creative Industrial team has spent a significant amount of time and money to transform this facility into the city's most high profile Creative Industrial development. Here is a snapshot of new Creative Industrial improvements:

Office Renovations:

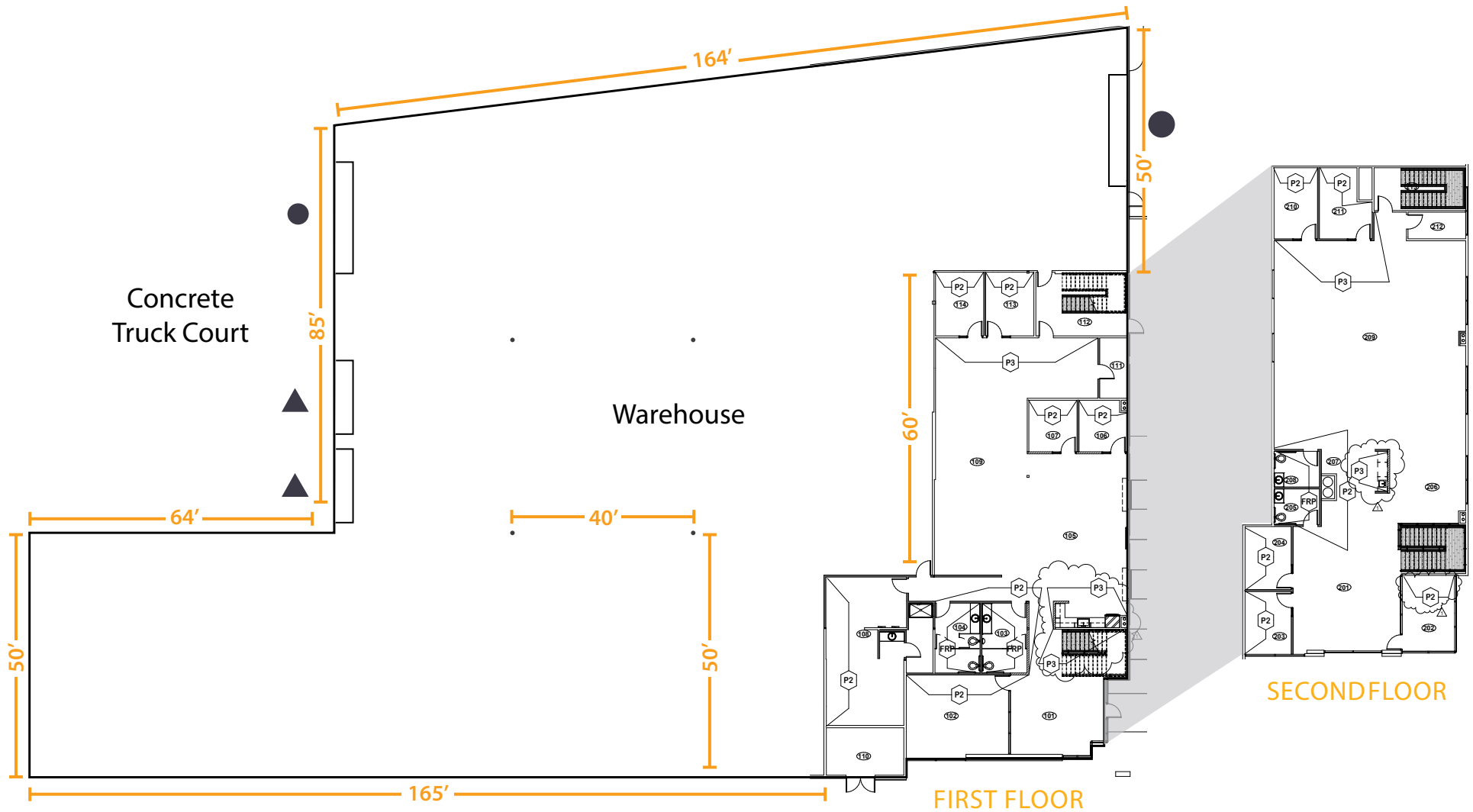
- 8,647 SF of brand new creative improvements
- Two glass roll-up doors leading to new outdoor lounge/patio
- 9 private offices with open work spaces throughout
- Large glass wall conference room
- Two (2) sets of customized restrooms
- Custom flooring and lighting throughout
- Accommodating lounge and break area
- Extensive natural light and glass- line
- Shower, locker room and fitness area

Warehouse and Exterior Renovations:

- Polished concrete floors
- Modernization of the landscaping
- New fresh paint on interior and exterior envelope
- Glass roll-up doors throughout
- Brand new roof
- Brand HVAC units in office area
- Upgraded lighting and insulation



floor plan

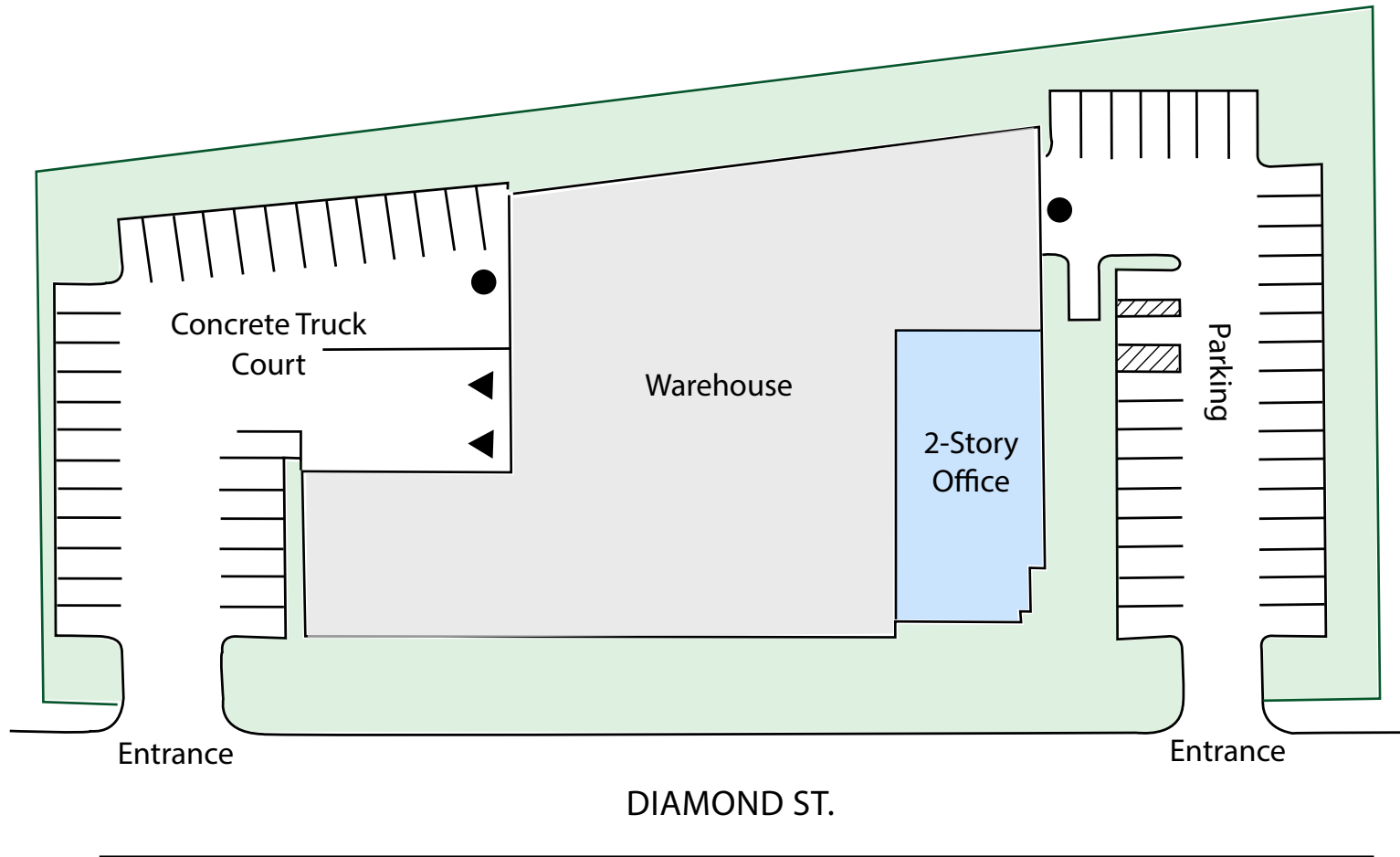


- Grade Level Loading
- ▲ Dock High Loading

3-D office layouts



site plan



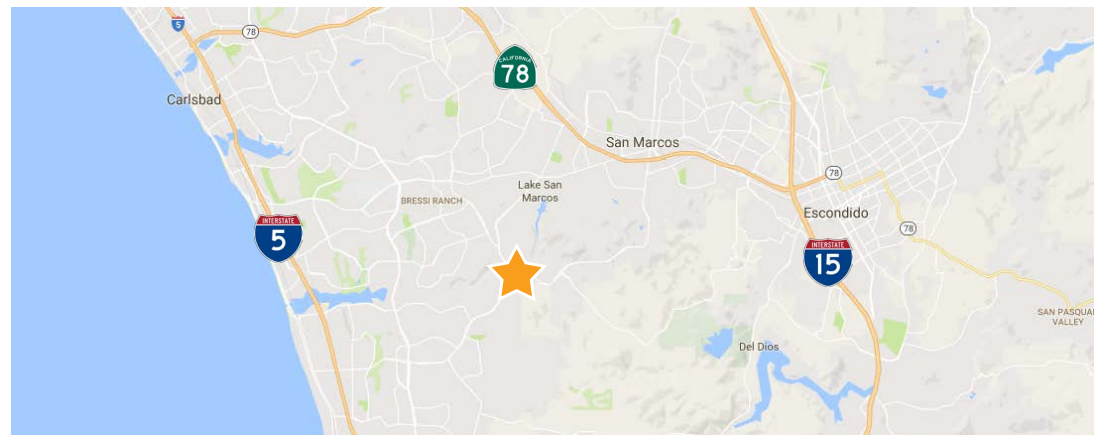
- Grade Level Loading
- ▲ Dock High Loading

location overview

1880 Diamond Street is located within the prestigious La Costa Meadows submarket which lies on the perimeter of City of San Marcos. La Costa Meadows is approximately 11 miles inland, 28 miles North of San Diego and strategically located with close proximity Rancho Santa Fe, Carlsbad, La Costa, Vista, Leucadia & Encinitas.

The unique and secluded industrial pocket is comprised of approximately 1,158,314 square feet of industrial & flex space, accounting for approximately 13% of the total San Marcos industrial market. With a vacancy rate dropping to 3.00%, La Costa Meadows continues to thrive as North County's tightest submarkets.

One of North County's largest companies, Hunter Industries is headquartered in La Costa Meadows and occupies approximately 37% of the submarkets industrial footprint which is comprised of 11 buildings totaling 429,736 square feet. Other major companies like Fluid Components, FlatIron Construction & Falmat are headquartered in La Costa Meadows due to its strategic location to high end markets and the ability to hire employees from a qualified local work force.



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