

120 N PACIFIC ST STE L12 & I12

San Marcos, CA 92069

Industrial For Sale

Offering Memorandum



I-78 ±141,000 VPD

±2,400 SF Available

MATTHEWS™

EXCLUSIVELY LISTED BY

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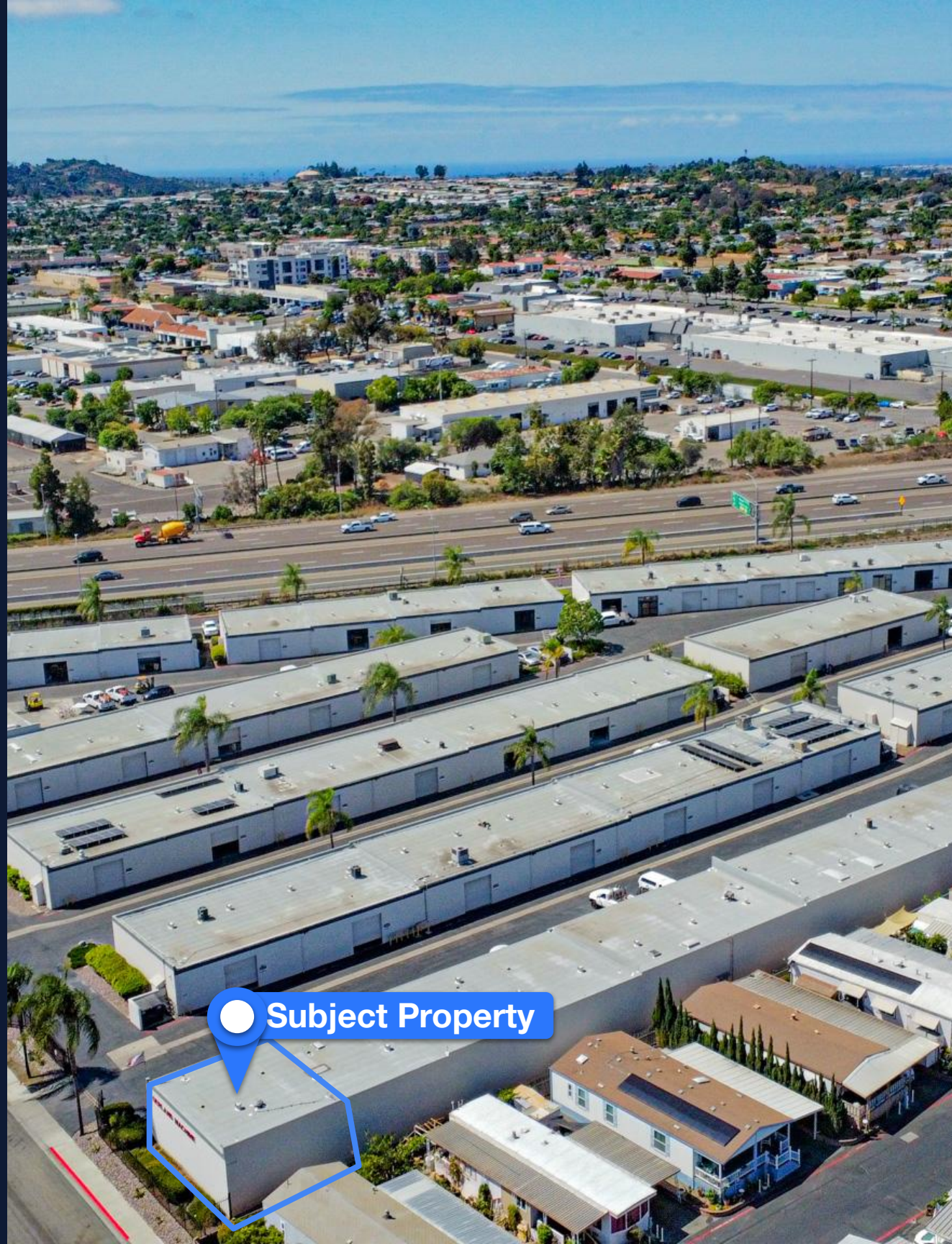
David Harrington

Broker of Record

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MATTHEWS™



THE OPPORTUNITY

120 N Pacific Street, Units L11 & L12, presents a rare opportunity to acquire a **combined $\pm 2,400$ SF industrial condo in the heart of San Marcos' established industrial corridor**. Offered as a single 2,400 square foot unit, this property is **ideal for an owner-user seeking to control occupancy costs or an investor targeting stable industrial product in a supply-constrained market**.

The combined suites provide a functional layout **well suited for warehouse, light manufacturing, distribution, or flex industrial use**. The configuration allows for operational efficiency while maintaining flexibility for a variety of business types. With **two adjoining $\pm 1,200$ SF units** being sold together, the property offers scale that is often difficult to find in small-bay industrial product throughout North County.

Strategically located with convenient **access to State Route 78**, the property provides seamless connectivity to both Interstate 5 and Interstate 15, allowing for efficient regional distribution and commuting access. Its central San Marcos location places it within **close proximity to major business hubs, retail amenities, and workforce housing**, enhancing long-term usability and investment appeal.

San Marcos continues to benefit from strong industrial fundamentals, a pro-business environment, and **sustained demand for small to mid-size industrial space**. 120 N Pacific Street, Units L11 & L12, represents a compelling opportunity to secure ownership in one of North County San Diego's most competitive industrial submarkets.



PROPERTY HIGHLIGHTS

\$865,000

List Price

±2,400 SF

GLA

\$360.41

Price/SF

Single Story

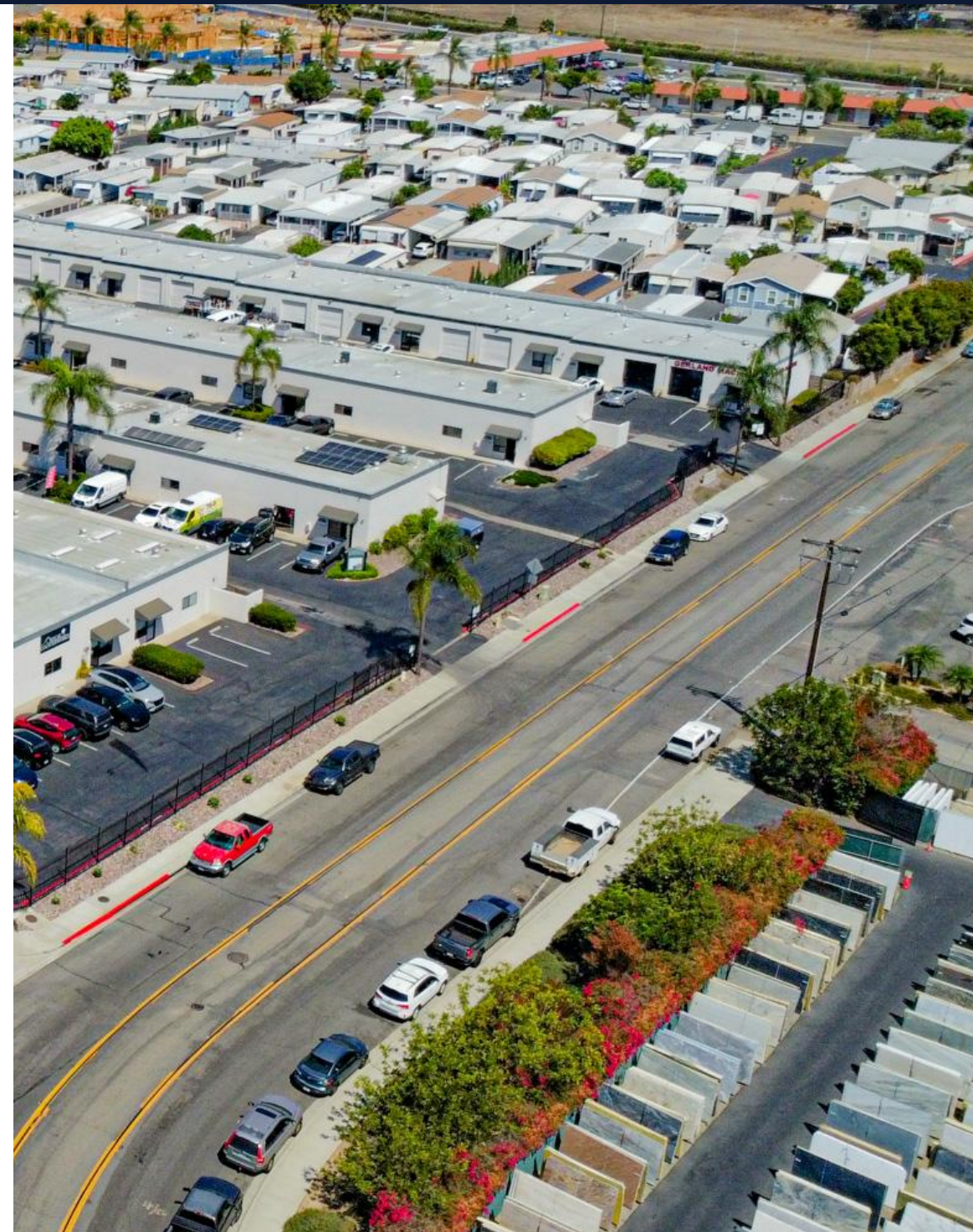
Layout

I/B/P

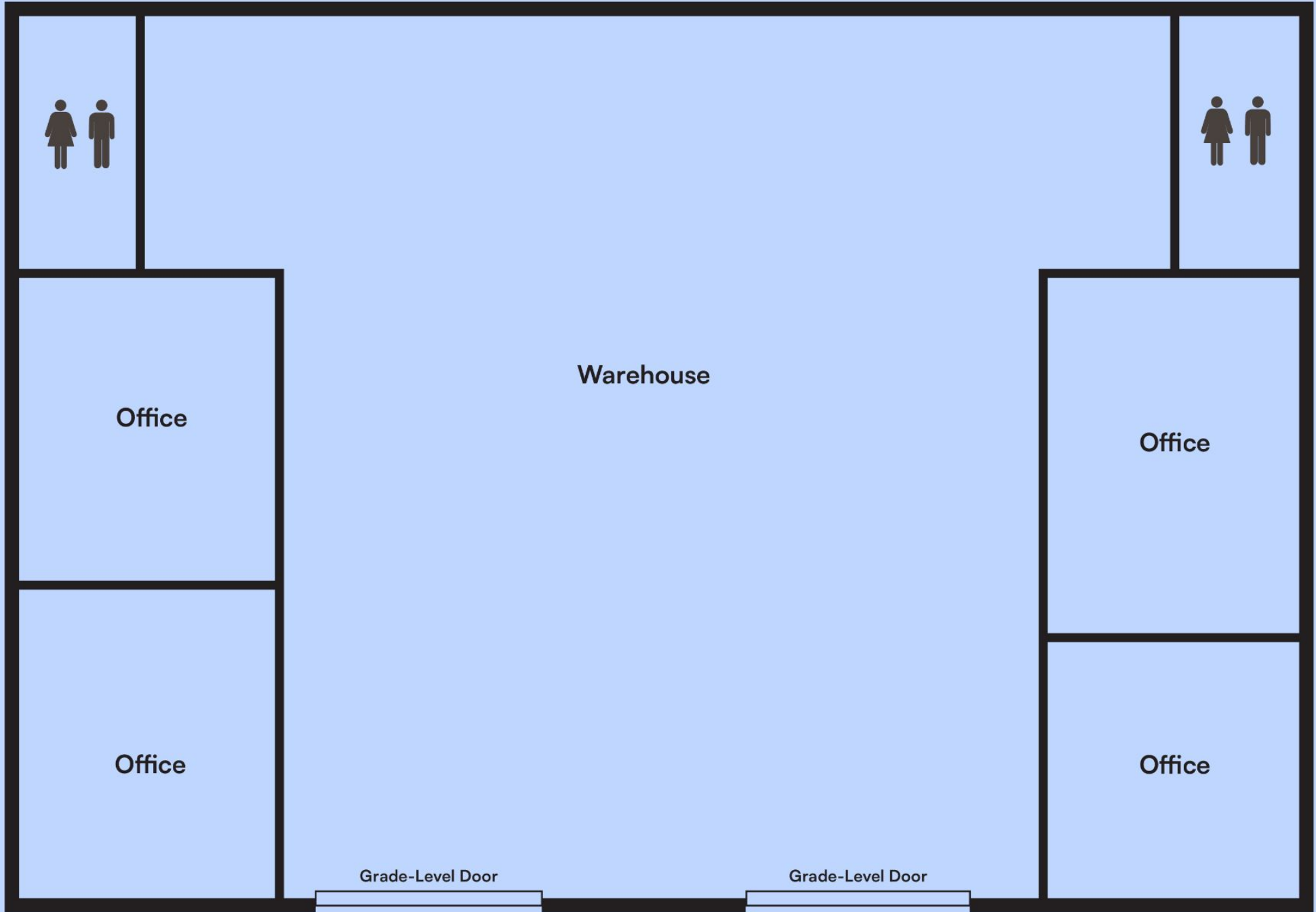
Zoning

1980

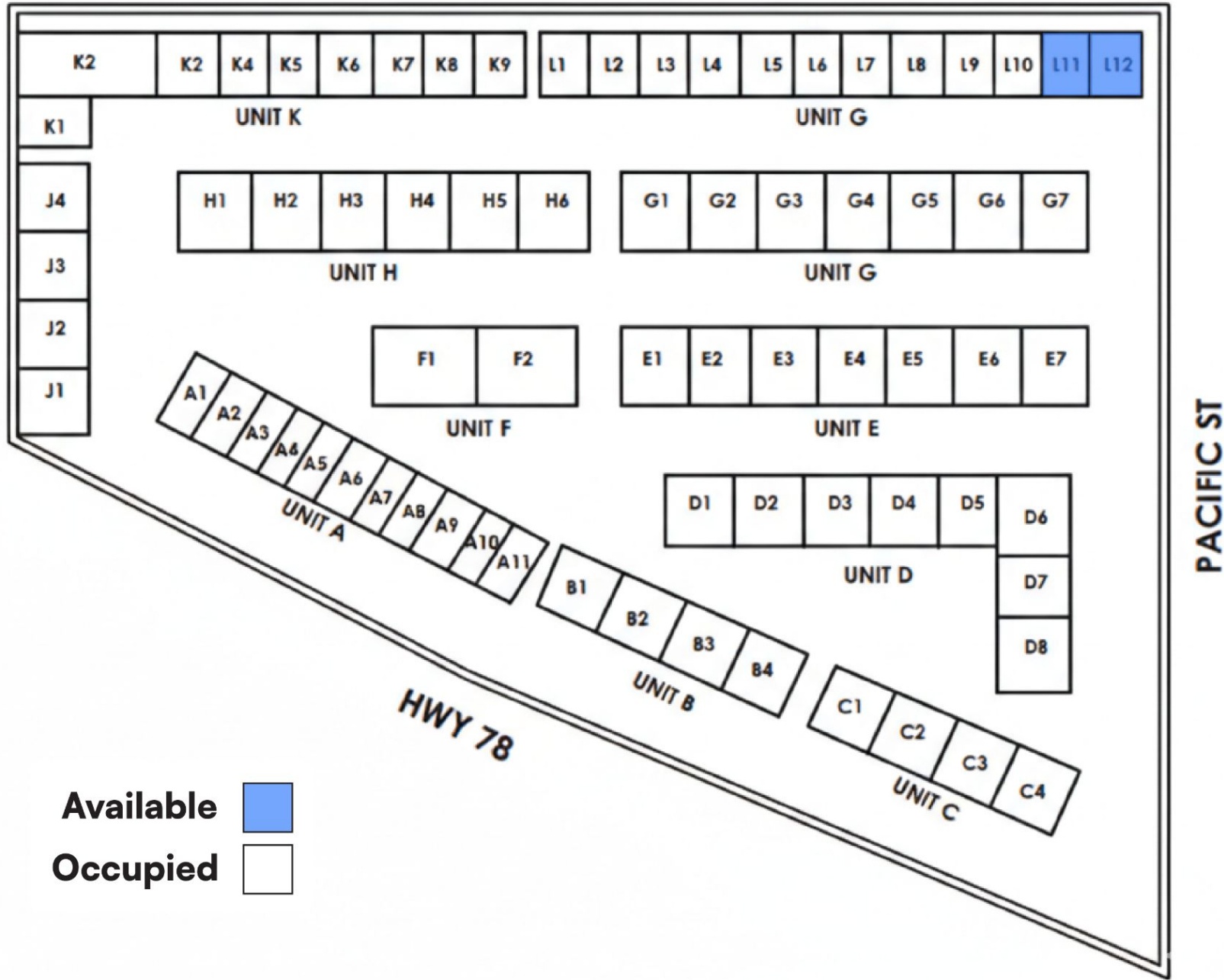
Year Built



FLOOR PLAN



SITE PLAN





Industrial Area

FedEx Ground **Coca-Cola**

UNITED STATES POSTAL SERVICE

mflex PLASTICS, INC.

OneSource
A Sonepar Company

Agricultural Area

Subject Property

McClellan-Palomar Airport
±6 Miles Away

Industrial Area

SHIPLAB **US. FOODS**

WENL

LOWE'S **amazon**

PRO Schur

NOVO ENGINEERING

Industrial Area

FREEBERG **PAR WEST**

J & B MATERIALS
A GRIS COMPANY

United Rentals

DAIKIN **GOETTL**
Since 1930
AIR CONDITIONING - PLUMBING

MARKET OVERVIEW

120 N Pacific St, Ste L12 & I12
San Marcos, CA 92069

San Diego, CA - MSA



SAN MARCOS, CA

San Marcos, California is a steadily growing North San Diego County community known for its strong residential base, expanding employment centers, and access to coastal lifestyle amenities. The city has experienced consistent population growth driven by quality schools, proximity to major job hubs, and a diverse housing mix ranging from master-planned communities to established neighborhoods. Household incomes are supported by professional, healthcare, education, and technology-oriented employment, reflecting the area's skilled workforce. Its location along State Route 78 provides efficient connectivity to Interstate 5 and Interstate 15 corridors, linking residents and businesses to coastal markets and inland employment centers.

Greater San Diego Industrial Market Overview

Greater San Diego's industrial market is defined by limited developable land, long-term supply constraints, and sustained demand from logistics, defense-related manufacturing, life sciences support users, and cross-border trade activity. The region functions as a critical Southern California distribution and production hub, supported by proximity to the U.S.–Mexico border, major freeway corridors, port facilities, and air cargo infrastructure. While new construction has increased in select submarkets, overall inventory growth remains measured due to zoning restrictions and high land costs, reinforcing the value of existing industrial assets. Market conditions have shifted toward balance as vacancy has normalized from historic lows, yet fundamentals remain supported by a diverse tenant base and strong regional employment drivers. Well-located infill industrial properties continue to benefit from replacement-cost pressure and tenant preference for proximity to population centers, labor, and transportation networks.

Population	3-Mile	5-Mile	10-Mile
2025 Population	93,288	207,100	722,020
Households	3-Mile	5-Mile	10-Mile
2025 Households	21,123	70,234	249,283
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$115,540	\$127,851	\$127,518

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 120 N Pacific St, Ste L12 & I12, San Marcos, CA 92069 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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