

469 E Mission Rd

San Marcos, CA 92069

**Industrial
Opportunity For Lease**
Leasing Brochure



MATTHEWS™

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Executive Summary

This owner/user opportunity features a $\pm 2,924$ square foot industrial building situated on ± 0.66 acres of flat, fully fenced land ideal for outdoor storage. Its prime location offers easy access to Highway 78 via the Woodland Parkway and North Twin Oaks Valley Road exits. This property is well-suited for businesses in construction, logistics, equipment, or similar trades requiring a secure yard and manufacturing space in a centrally located, supply-constrained market.

Lease Rate	\$16,000 Net
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Total Building SF	$\pm 2,924$ SF
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Lot Size	± 0.66 AC ($\pm 28,750$ SF)
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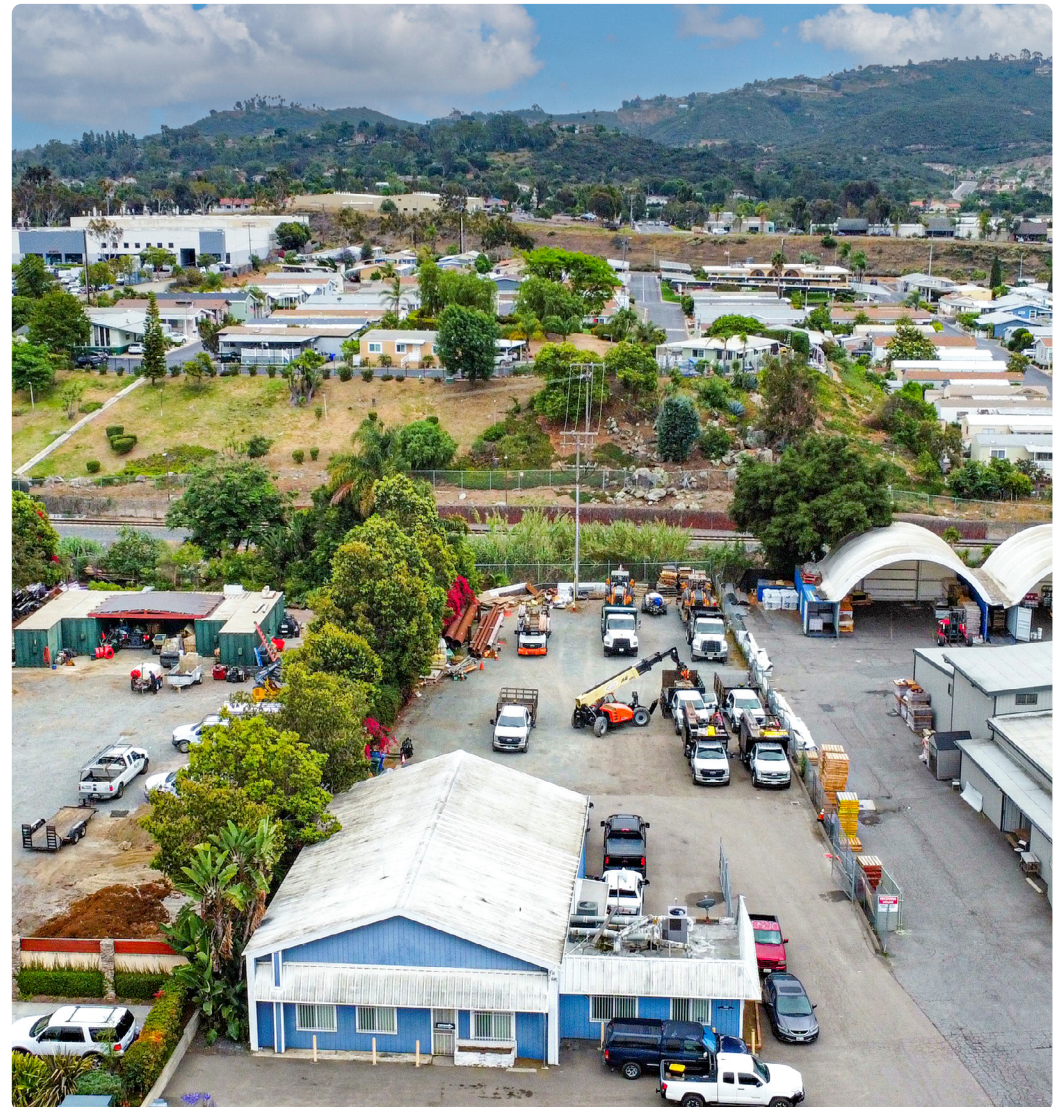
Year Built	1991
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Tenancy	Single Tenant
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Yard	Fully Fenced
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Zoning	I-2
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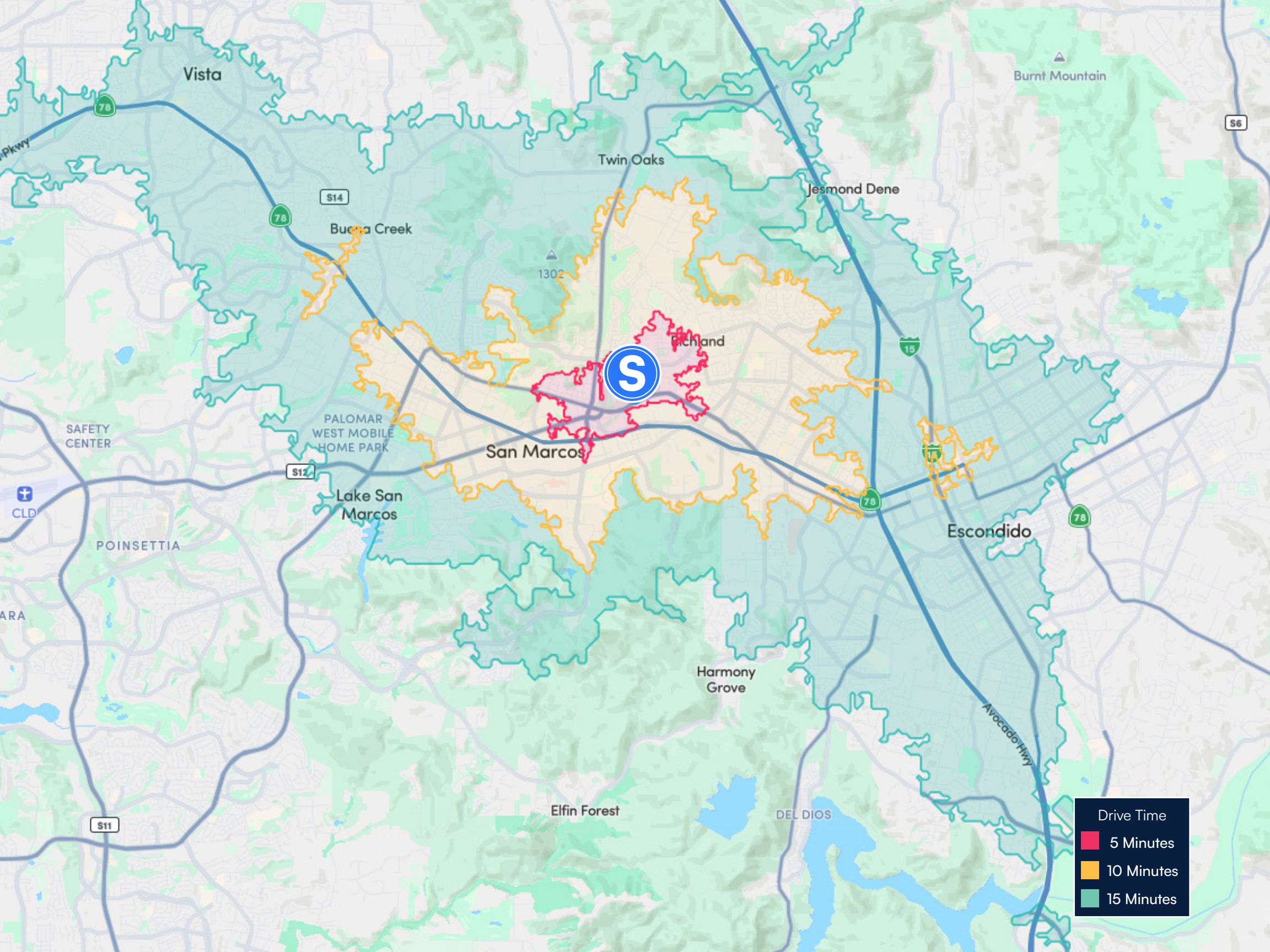
APN	220-222-21-00
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± 169,000 VPD
78



Drive Time

- 5 Minutes
- 10 Minutes
- 15 Minutes



36.7

Median Age Within
a Three Mile Radius of
the Subject Property

\$118k

Average Household Income
Within a Three Mile Radius
of the Subject Property

27,419

Total Households Within a Three
Mile Radius of the Subject
Property

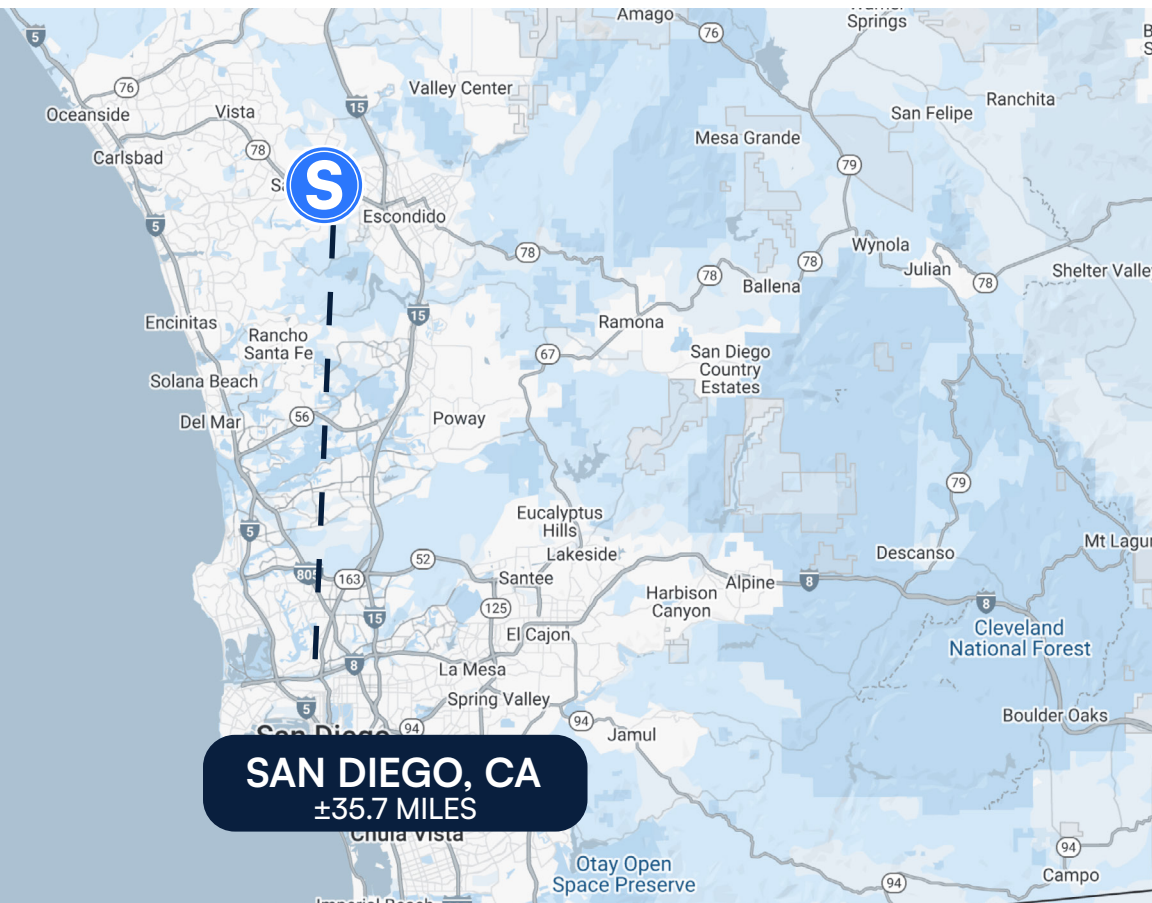
MARKET OVERVIEW

San Marcos, California, located in northern San Diego County, has evolved from a small agricultural community into a city with a growing industrial base. While residential and retail developments have historically dominated the landscape, the city has seen an increase in light industrial and manufacturing activity in recent years. Industrial parks along key corridors support sectors like precision machining, printing, and specialty manufacturing.

Recent trends indicate that industrial real estate in San Marcos is gaining traction, in part due to its relative affordability compared to neighboring coastal cities. Businesses are drawn by the accessibility of transportation infrastructure and proximity to both

the I-15 and I-5 corridors. The city has also focused on modernizing zoning to support clean tech and logistics companies, creating a more favorable environment for industrial growth without displacing existing businesses.

San Marcos is also responding to regional shifts by promoting workforce development and partnerships with local educational institutions like California State University San Marcos and Palomar College. These efforts aim to align labor market needs with training programs, particularly in advanced manufacturing and technical trades. This approach supports long-term sustainability for the industrial sector while fostering local employment opportunities.



SAN DIEGO INDUSTRY



2.17M SF

NEW INDUSTRIAL CONSTRUCTION
IN Q4 2024



1.3M SF

Q1 2025 LEASING
ACTIVITY



219,200 JOBS

TRANSPORTATION AND WAREHOUSING JOBS
AS OF MARCH 2025

SAN DIEGO, CA

San Diego is a dynamic coastal region that seamlessly blends innovation, lifestyle, and natural beauty. Supported by a diverse economy spanning biotechnology, defense, tourism, and education, the area continues to attract businesses, talent, and visitors from around the world. Its stunning beaches, year-round

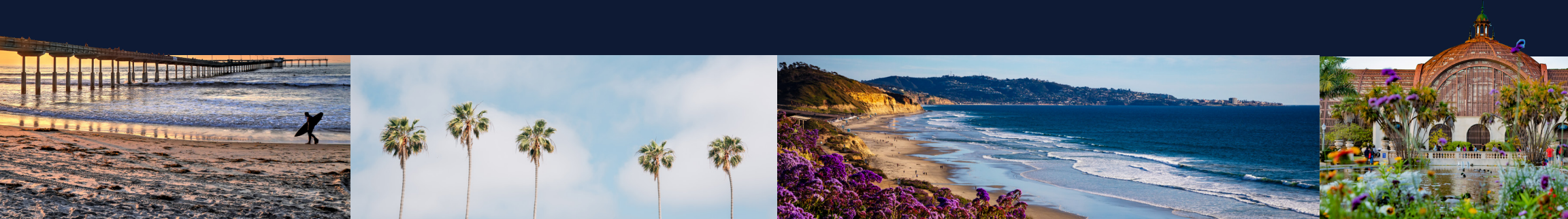
mild climate, and robust infrastructure make it a desirable place to live, work, and explore. With a thriving tourism industry, strong economic performance, and ongoing investment in growth and sustainability, San Diego has established itself as one of California's most vibrant and competitive metropolitan areas.

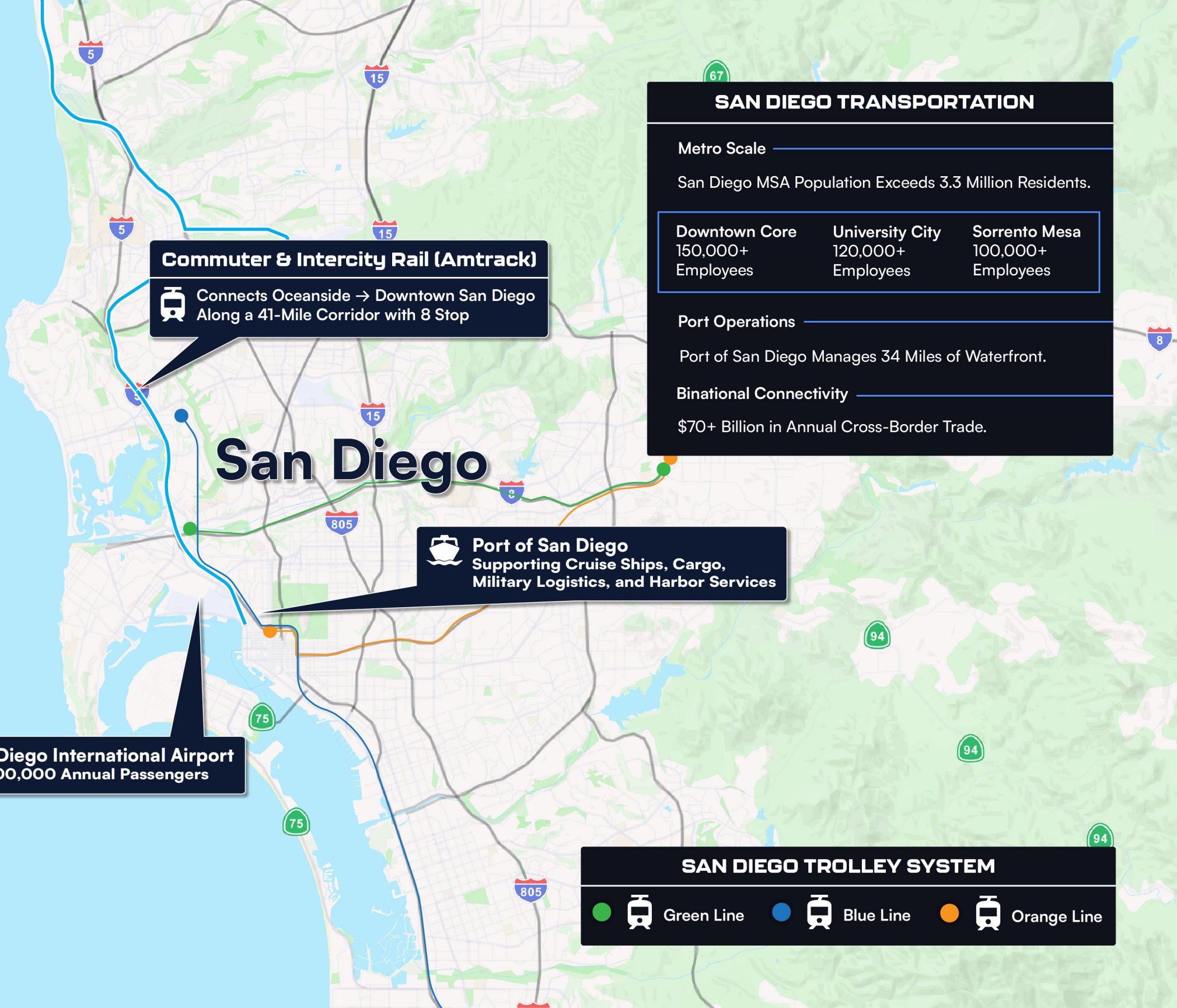
Total Population
3,373,000

Annual Visitors
32+ Million

Tourism Economic Impact
\$22 Billion

GDP
\$314+ Million





SAN DIEGO TRANSPORTATION

Metro Scale

San Diego MSA Population Exceeds 3.3 Million Residents.

Downtown Core
150,000+
Employees

University City
120,000+
Employees

Sorrento Mesa
100,000+
Employees

Port Operations

Port of San Diego Manages 34 Miles of Waterfront.

Binational Connectivity

\$70+ Billion in Annual Cross-Border Trade.

Commuter & Intercity Rail (Amtrack)



Connects Oceanside → Downtown San Diego
Along a 41-Mile Corridor with 8 Stop



Port of San Diego
Supporting Cruise Ships, Cargo,
Military Logistics, and Harbor Services



San Diego International Airport
25,000,000 Annual Passengers

SAN DIEGO TROLLEY SYSTEM

Green Line Blue Line Orange Line



Transportation

San Diego boasts a well-connected and evolving transportation network that supports both residents and businesses across the region. The city's infrastructure includes a combination of highways, rail systems, ports, and air travel, making it a major hub for logistics and mobility in Southern California. San Diego International Airport provides global connectivity, while the Port of San Diego serves as a key center for maritime trade and cruise travel. The region's public transit system—anchored by the San Diego Metropolitan Transit System—offers extensive bus and trolley service that links major employment centers, universities, and coastal communities.



Port Cargo Volume
2.36 Million Tons



Airport Economic Impact
\$12 Billion Annually



Logistics Employment
**65,000 Workers in Transport
& Warehousing**



Annual Ridership for Public
Transportation
81 Million (Bus, Trolley, Skyway)

| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **469 E Mission Rd, 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:

1. The Offering Memorandum and its contents are confidential;
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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