

# FOR SALE OR LEASE

## TWO-BUILDING INDUSTRIAL CAMPUS WITH YARD

### 55,765 SF AND 48,000 SF ON 8.25 NET ACRES



528 E MISSION ROAD  
SAN MARCOS, CA



CAPROCK  
PARTNERS



SRS  
INDUSTRIAL

# North County Industrial Opportunity

## **55,765 SF and 48,000 SF on 8.25 Net Acres**



# 528 E Mission Road

# Property Highlights

Situated in the thriving city of San Marcos, California, 528 E Mission Road is an industrial property that extends across an impressive ±8.25 net acres. Ideally located in the heart of San Marcos' flourishing industrial sector, it offers an exceptional industrial opportunity, perfectly aligned with the area's rapid expansion.

## **Industrial Opportunity**

Potential for redevelopment

## **±8.25 Net Acre Lot**

(±10.36 Gross Acres)

## **San Marcos Submarket**

Property in San Marcos' booming industrial hub

## **55,765 SF Building and 48,000 SF Building**

## **Heavy Power**

## **Sold in "As-Is" Condition**

## **Sale Price: Contact Broker**

## **L-I/NC Zoning**

Light Industrial / Neighborhood Commercial  
City of San Marcos

## **Immediate Access to Highway 78 (3 Minutes)**

## **Close Access to Major Freeways**

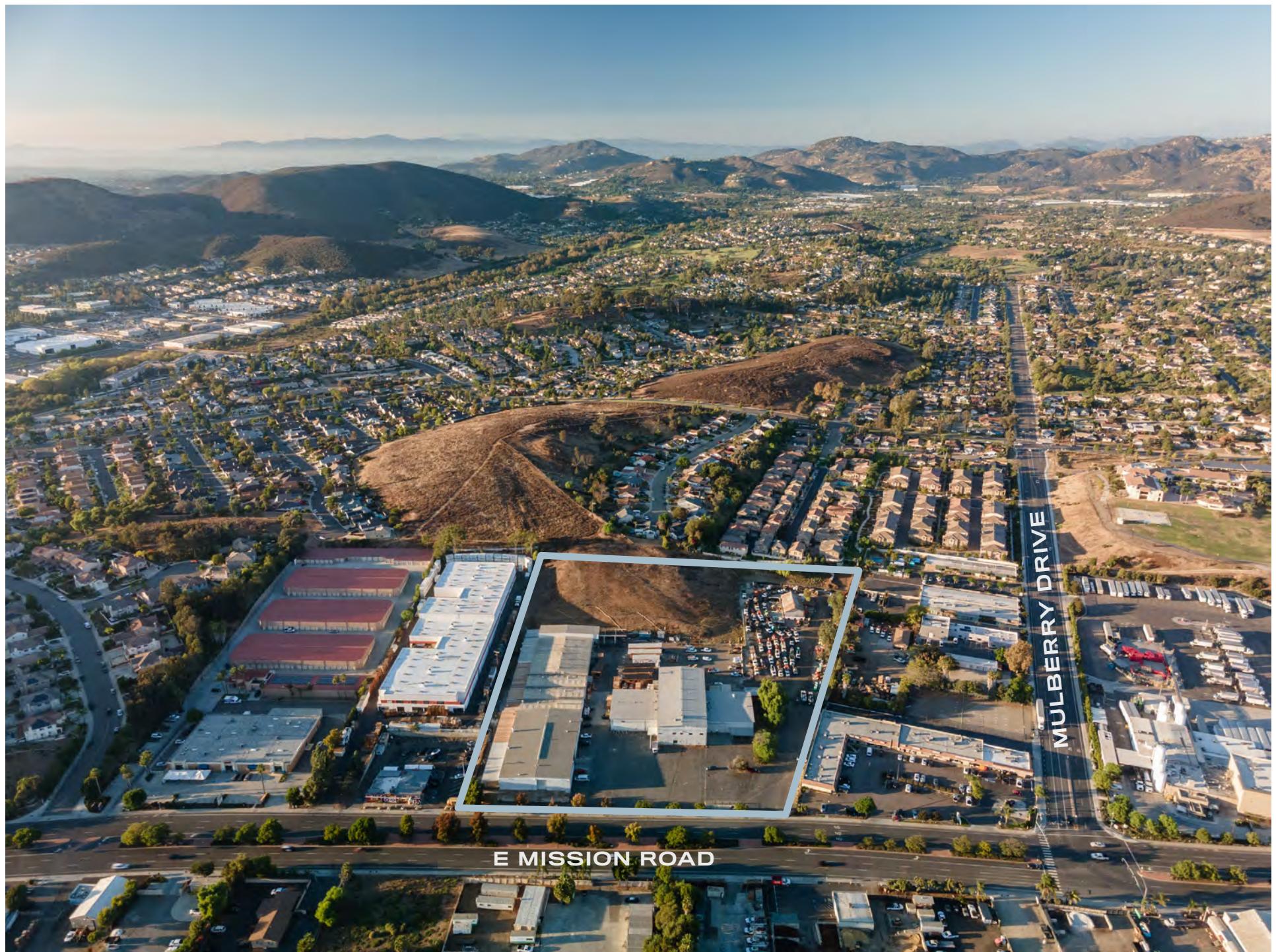
I-15, I-5

## **Grade and Dock Loading**

## **Abundant Bonus Yard Space**

## **Lease Rate: Contact Broker**







# Unmatched Access to Every Corner of San Diego County

- **Highway 78**  
1.4 Mile / 3 Minutes
- **I-15**  
3.2 Miles / 6 Minutes
- **I-5 & Pacific Ocean**  
14 Miles / 12 Minutes
- **McClellan-Palomar Airport**  
7 Miles / 9 Minutes
- **City of San Diego**  
21 Miles / 30 Minutes
- **Orange County**  
35 Miles / 30 Minutes
- **Inland Empire**  
22 Miles / 22 Minutes
- **San Diego Intl Airport**  
35 Miles / 30 Minutes
- **US-Mexico Border**  
46 Miles / 45 Minutes
- **Ports of Los Angeles & Long Beach**  
80 Miles / 1 Hour 15 Minutes



## NORTH CITY

North City is an urban oasis - a spot central to all North County - where you can walk to work, bike or hike the local trails, shop at the market across the street and meet friends for drinks down the block. North City's compact area, strategic location, and easy access to existing mass transit, make it the most exciting new development in San Diego County.



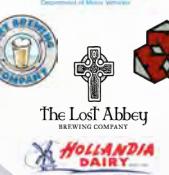
Sprinter  
Stations



TWIN OAKS  
GOLF COURSE



528 E MISSION ROAD



KAISER PERMANENTE



California State University  
SAN MARCOS



# The Location: San Marcos, CA

The city of San Marcos is located in the foothills of northern San Diego County about 35 miles north of downtown San Diego, and encompasses approximately 24 square miles.

San Marcos is located along Highway 78 and bordered by the cities of Vista and Carlsbad to the west, the city of Escondido to the east, and unincorporated areas of San Diego County to the north and south.

San Marcos is home to cutting-edge companies, leading universities and thriving industries that fuel the local economy. From life sciences to military and defense, to manufacturing and craft beer, the city of San Marcos is at the cutting edge.

Nestled along the famed "Hops Highway" (Highway 78), San Marcos is a haven for beer enthusiasts, offering a range from hop-forward IPAs to indulgent stouts. The local tasting rooms embody a laid-back vibe, making it a sought-after destination for both connoisseurs and casual drinkers eager to appreciate the artistry of San Marcos' flourishing craft beer culture.

## San Marcos Demographics / 2025



**95,100**

Total Population

\*45% of Residents Live  
Within 10 Miles of Work



**31,400**

Number of Households



**\$150,500**

Household Income



**4,100**

Businesses



**41,400**

Jobs



**21,800**

Cars Per Day



Lake San Marcos



California State University, San Marcos



Hops Highway



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