



FOR SALE

±1.95 Acre Property

N Las Posas Rd & Armorlite Dr

San Marcos, CA 92069



Accelerating success.

Property Highlights

Address	SE Corner of N Las Posas Rd & Armorlite Dr, San Marcos
Parcel Number	219-163-60
Property Type	Commercial Land
Zoning	C - Commercial
Land Area	±1.95 Acres
Location	Excellent Freeway Access, Corner Location

Superior Freeway Access:

0.2 5.3

miles to
Highway 78

miles to
I-15



Drive Times



30 MINUTES
ORANGE COUNTY

30 MINUTES
RIVERSIDE COUNTY

2 MINUTE
HIGHWAY 78

7 MINUTES
I-15

12 MINUTES
I-5



35 MINUTES
DOWNTOWN SD



45 MINUTES
MEXICO BORDER



The 78 Corridor

The 78 Corridor is home to cutting-edge companies, leading universities and thriving industries that fuel our economy. From life sciences to military and defense, to manufacturing and action sports, the 78 Corridor is at the cutting edge of products that change the way we live, change the way our military communicates and operates and change the way we think about the future.

HIGHER EDUCATION

San Diego's higher education institutions conduct groundbreaking research, train the region's workforce, and provide a human capital infrastructure that enables the region to compete for investment and jobs on a global level. San Marcos is the location of the Corridor's only public university – California State University San Marcos. Because of this, San Marcos has one of the highest concentrations of STEM degrees.

HEALTHCARE

Academic medical centers and clinically-focused hospitals provide high-quality primary care and specialties that have achieved national stature. Palomar Medical Center, which opened its doors in the Escondido Research and Technology Center in 2012, is the centerpiece of the region's healthcare system and is recognized as one of the most technologically advanced hospitals in the world.



Population

711,700



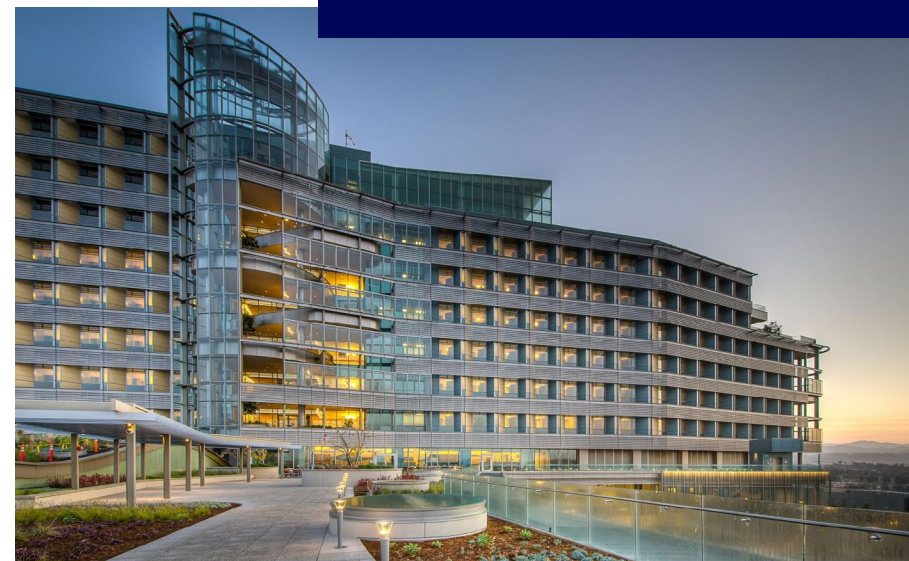
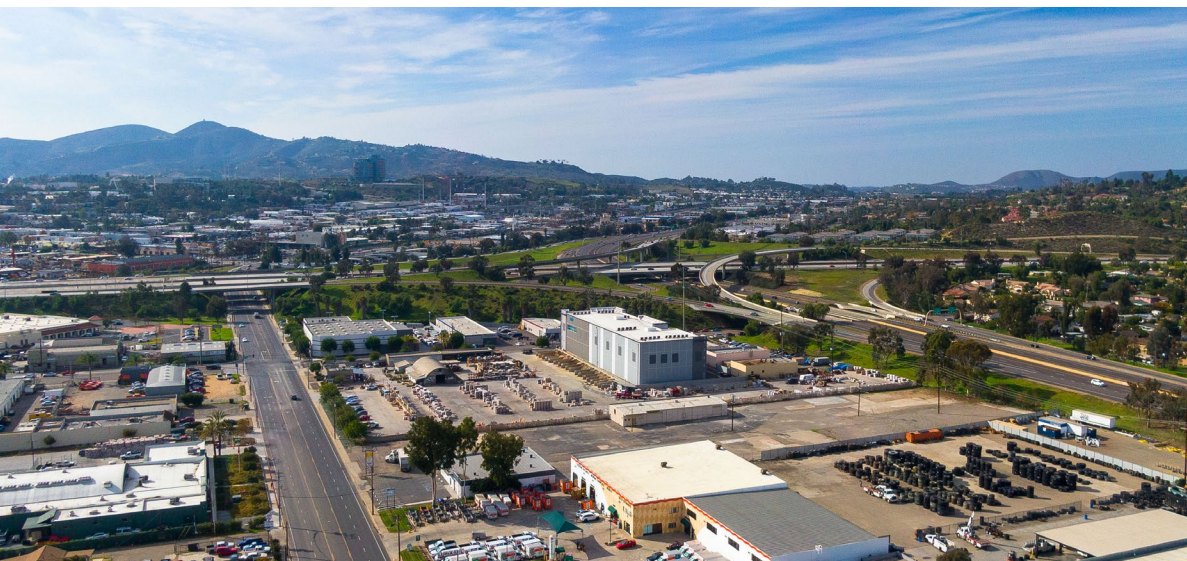
Household Income

\$106,164



Number of Households

240,902





5901 Priestly Drive
Suite 100
Carlsbad, CA 92008
+1 760 438 8950
colliers.com

Tucker Hohenstein, SIOR
Senior Executive Vice President
+1 760 930 7966
tucker.hohenstein@colliers.com
License No. 00999360

Mark Lewkowitz, SIOR
Executive Vice President
+1 858 677 5361
mark.lewkowitz@colliers.com
License No. 01785338



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