

FOR SALE OR LEASE
TWO-BUILDING INDUSTRIAL CAMPUS WITH YARD
104,000 SF ON 8.25 NET ACRES



528 E MISSION ROAD
SAN MARCOS, CA



CAPROCK
PARTNERS



North County Industrial Opportunity

104,000 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
- ❑ **104,000 SF in Two Buildings**
- ❑ **Heavy Power**
- ❑ **Sold in "As-Is" Condition**
- ❑ **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**



E MISSION ROAD

MULBERRY DRIVE



E MISSION ROAD

MULBERRY DRIVE



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

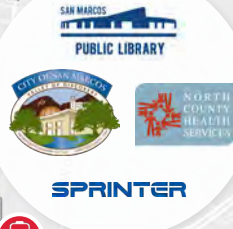
North City is an urban oasis - a spot central to all North County - where you can walk to work, bike or hike the local trails, shop at the market across the street and meet friends for drinks down the block. North City's compact area, strategic location, and easy access to existing mass transit, make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



Sprinter Stations



528 E MISSION ROAD



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 / 2023



92,414

Total Population

*45% of Residents Live Within 10 Miles of Work



29,079

Number of Households



\$92,135

Household Income



4,000

Businesses



35,000

Jobs



19,700

Cars Per Day



Lake San Marcos



California State University, San Marcos



Hops Highway



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

Mike Erwin, SIOR
Senior Executive Vice President
+1 760 930 7971
mike.erwin@colliers.com
License No. 01242826

Hank Jenkins
Vice President
+1 760 930 7904
hank.jenkins@colliers.com
License No. 01981328