

**±44,052 IND/WHSE BUILDING
FOR SALE & LEASE**

**1152 ARMORLITE DR
SAN MARCOS, CA 92069**



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PROPERTY OVERVIEW

±44,052 IND/WHSE BUILDING

Address	1152 Armorlite Dr, San Marcos, CA 92029
County	San Diego
Building SF	±44,052 SF
Land SF	±132,136 SF (3.04 Acres)
Office SF	±8,427 SF
Property Type	Industrial Warehouse
Docks	2 Exterior Dock Positions
Grade Level Doors	4
Clear Height	24'
Power	±1,200 amps / 120-280 volts (verify)
Parking Ratio	2.7 / 1,000 (±118 Spaces)
Zoning	L-I - Transitional Zone Light Industrial (Link) MU-1 - Mixed Use 1 District (Link)
Uses allowable by right	Manufacturing, Wholesale Businesses, Truck, Trailer, Sales Establishments, Building Material Yards, Equipment Rental, Car Wash, Churches
Conditional Uses	Major Auto Repair & Paint Shops, Recycling Collection Centers, Brewery & Distillery, Steel Fabrication, Plastics Manufacturing, Truck Yards and Terminals
Freeway Access	VERY CLOSE PROXIMITY
Sale Price	Withheld
Lease Rate	Withheld



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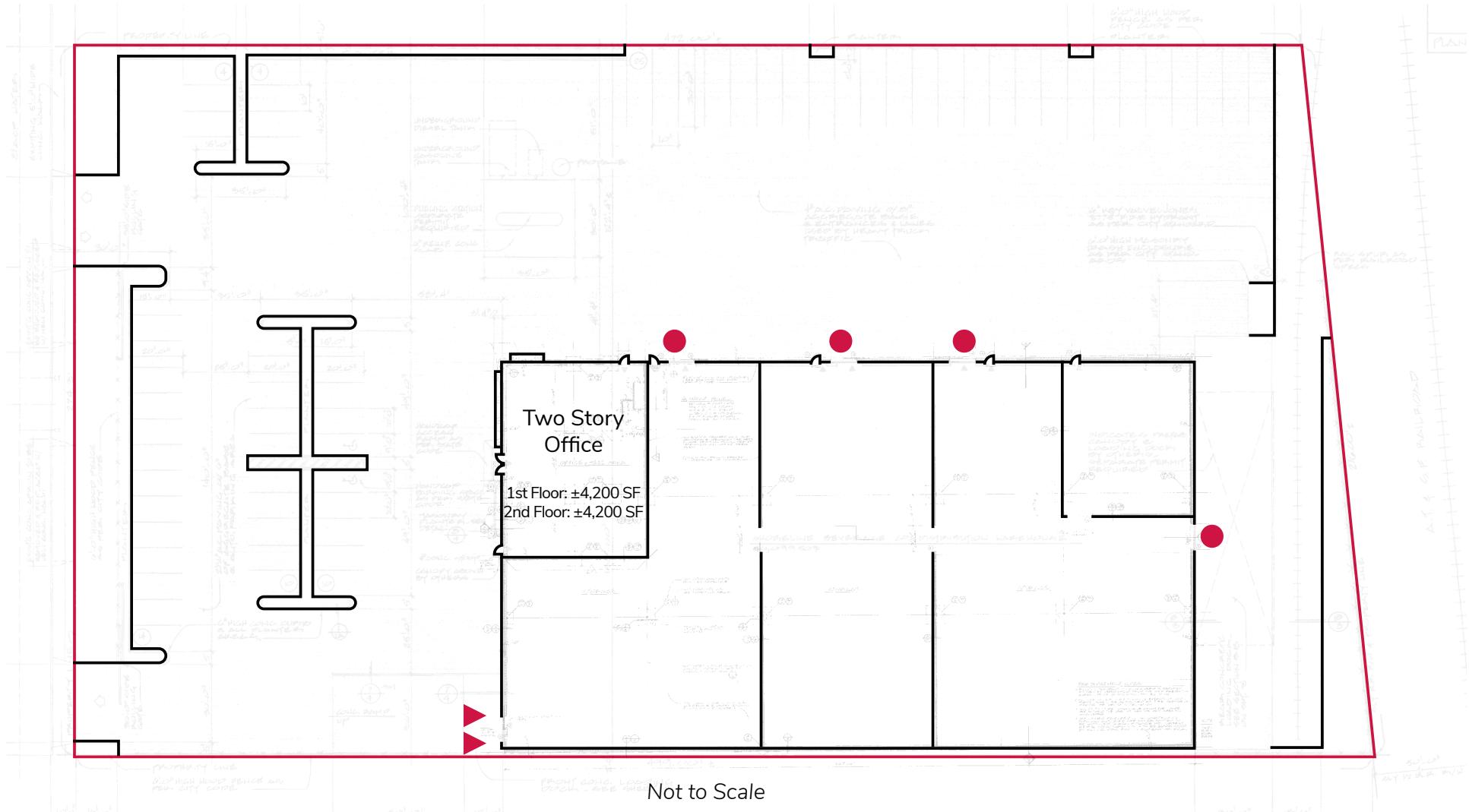
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SITE PLAN

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4x ● Grade Level Door

2x ▶ Exterior Loading Dock



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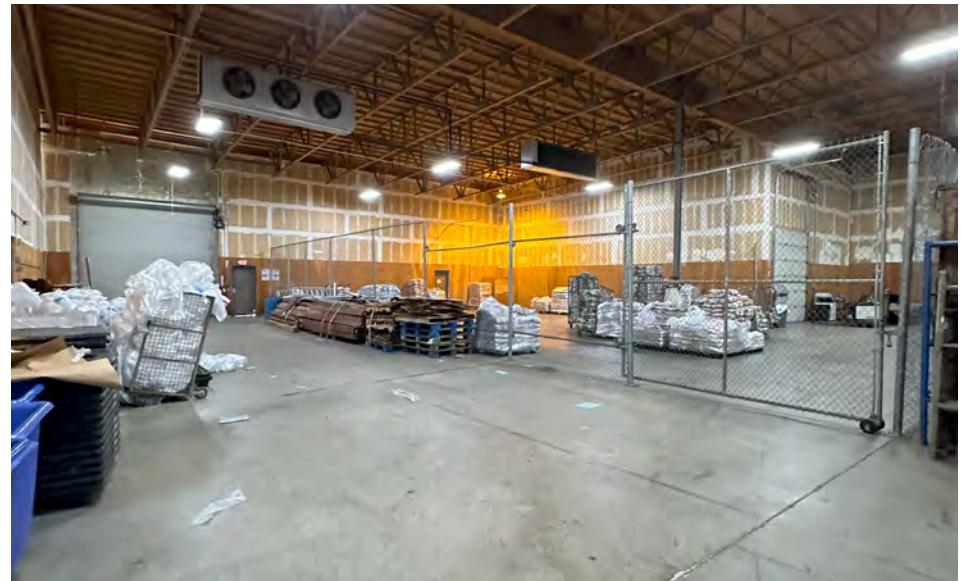
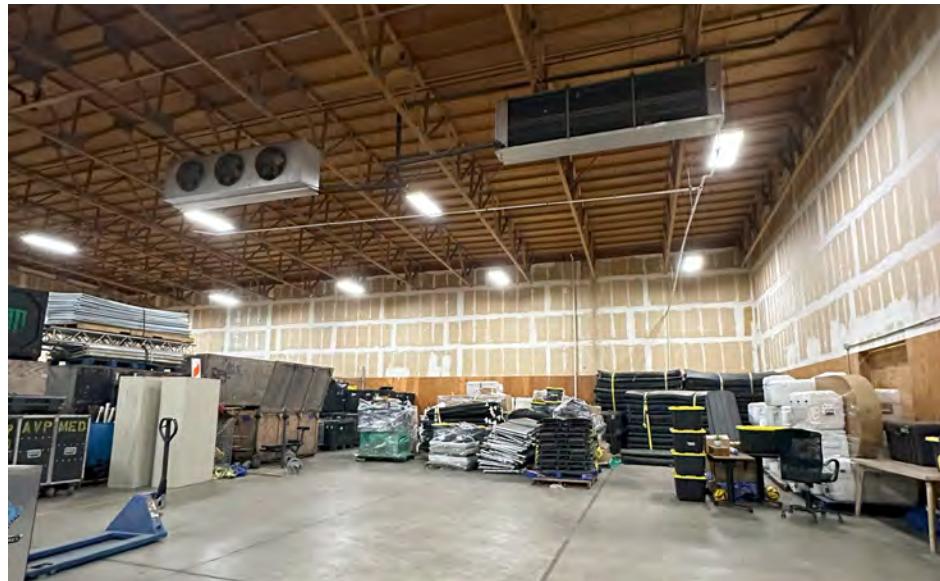


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WAREHOUSE PHOTOS

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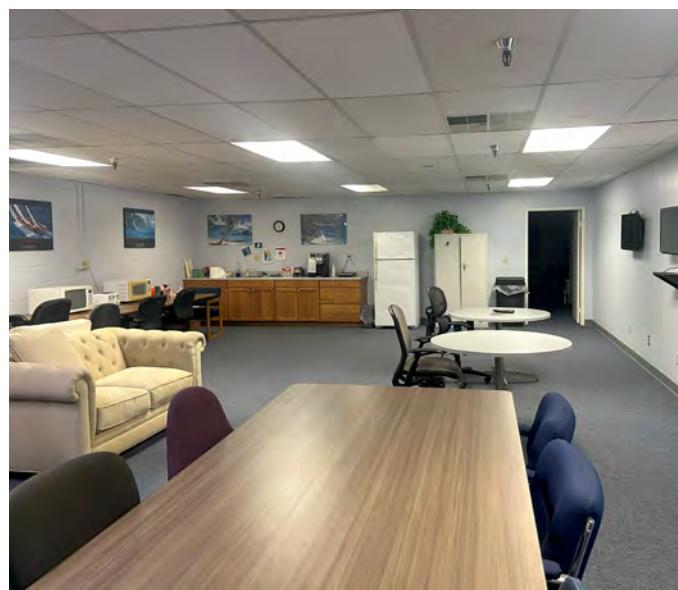
COMMERCIAL REAL ESTATE SERVICES

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OFFICE PHOTOS

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AERIALS

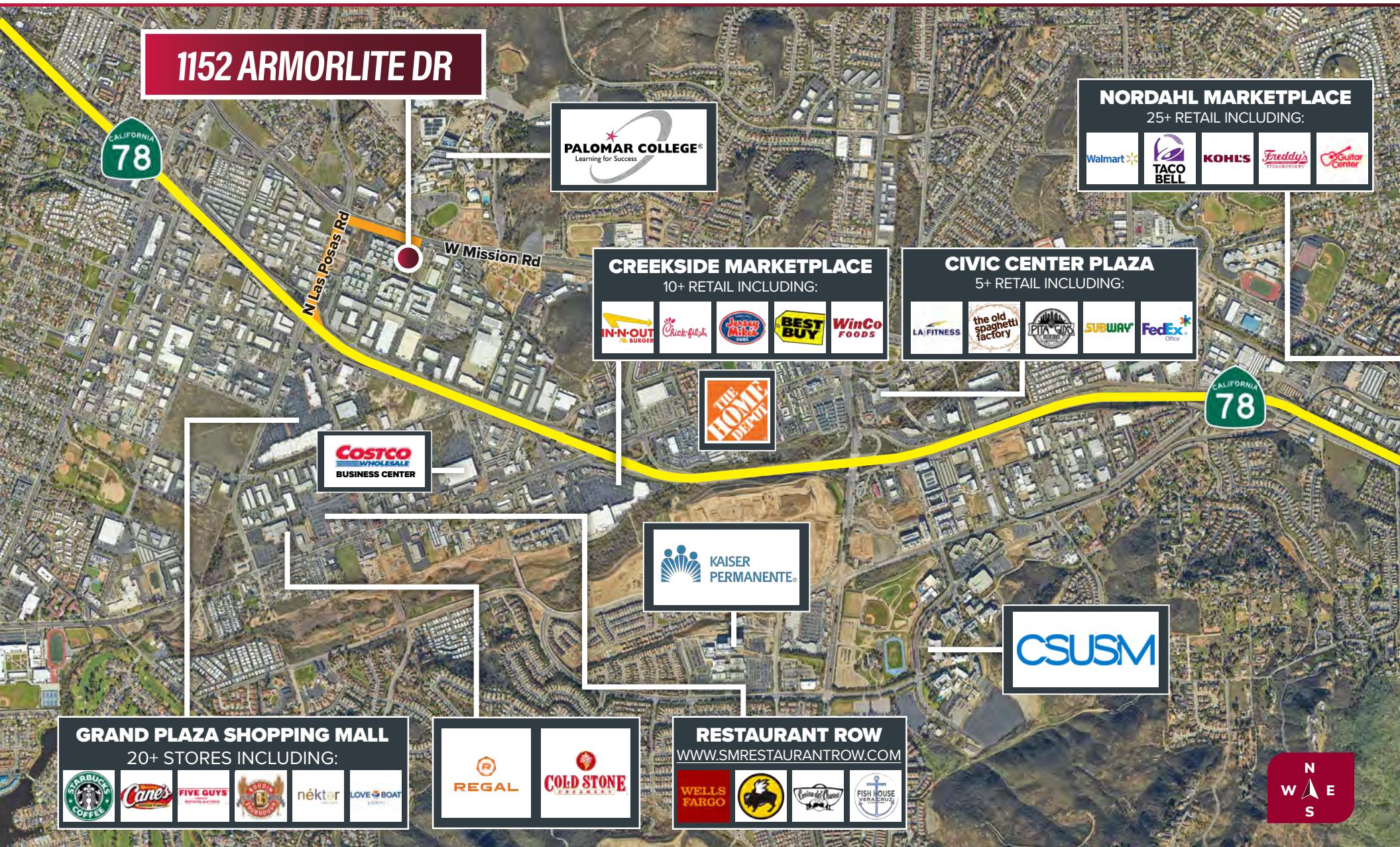
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NEARBY BUSINESSES

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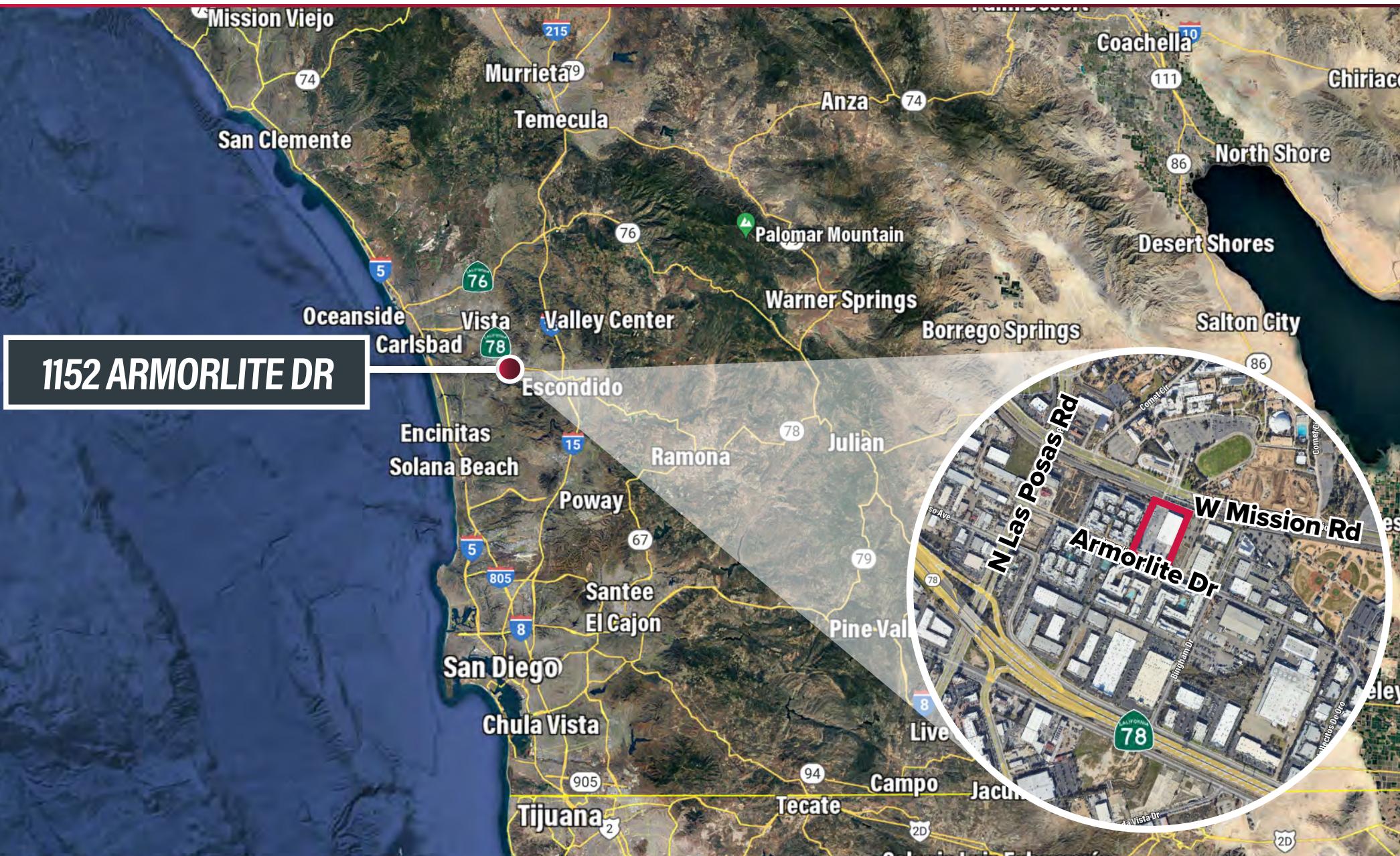
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LOCATION MAP

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DEMOGRAPHICS

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WITHIN 1 MILE RADIUS



Population	Estimated Households	Average Commute Time	Median Household Income	Total Employees
13,843	4,217	20.8 Min	\$90,878	13,318

WITHIN 3 MILE RADIUS



Population	Estimated Households	Average Commute Time	Median Household Income	Total Employees
94,868	31,681	21.6 Min	\$107,999	49,800

WITHIN 5 MILE RADIUS



Population	Estimated Households	Average Commute Time	Median Household Income	Total Employees
195,486	69,397	22.6 Min	\$119,081	106,606

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San Marcos Snapshot

San Marcos, nestled in the heart of Southern California, is a lively city renowned for its blend of urban amenities and natural beauty. Home to California State University San Marcos (CSUSM), the city boasts a dynamic academic environment and a diverse student population. Beyond academia, San Marcos offers abundant opportunities for outdoor enthusiasts, with its scenic trails weaving through the rugged landscapes of the nearby hills and canyons, making it a haven for hiking enthusiasts of all skill levels.

 **94,360**
TOTAL POPULATION

 **\$146,004**
AVG HOUSEHOLD INCOME

 **56,341** (Age 16+)
DAYTIME POPULATION

 **31,583**
TOTAL EMPLOYEES

 **34.8**
MEDIAN AGE

 **\$702,356**
MEDIAN HOME VALUE

INNOVATE78 | 78 CORRIDOR BUSINESSES



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FOR SALE

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±44,052 INDUSTRIAL BUILDING



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CONTACT BROKERS FOR MORE INFORMATION