

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE



1615 & 1621

LA MIRADA DR

SAN MARCOS, CA 92078

OWNER USER
OR INVESTMENT
OPPORTUNITY

FOR SALE | 3.95 ACRES

INDUSTRIAL
OUTDOOR
STORAGE

PROPERTY OVERVIEW



ADDRESS

1615 & 1621 LA MIRADA DR, SAN MARCOS, CA 92078

DESCRIPTION

Heavy Industrial Outdoor Storage
Property with Three Structures

TOTAL BUILDING SIZE

±9,800 SF

LOT SIZE

3.95 acres (172,062 SF)

WATER WELL

400' Permitted Water Well on Site

APN

219-221-17-00

SITE ACCESS

Two Ingress/Egress points via La Mirada

ZONING

I-Industrial

ASKING PRICE

Contact Broker

DUAL OPPORTUNITY FOR OCCUPANTS & INVESTORS

OWNER USER

INVESTOR

Square Footage Available by Date

- Immediate – 13,958 SF
- 4/1/2027 – 109,958 SF or 2.5 Acres
- 6/1/2028 – Entire Property Available

Investor Highlights

- Below Market Rents
- Ability to increase rents on 64% of the property by 4/1/2027
- Ability to increase rents on entire property by 6/1/2028



Extremely rare opportunity to acquire 3.95 acres with favorable zoning in North County

RENT ROLL

ADDRESS	TENANT	NUMBER OF STRUCTURES	APPROX. BLDG SIZE	APPROX. LAND SIZE (SF)	LEASE EXPIRATION	OPTIONS TO RENEW
1615 La Mirada Dr	Marcon Products, Inc.	2	4,800	96,000	3/31/2027	None
1621 La Mirada Dr	VCI Construction, LLC	1	5,000	62,104	5/31/2028	None
Vacant Land	N/A	0	-	13,958		
TOTAL			9,800	172,062		



PHOTOS (1615 LA MIRADA DR – MARCON PRODUCTS INC)



PHOTOS (1621 LA MIRADA DR - VCI)



SAN DIEGO WATER AUTHORITY EASEMENT



A permit has been granted exclusively for placing removable 7/8-inch steel plates to create a Restricted Zone defined as a 20-foot-wide area, measured 10-feet each side of centerline of a pipeline. If pipes and steel plates are installed restrictions apply.

**See next page for restrictions.*

 : **PIPES**

SAN DIEGO WATER AUTHORITY EASEMENT RESTRICTIONS

PARKING WITHIN THE RESTRICTED ZONE

1. Parking over Pipeline 3 or Pipeline 4 (10-feet from centerline on each side) – actual vehicle weights

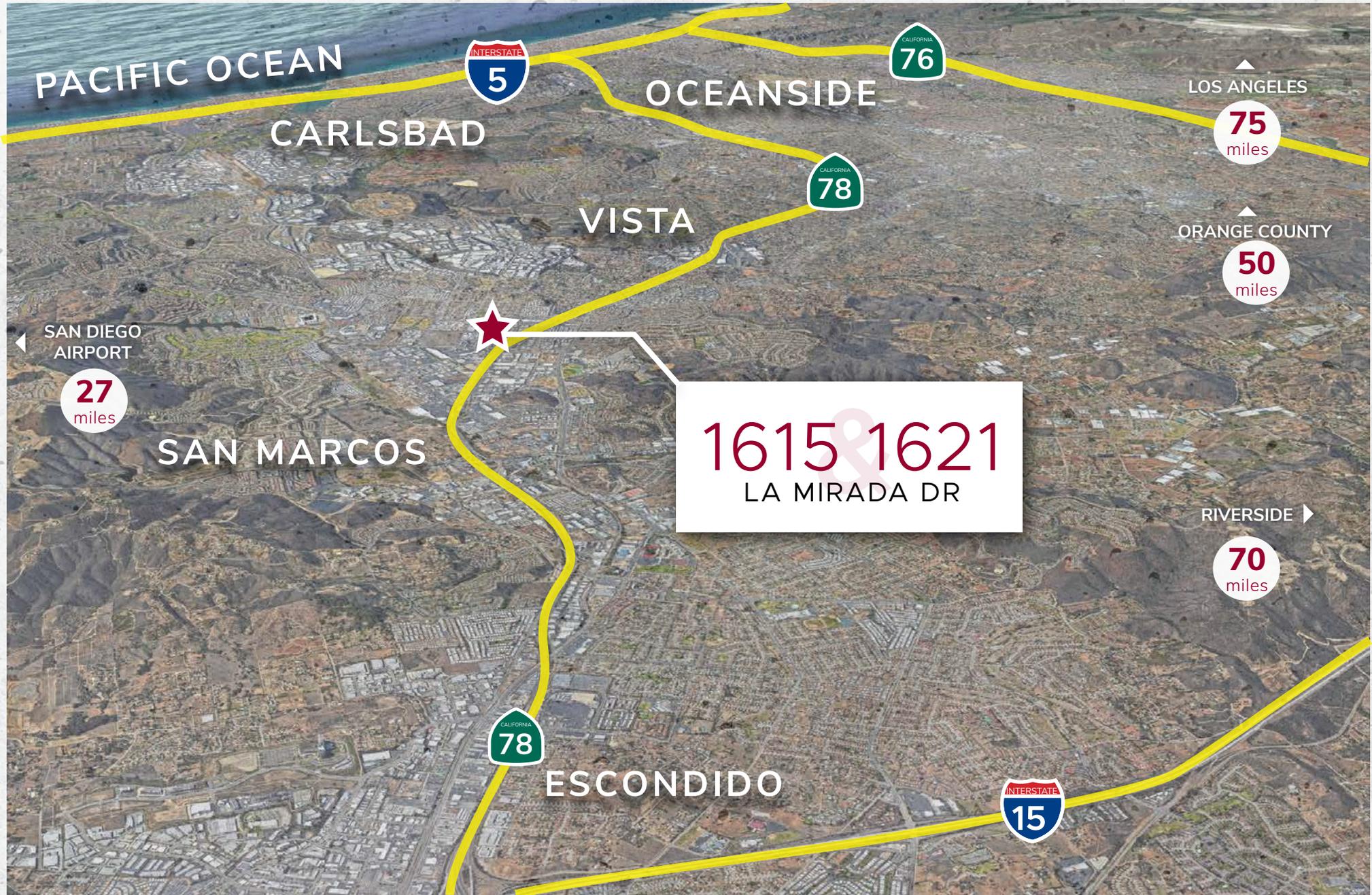
- **No parking is authorized over pipelines without steel plates.**
- **Up to 10,000 lbs.** – no spacing requirement on parked vehicles/equipment with 7/8-inch steel plates.
- **10,001 to 15,000 lbs.** – place **7/8-inch steel plates**, then space **15 feet apart** between parked vehicles/equipment.
- **Greater than 15,000 lbs.** – **no parking is authorized.**

2. Parking over PSEI (10-feet from centerline on each side) – actual vehicle weights

- **Less than 10,000 lbs. (most pickups)** – no restriction or steel plates required.
- **10,001 to 25,000 lbs.** – space **15 feet apart** between all vehicles and equipment **without steel plates**. There is **no spacing restriction if steel plates are placed** over the pipeline.
- **25,001 to 35,000 lbs.** – place **7/8-inch steel plates**, then space **15 feet apart** between vehicles/equipment.
- **Greater than 35,000 lbs.** – **no parking is authorized.**

Storage of materials is not authorized within the Restricted Zones.

AERIAL MAP



RETAIL & AMENITIES



1615 & 1621
LA MIRADA DR

1 | GRAND PLAZA



3 | SAN MARCOS PLAZA



2 | CREEKSIDE MARKET PLACE



4 | CAMPUS MARKET PLACE



San Marcos

VALLEY OF DISCOVERY

POPULATION

96,620

CORPORATE & LOCAL
BUSINESSES

±4,200

MEDIAN HOUSEHOLD
INCOME

\$105,286

GROSS REGIONAL
PRODUCT

\$7.9B

TOP COMPANIES



72 MI
MULTI-USE TRAILS



10
BREWERIES



240+
RESTAURANTS

6
ACADEMIC
INSTITUTIONS
*SMUSD RANKED 5TH
IN THE COUNTRY

1615 & 1621

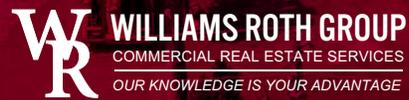
LA MIRADA DR

SAN MARCOS, CA 92078

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