

FOR SALE

SOUTH SANTA FE AVENUE SAN MARCOS, CA 92069



CHRISTOPHER MOUSSA

SENIOR ASSOCIATE

P: (858) 458-3321 | C: (858) 449-0650

cmoussa@voitco.com | Lic #02111997

PETER KIES

SENIOR ASSOCIATE

P: (760) 472-5071 | C: (760) 504-8928

pkies@voitco.com | Lic #02100353

Voit

REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to acquire this 0.20 AC industrial lot located on South Santa Fe Avenue, located between North Rancho Santa Fe Road and Las Flores Drive in San Marcos.

PROPERTY INFORMATION

| | |
|----------|--------------------|
| LOT SIZE | 0.20 AC (8,582 SF) |
| ZONING | I (Industrial) |
| APN | 219-114-21-00 |

KEY FEATURES

- » Excellent freeway accessibility
- » Flexible industrial zoning
- » Great area demographics
- » Near the San Marcos border with Vista

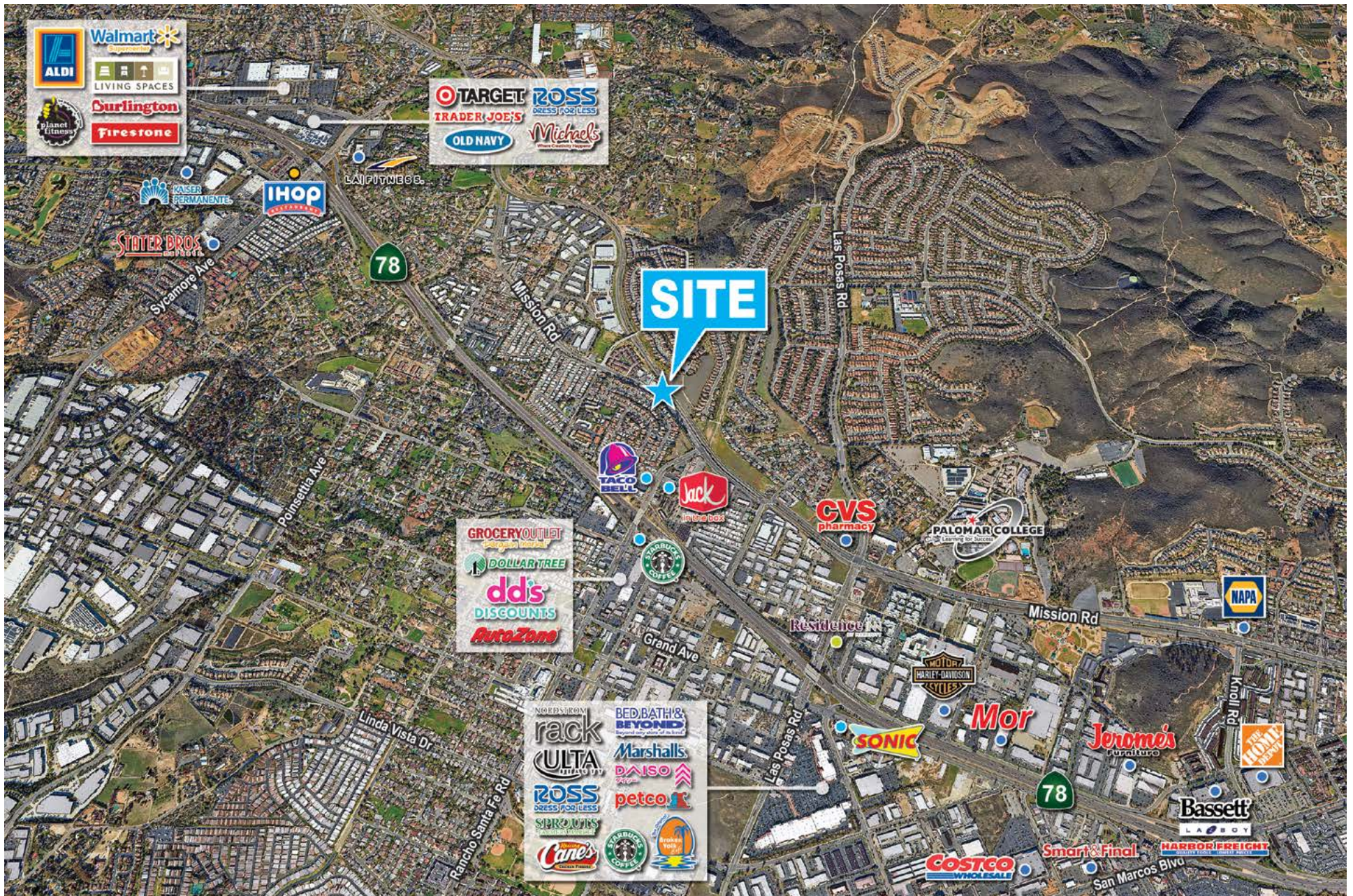
SALE PRICE \$350,000

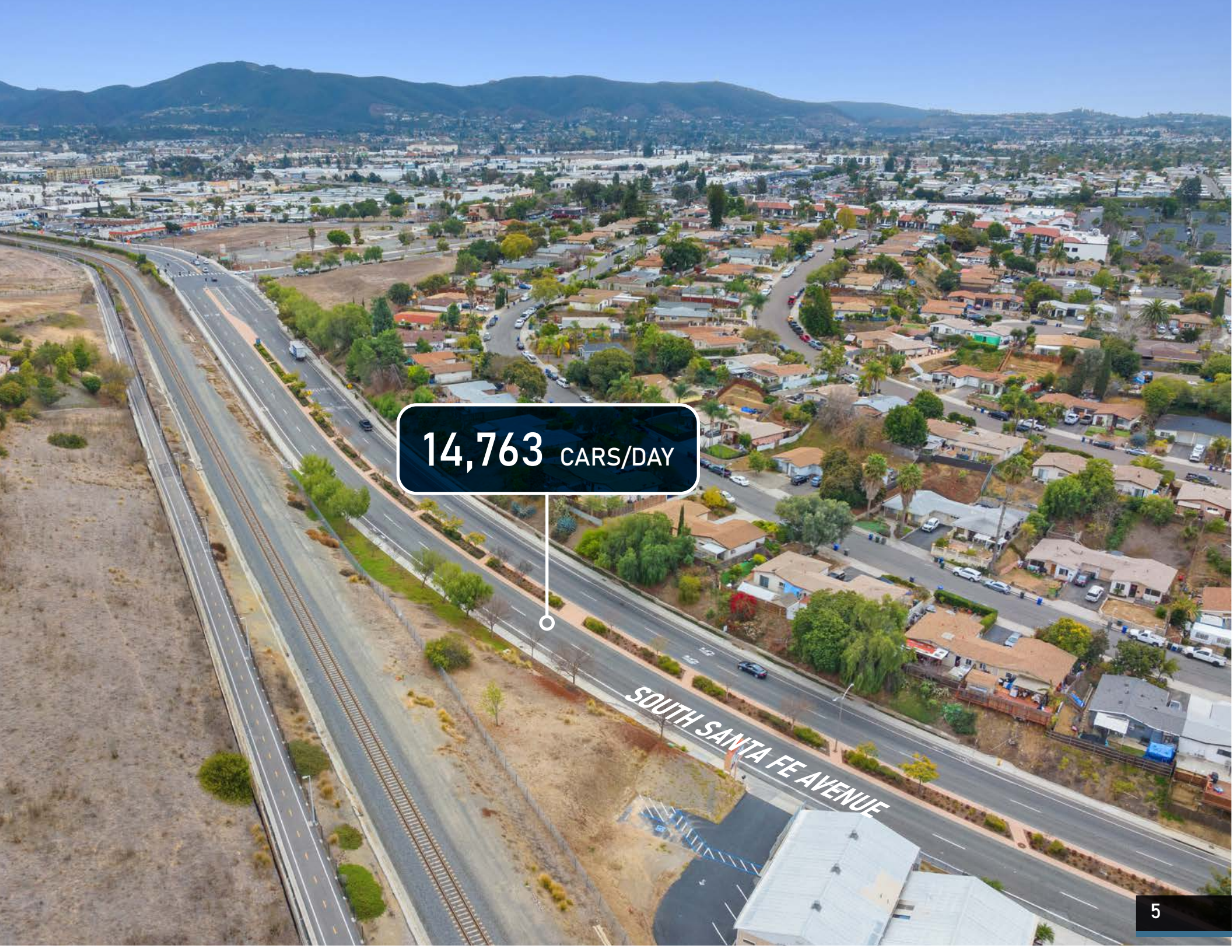




LOT LINES ARE APPROXIMATE

LOCATION





14,763 CARS/DAY

SOUTH SANTA FE AVENUE

ZONING

This lot is a Light Industrial (L-I) zoned property. The Light Industrial (L-I) zone provides for the grouping of light- and medium-intensity industrial and support service uses in a business-supportive setting. Generally, these areas will not include pedestrian-oriented businesses and will serve the loading, delivery, and indoor warehousing needs of light industrial space. The L-I Zone is intended to implement and be consistent with the LI land use designation of the General Plan.

PERMITTED USES

- » Furniture and Carpentry, Commercial Bakery, Contractor Office & Services, Food Processing, Industrial Design and Services, Machine Repair Shop, Manufacturing and Assembly, Microbrewery/Tasting Room, Warehousing (indoor), Wholesale Process and Distribution, Automotive Sales, Wholesale, Catering, Commercial Artist/Production Studio, Merchandise Sales (Showroom), Moving Company, Parcel Delivery Service, Restaurant (Take-Out), Internet-Based Sales, Office (Corporate, Administrative, Government, Medical), Research and Development.

ACCESSORY USES

Outdoor Storage*

CUP/DIRECTOR'S PERMIT

- » Automotive Rentals, Medical (Urgent Care), Automotive Services (Repair), Automotive Services (Washing/Detailing), Self Storage.

[VIEW FULL ZONING](#)



CITY OF SAN MARCOS

San Marcos supports a \$7.9 billion economy that boasts strongholds in manufacturing, whole-sale trade, education, technology, healthcare and microbreweries. With San Marcos’ new business inventory jumping 25 percent in the last decade alone, there is no doubt local businesses are gaining steam. Plus, thanks to its central location, San Marcos is ideal for reaching a diverse clientele—just 35 miles from Downtown San Diego, 40 miles from Orange County and 24 miles from Riverside County.

Unlike its neighboring cities, San Marcos’s emerging urban core is transforming the City from a “drive-through” community to a “drive-to” destination. The City is focused on strategically bringing vibrant, mixed-use concepts to areas located near transit to offer spaces where residents and visitors have an opportunity to embrace local artisans and promote local culture.

As North County’s education hub and serving the most higher education students along the 78 corridor, San Marcos plays a major role in supplying the region with a workforce that is ready to adapt to the changing talent needs of businesses., San Marcos has one of the highest concentrations of STEM degrees. Of those holding a Bachelor’s degree, more than 45 percent have their first degree in a science, technology, engineering or mathematics field of study.



The submarket is also home to several Sprinter stops, where several new apartment communities have popped up. The stops provide easy commutes from Escondido, Vista, and Oceanside, while State Route 78 deposits commuters into the heart of the submarket.

The North City development is a mixed-use development that will inject more than 1.5 million SF of commercial and retail space to the area surrounding the university. The development will cater to tech firms and form a central downtown area in San Marcos that it currently lacks. North City Drive, in particular, will be the centerpiece of the central downtown area, where a bustling farmers market runs on Tuesdays and new restaurants have opened, including the Cohn Restaurant Group’s Draft Republic, which opened in the third quarter of 2021.

San Marcos has a healthy investment market, characterized by regular trading among local and national investors.

SAN MARCOS AREA DEMOGRAPHIC PROFILE

| | |
|-------------------|-------------------|
| 97,209 | \$1.4M |
| POPULATION | TAX CREDIT |
| \$9.1B | \$14,110 |
| CONSUMER SPENDING | PER CAPITA INCOME |

POPULATION

| | | |
|---------------|---------------|---------------|
| 16,340 | 47,175 | 91,886 |
| 1 MILE | 3 MILE | 5 MILE |

HOUSEHOLDS

| | | |
|--------------|---------------|---------------|
| 4,830 | 15,378 | 30,863 |
| 1 MILE | 3 MILE | 5 MILE |

MEDIAN HOUSEHOLD INCOME

| | | |
|-----------------|-----------------|-----------------|
| \$79,099 | \$74,650 | \$90,179 |
| 1 MILE | 3 MILE | 5 MILE |

MEDIAN HOME VALUE

| | | |
|------------------|------------------|------------------|
| \$697,334 | \$647,323 | \$722,104 |
| 1 MILE | 3 MILE | 5 MILE |

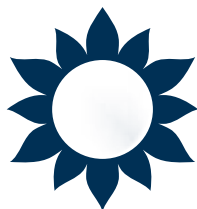








299
DAYS OF
SUNSHINE



SAN MARCOS



TAX CREDIT: In the past two years, the City has helped businesses secure more than \$1.4 million in state income tax credits which has allowed the businesses to create nearly 80 new jobs in San Marcos.



240+
RESTAURANTS



10+
BREWERIES



63
TRAIL MILES



300+
PARK ACRES

SAN MARCOS: NORTH COUNTY'S EDUCATION HUB

As North County's education hub and serving the most higher education students along the 78 corridor, San Marcos plays a major role in supplying the region with a workforce that is ready to adapt to the changing talent needs of businesses.

35.8%
BACHELOR'S
DEGREE

9.3%
MASTERS
DEGREE

1.5%
DOCTORATE
DEGREES



2,516
HEALTH
PROFESSIONALS



TOP 4 INDUSTRIES



HIGHER EDUCATION



INFORMATION &
COMMUNICATION
TECHNOLOGIES



MANUFACTURING



SPECIALTY FOOD &
MICROBREWRIES



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4180 La Jolla Village Drive, Suite 100 • La Jolla, CA 92037 858.453.0505 | F 858.408.3976 | Lic #01991785 | www.voitco.com

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