

FOR SALE

362 MULBERRY DRIVE

SAN MARCOS, CA 92069

*±9,022 SF Multi-tenant
Office/Flex Building for
Sale in San Marcos*



Building designed with the storefronts, plumbing and electrical meters to divide into up to 4 individual suites



PROPERTY OVERVIEW

BUILDING TYPE	Single story, multi-tenant office building
SQUARE FEET	±9,022 SF
LAND AREA	0.72 acres / 31,363 SF
APN	220-210-33
ZONING	LI / NC for Light industrial transitioning to neighborhood commercial
BUILT	1980
OFFICE	±6,002 SF
SOLAR	Owned solar (PV) system with a rating of 23.6kW (installed in 2024)
UNIMPROVED OFFICE / WAREHOUSE	±3,020 SF
CLEAR HEIGHT	12' - 14'
PARKING	42 spaces (4.67/1,000 SF)
CONSTRUCTION	Decorative concrete block

\$3,599,000
ASKING SALE PRICE

±9,022
SQUARE FEET

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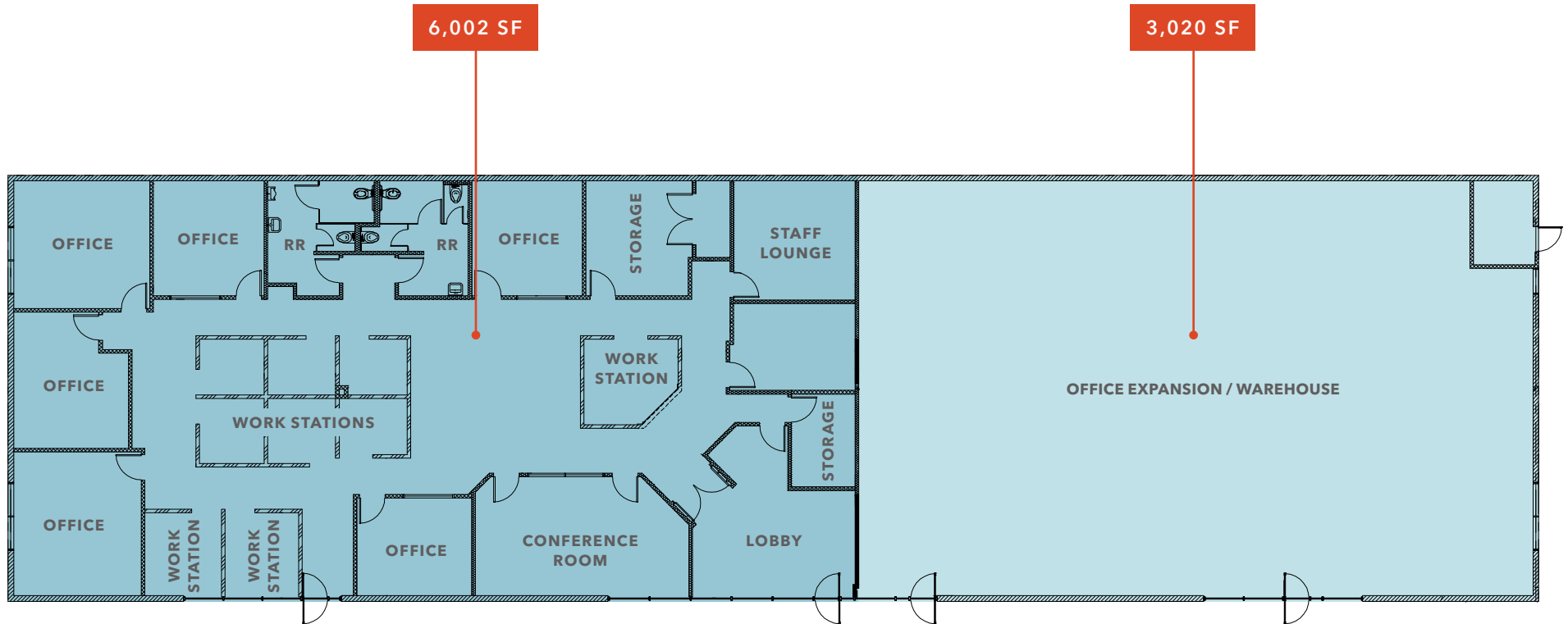


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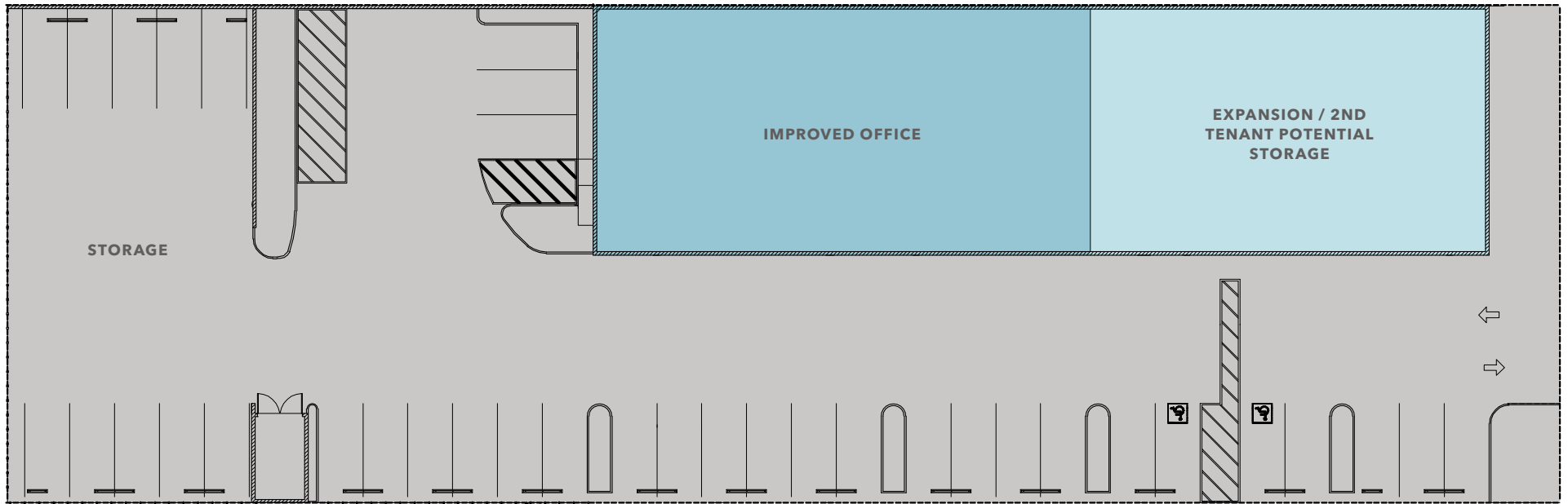
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FLOOR PLAN



SITE PLAN



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DEMOGRAPHICS

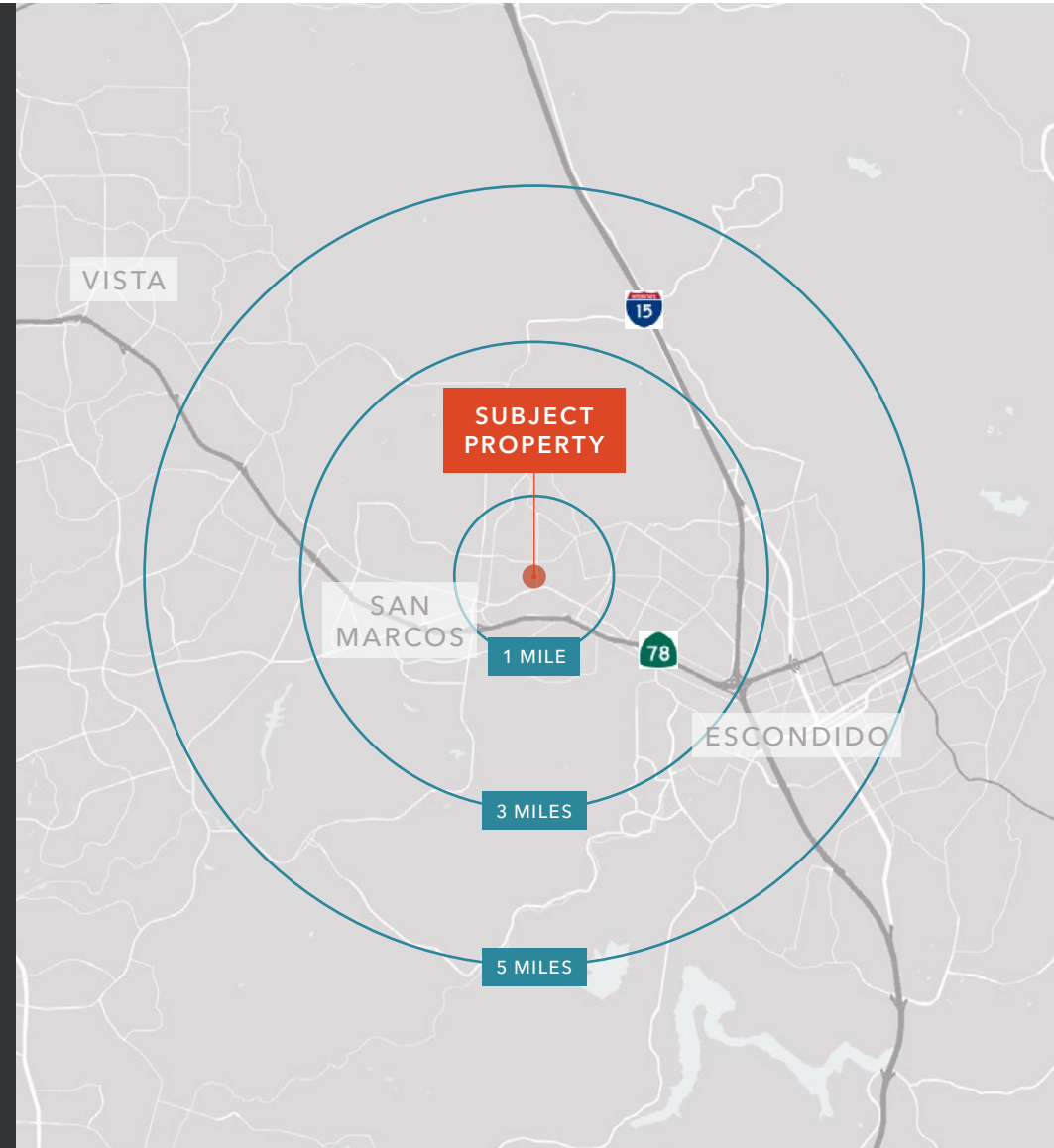
POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	14,334	83,827	214,569
MEDIAN AGE	36.1	36.7	37.7
TOTAL BUSINESSES	799	4,161	10,548
TOTAL EMPLOYEES	6,264	34,049	94,652
AVERAGE HOUSEHOLD INCOME	\$142,904	\$144,713	\$138,053
WHITE COLLAR WORKERS	65%	65%	62%
BLUE COLLAR WORKERS	35%	35%	38%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	4,652	27,780	71,525
AVERAGE HOUSEHOLD SIZE	3.0	2.9	2.9
OWNER-OCCUPIED	63%	60%	57%
RENTER-OCCUPIED	37%	40%	43%

Data Source: ©2026, Sites USA



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