

# 469 E MISSION RD

SAN MARCOS, CA 92069

FOR SALE OR LEASE

PRICE REDUCTION

SECURE INDUSTRIAL SPACE WITH YARD IN A PRIME, ACCESSIBLE LOCATION



INTERACTIVE  
OFFERING MEMORANDUM

# 469 E MISSION RD

SAN MARCOS, CA 92069

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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## DAVID HARRINGTON

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# TABLE OF CONTENTS

04 |

06 |

08 |

# PROPERTY SUMMARY

# PRICE REDUCTION



**\$2,525,000**  
SALE PRICE



**\$12,000** Net Per Month  
LEASE RATE

This owner/user opportunity features a 2,924 square foot industrial building situated on 0.66 acres of flat, fully fenced land ideal for outdoor storage. Its prime location offers easy access to Highway 78 via the Woodland Parkway and North Twin Oaks Valley Road exits. This property is well-suited for businesses in construction, logistics, equipment, or similar trades requiring a secure yard and manufacturing space in a centrally located, supply-constrained market.



**±2,924 SF**  
TOTAL BUILDING SF



**±0.66 AC (±28,750 SF)**  
LOT SIZE



**1991**  
YEAR BUILT



**SINGLE**  
TENANCY



**FULLY FENCED**  
YARD



**I-2**  
ZONING



**220-222-21-00**  
APN

# ASSUMABLE LOAN INFORMATION

**Lender** StanCorp Mortgage Investors, LLC

**Rate** 3.625%

**Balance as of 6/1/2025** \$650,679.23

**Loan Thru** 7/1/2045

**Monthly Payment** \$3,806



PROPERTY PHOTOS



# TENANT MAP



W



78



SUBJECT PROPERTY



# DRIVE TIME MAP

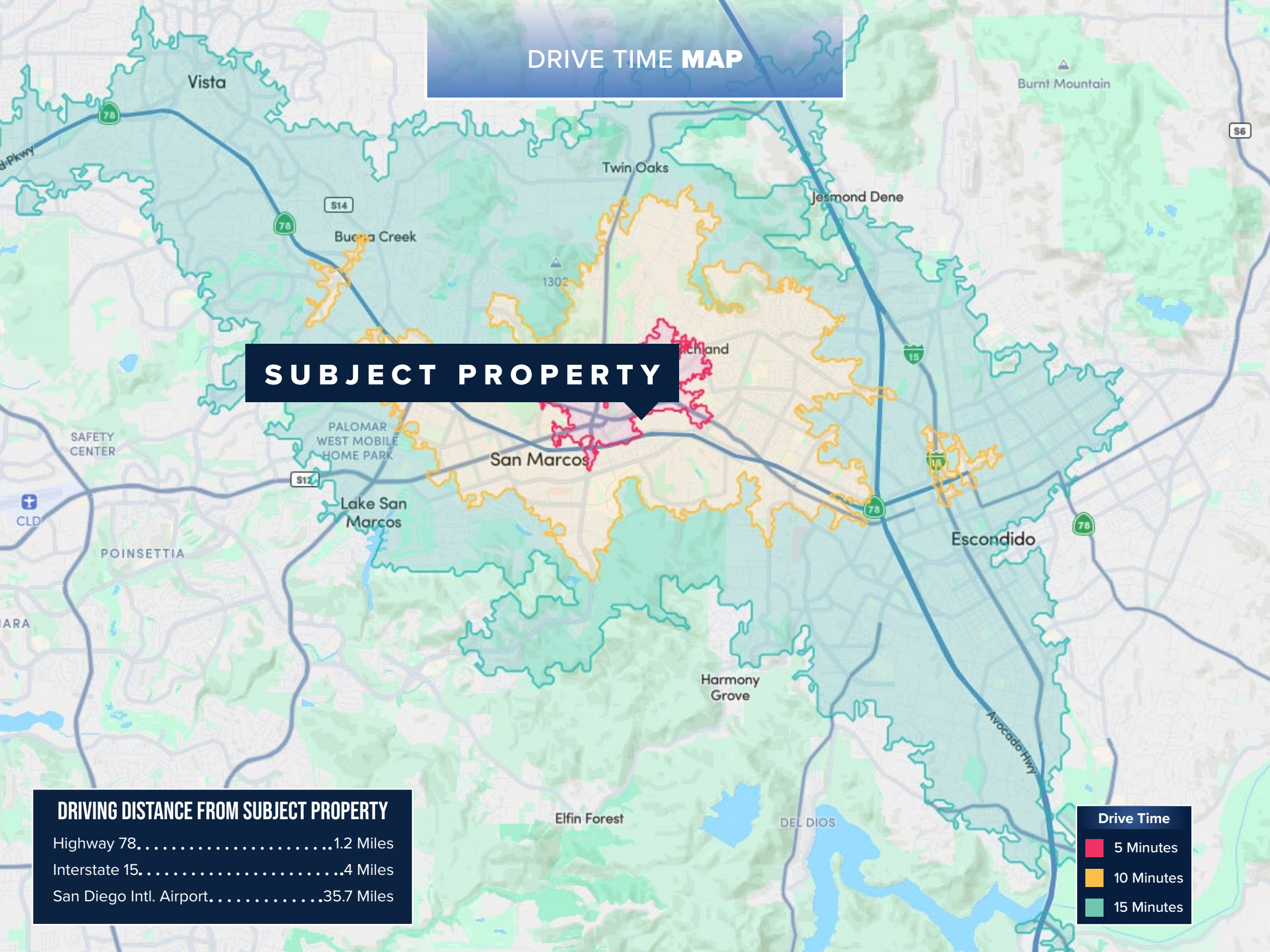
**SUBJECT PROPERTY**

**DRIVING DISTANCE FROM SUBJECT PROPERTY**

Highway 78.....	1.2 Miles
Interstate 15.....	4 Miles
San Diego Intl. Airport.....	35.7 Miles

**Drive Time**

- 5 Minutes
- 10 Minutes
- 15 Minutes



# MARKET OVERVIEW

## SAN MARCOS, CALIFORNIA

### OVERVIEW

San Marcos, California, located in northern San Diego County, has evolved from a small agricultural community into a city with a growing industrial base. While residential and retail developments have historically dominated the landscape, the city has seen an increase in light industrial and manufacturing activity in recent years. Industrial parks along key corridors support sectors like precision machining, printing, and specialty manufacturing.

Recent trends indicate that industrial real estate in San Marcos is gaining traction, in part due to its relative affordability compared to neighboring coastal cities. Businesses are drawn by the accessibility of transportation infrastructure and proximity to both

the I-15 and I-5 corridors. The city has also focused on modernizing zoning to support clean tech and logistics companies, creating a more favorable environment for industrial growth without displacing existing businesses.

San Marcos is also responding to regional shifts by promoting workforce development and partnerships with local educational institutions like California State University San Marcos and Palomar College. These efforts aim to align labor market needs with training programs, particularly in advanced manufacturing and technical trades. This approach supports long-term sustainability for the industrial sector while fostering local employment opportunities.

# 36.7

Median Age Within  
a Three Mile Radius of  
the Subject Property

# \$118k

Average Household Income  
Within a Three Mile Radius  
of the Subject Property

# 27,419

Total Households Within a Three  
Mile Radius of the Subject Property



# SAN DIEGO INDUSTRY



**2.17M SF**

NEW INDUSTRIAL CONSTRUCTION  
IN Q4 2024



**1.3M SF**

Q1 2025 LEASING  
ACTIVITY



**219,200 JOBS**

TRANSPORTATION AND WAREHOUSING  
JOBS AS OF MARCH 2025

# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 469 E MISSION RD, SAN MARCOS, CA 92069 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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