

\$0.95 /SF/NNN
YEAR 1 LEASE RATE

LOW OPEX
\$0.28/SF

LA MIRADA DRIVE

S PACIFIC STREET

ADDITIONAL
PARKING

260 SOUTH PACIFIC STREET

FOR LEASE

260 S. Pacific Street, San Marcos

23,108 - 77,750 SF

Warehouse/Distribution/Manufacturing

GREG LEWIS
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Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

THE SITE

FOR LEASE

23,108 SF - 77,750 SF

Unique opportunity to secure a strategic location in a supply constrained market.



Design Flexibility

Three contiguous suites can be combined or leased separately



Immediate Occupancy

Move-in ready suites with office build out in place



Secure Site

Gated access and parking, including up to 9 trailer stalls



**ADDITIONAL PARKING
INCLUDING UP TO
9 TRAILER STALLS**

S PACIFIC STREET

LA MIRADA DRIVE



260 S. Pacific Street, Suite 102

FLOOR PLAN Available NOW



23,108 SF



3 Dock High Doors



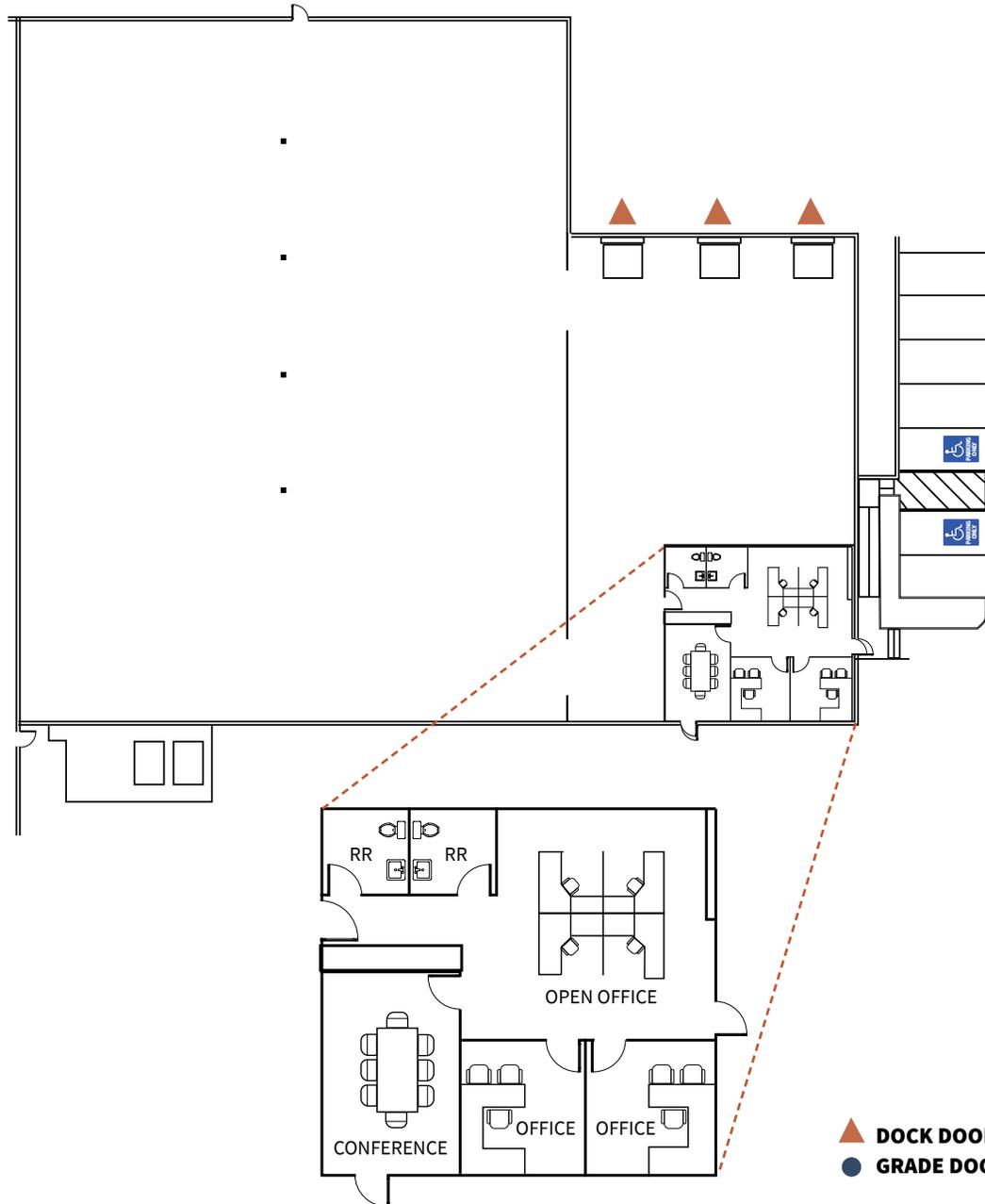
1,396 SF New Office



18'-20' clear height



ESFR



260 S. Pacific Street, Suite 106

FLOOR PLAN Available NOW



29,600 SF



2 Grade Level Doors



1,100 SF Existing Office Area



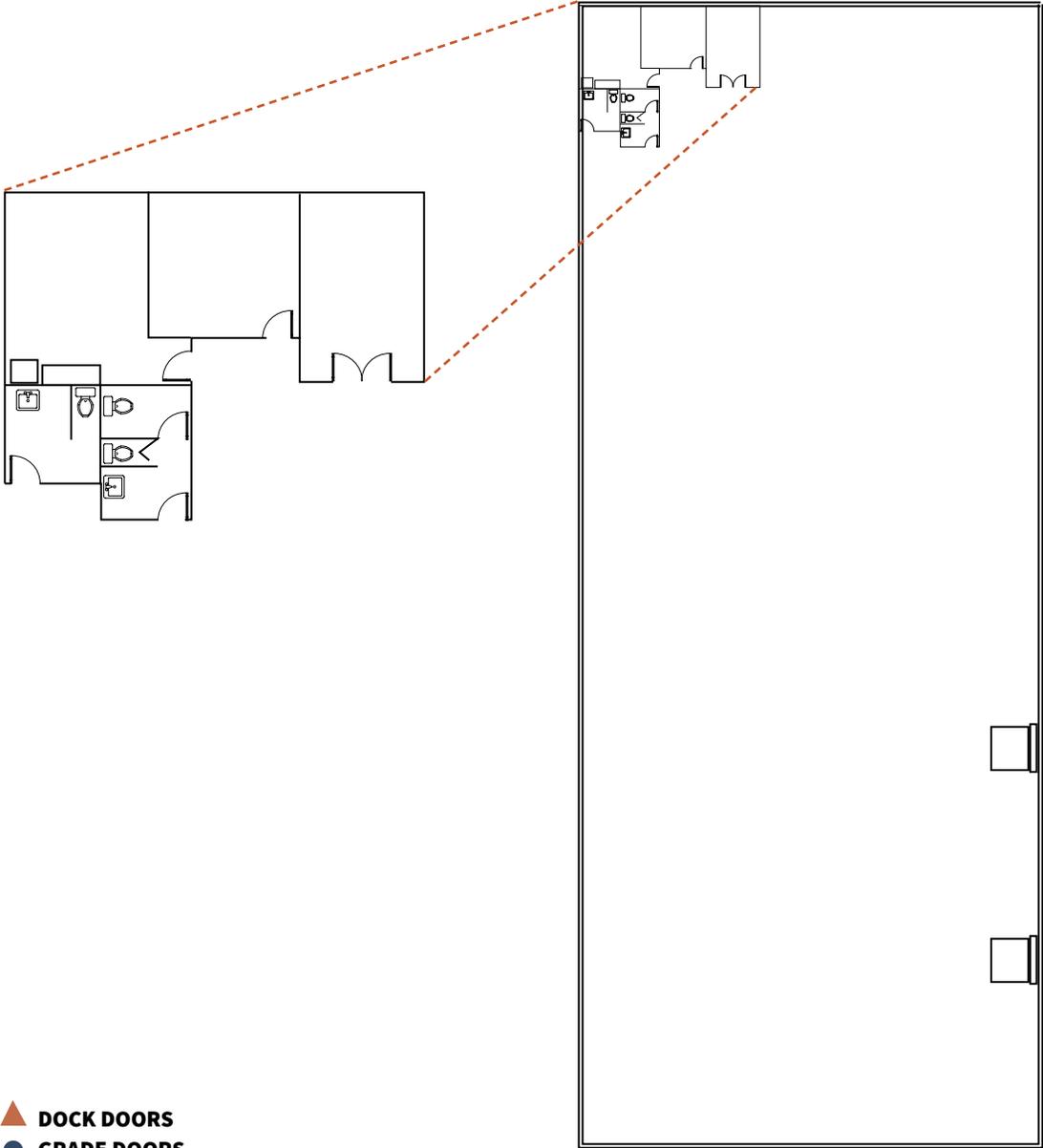
18'-20' clear height



ESFR



Heavy Power
1,200 A 480v +
200 A 208v



▲ DOCK DOORS
● GRADE DOORS

260 S. Pacific Street, Suite 110

FLOOR PLAN Available NOW



25,042 SF



2 Dock High Doors
1 Grade Level Doors



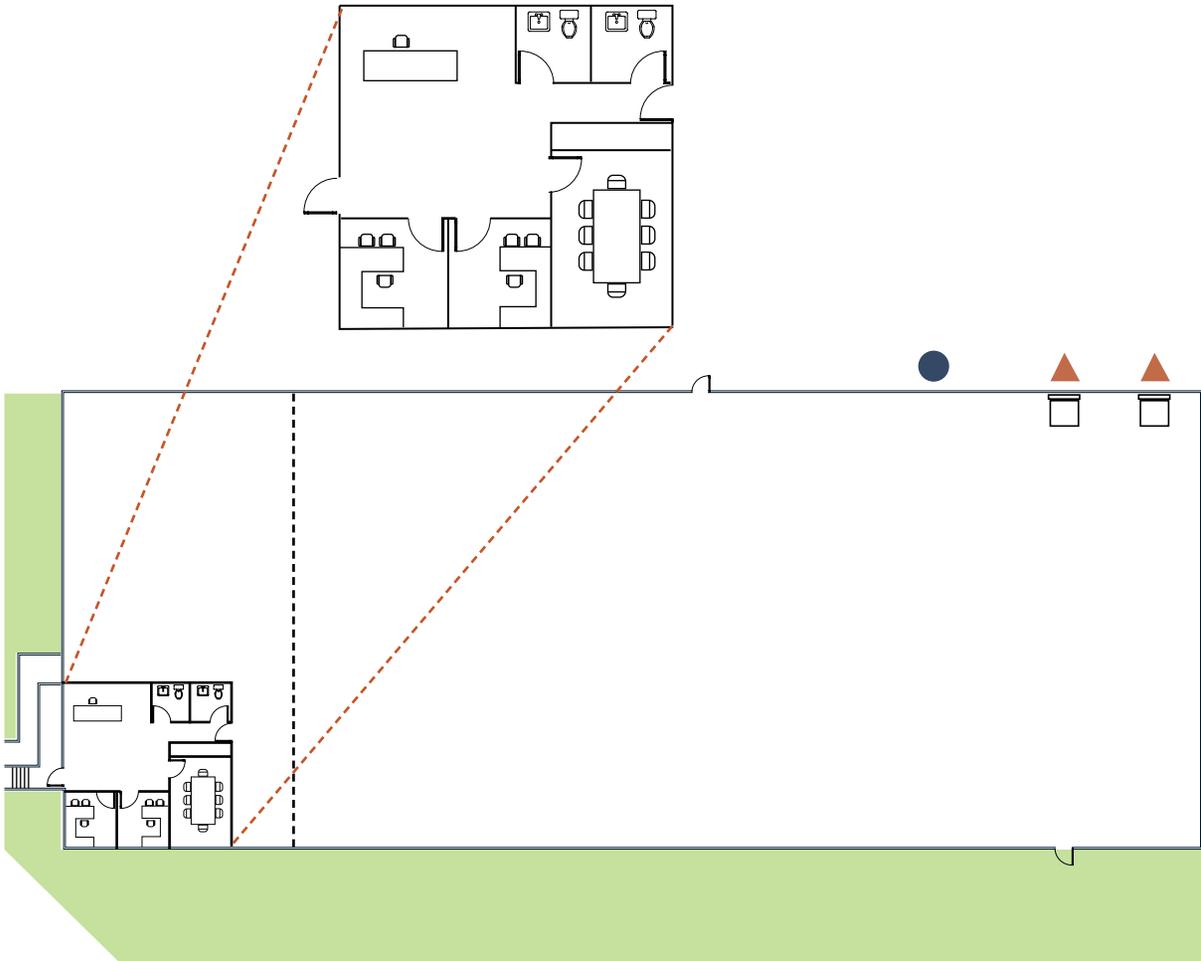
1,350 SF Permit Ready
Office Area



18'-20' clear height



ESFR



▲ DOCK DOORS
● GRADE DOORS

TRAILER PARKING



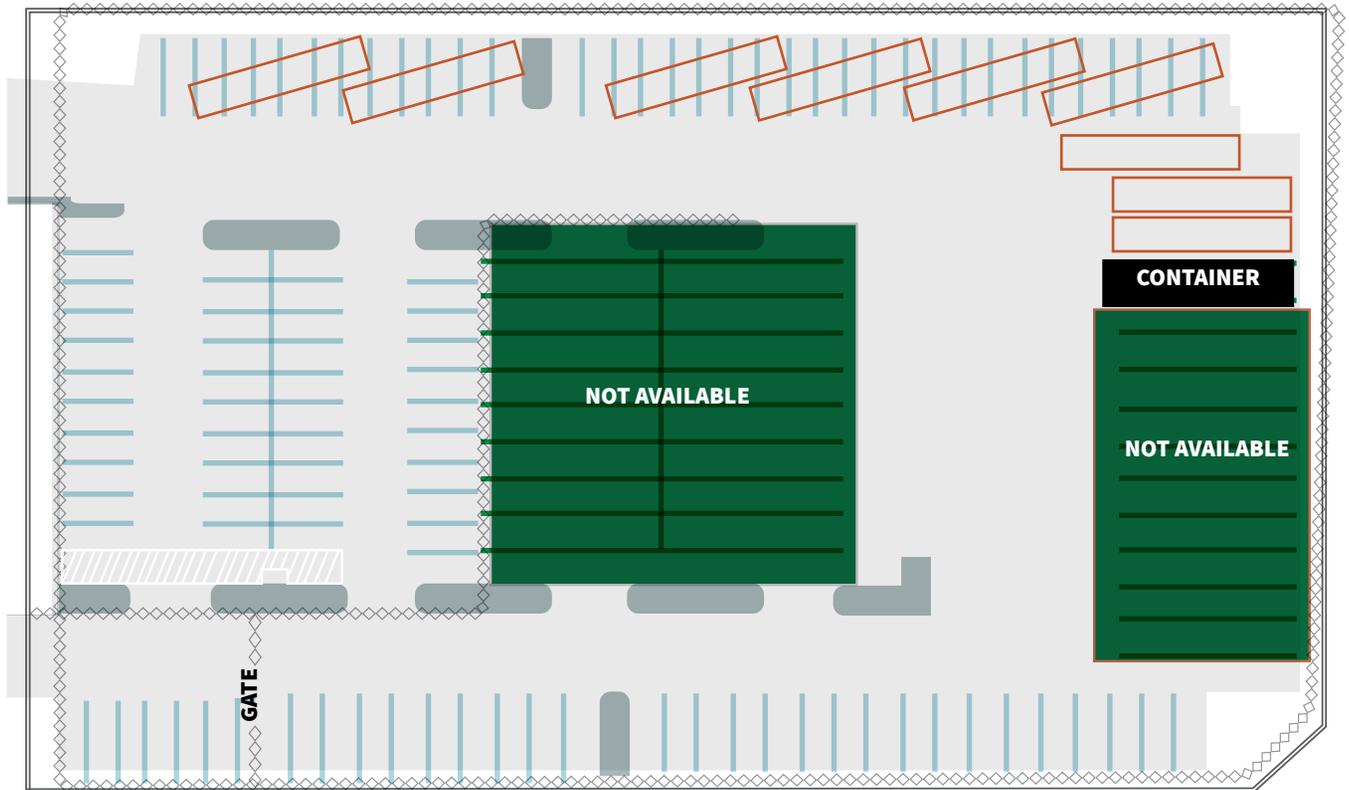
Up to 9
Trailer Parking
Stalls



Fenced with
Rolling Gate
Access



Located
Immediately
Across the
Street from
260 S Pacific



- Parking Lot
- Boundary Line
- Fencing

- Not Available
- Public Parking Spaces
- Option 1 Trailer Parking

ACCESS AT YOUR DOORSTEP



**Equidistant to
Interstates 5 & 15**



**Less than 1 mile from
multiple access points to
Hwy 78**



**Close proximity to
Cal State San Marcos**

THE LOCATION

Unparalleled access to customers

SURROUNDING AREA



POPULATION

724,870
within 10 miles
198,081
within 5 miles
76,783
within 3 miles



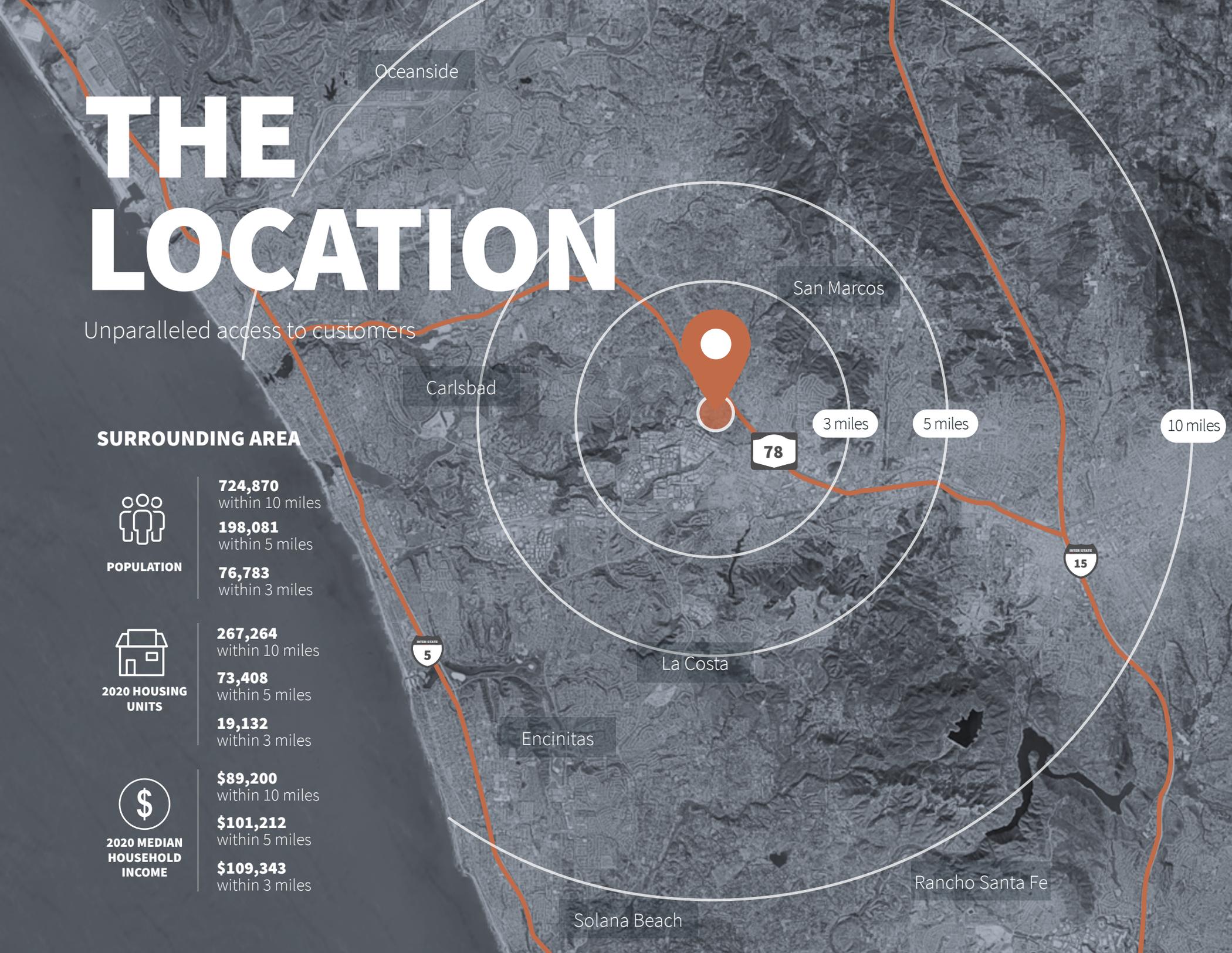
2020 HOUSING UNITS

267,264
within 10 miles
73,408
within 5 miles
19,132
within 3 miles



2020 MEDIAN HOUSEHOLD INCOME

\$89,200
within 10 miles
\$101,212
within 5 miles
\$109,343
within 3 miles



Drive times to:

- 1 hr 36 min**
Port of LA/Long Beach
- 40 min**
Orange County
- 45 min**
Riverside County
- 45 min**
Downtown/Airport
- 55 min**
Mexico Border

San Diego quick stats:

3.3M

5TH MOST POPULOUS COUNTY IN US

#2

FASTEST GROWING ECONOMY IN CALIFORNIA

158K

COLLEGE STUDENTS IN SAN DIEGO INCLUDING 46K IN SAN MARCOS





CORPORATE NEIGHBORS





FOR MORE INFORMATION

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