

\$0.95 /SF/NNN
YEAR 1 LEASE RATE

LOW OPEX
\$0.32/SF

LA MIRADA DRIVE

S PACIFIC STREET

ADDITIONAL
PARKING

260 SOUTH PACIFIC STREET

FOR LEASE

260 S. Pacific Street, San Marcos

29,600 - 109,034 SF

Warehouse/Distribution/Manufacturing

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THE SITE

FOR LEASE

29,600 SF - 109,034 SF

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

Design Flexibility

Three contiguous suites can be combined or leased separately



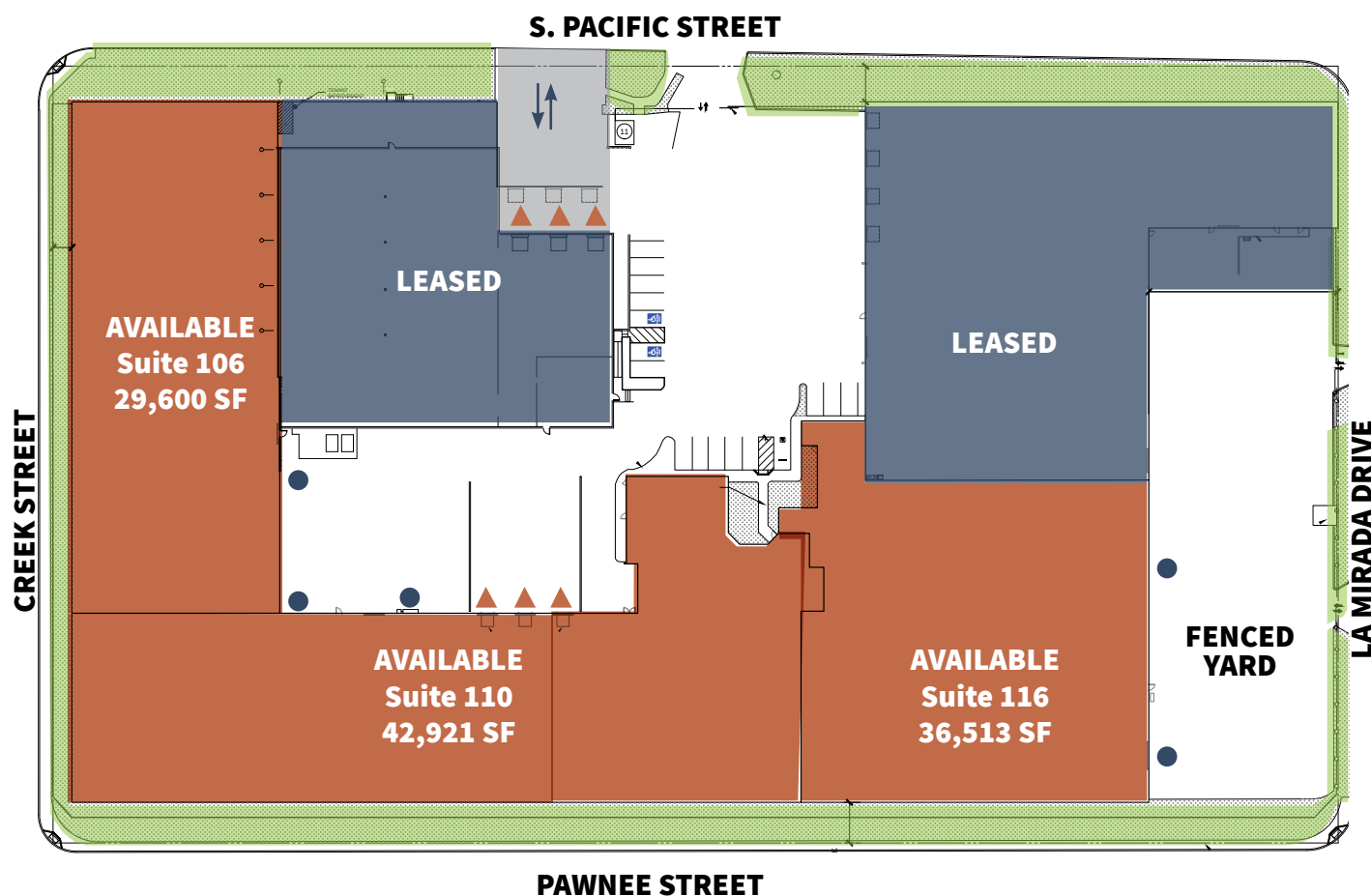
Immediate Occupancy

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 106

FLOOR PLAN Available NOW



29,600 SF



2 Grade Level Doors



1,100 SF Existing
Office Area



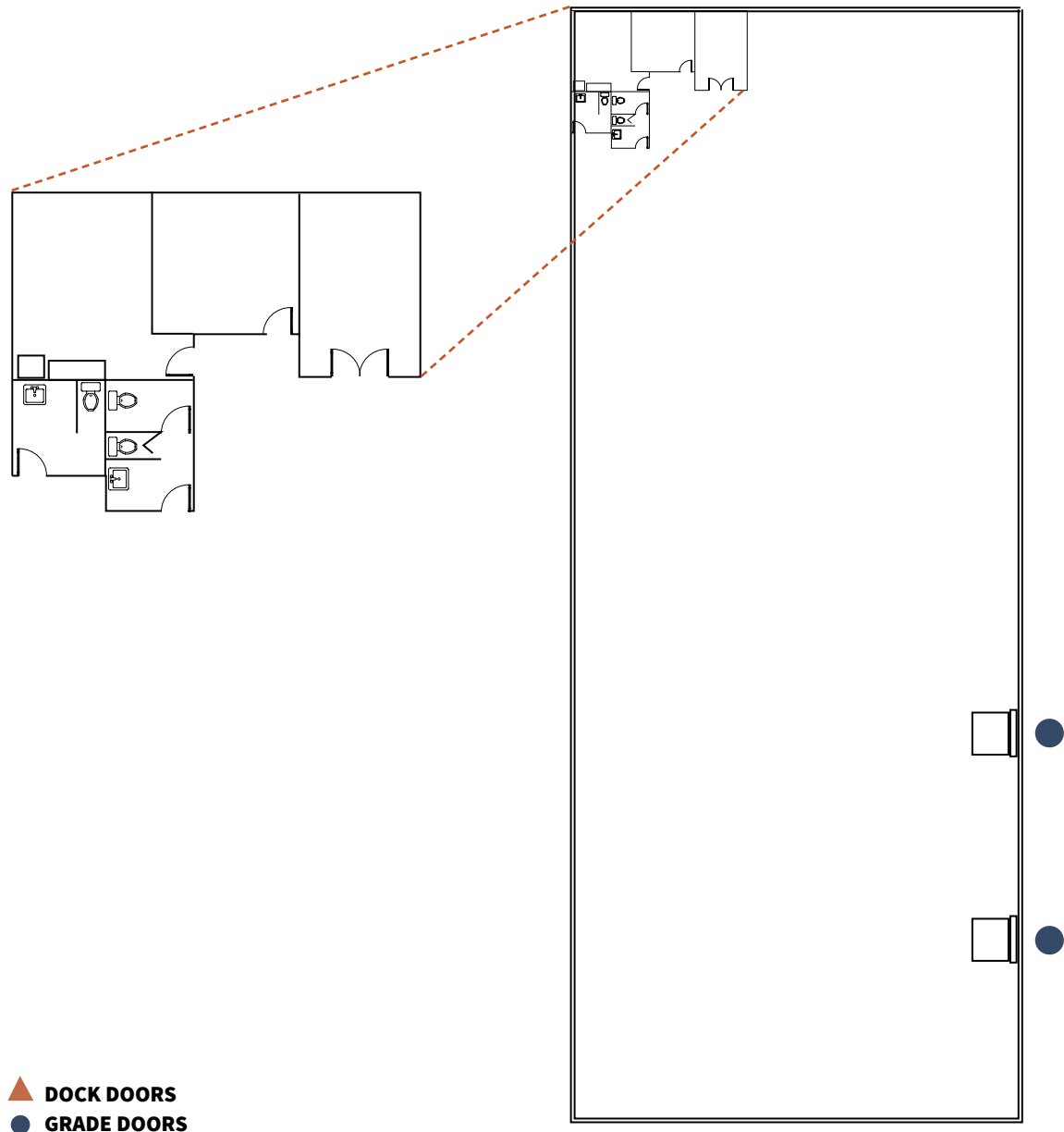
18'-20' clear height



ESFR



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



▲ DOCK DOORS
● GRADE DOORS

260 S. Pacific Street, Suite 110

FLOOR PLAN

Available
NOW



42,921 SF



3 Dock High Doors
1 Grade Level Doors



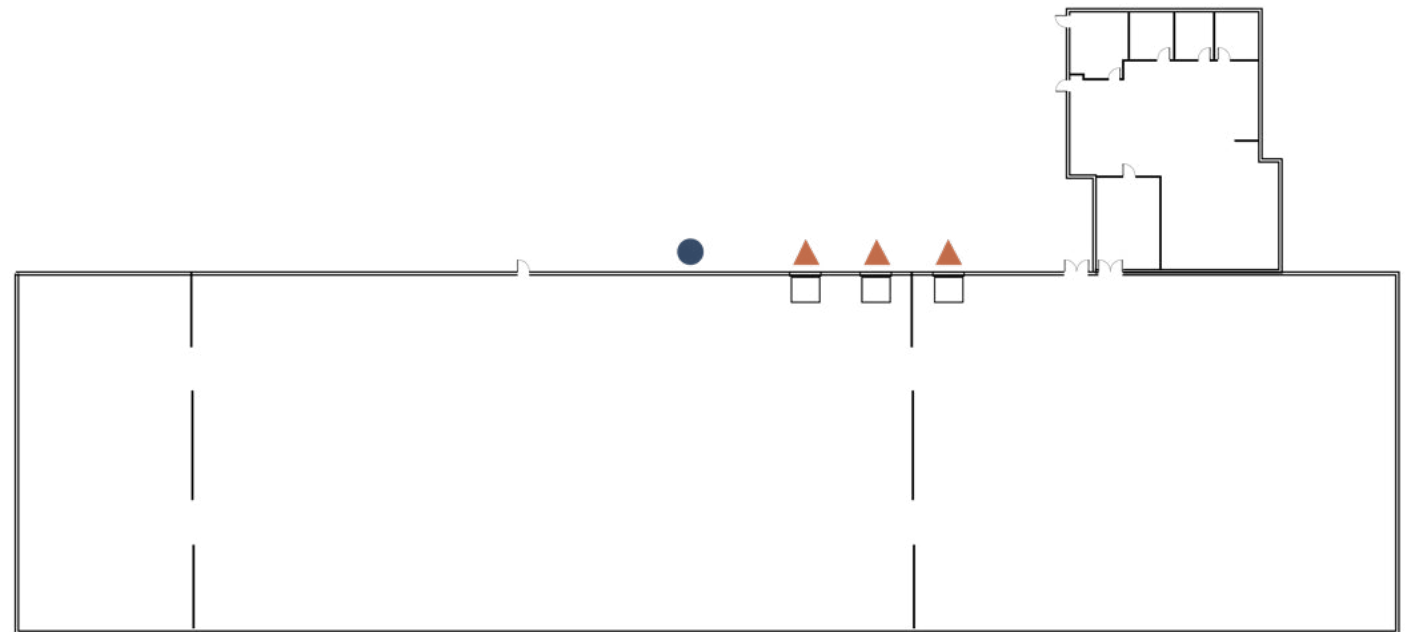
3,800 SF Existing
Office Area



18'-20' clear height



ESFR



▲ DOCK DOORS
● GRADE DOORS

260 S. Pacific Street, Suite 116

FLOOR PLAN

Available
08/01/2026



36,513 SF + 0.40
Acre Fenced Yard



2 Grade Level Doors +
Portable Dock Ramp



1,668 SF Existing
Office Area



20'-22' clear height

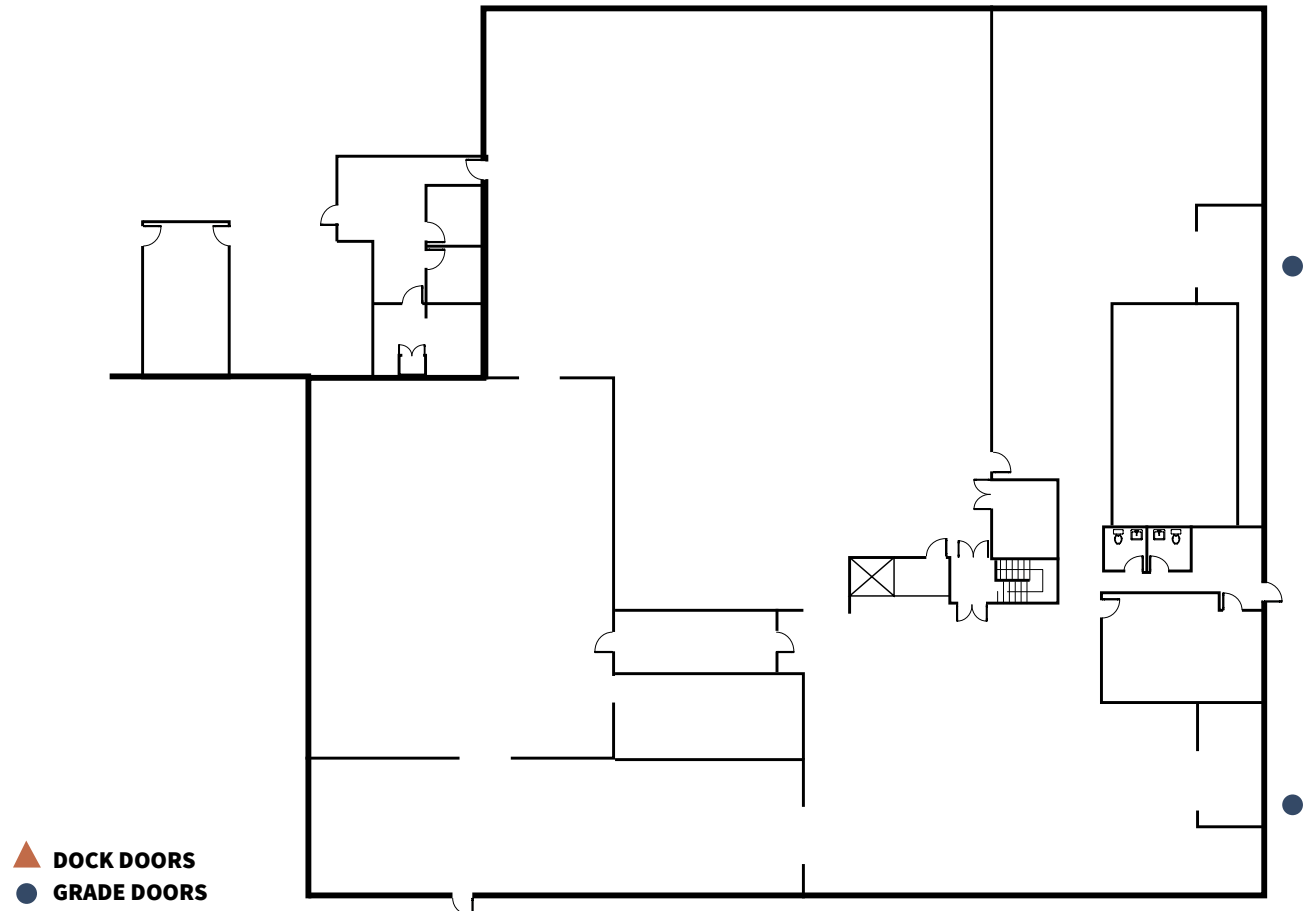


ESFR



Heavy Power
2,000 A 480v

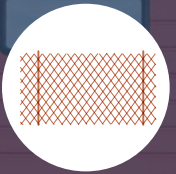
Existing commercial kitchen build-out and infrastructure
may be transferable to new tenant



TRAILER PARKING



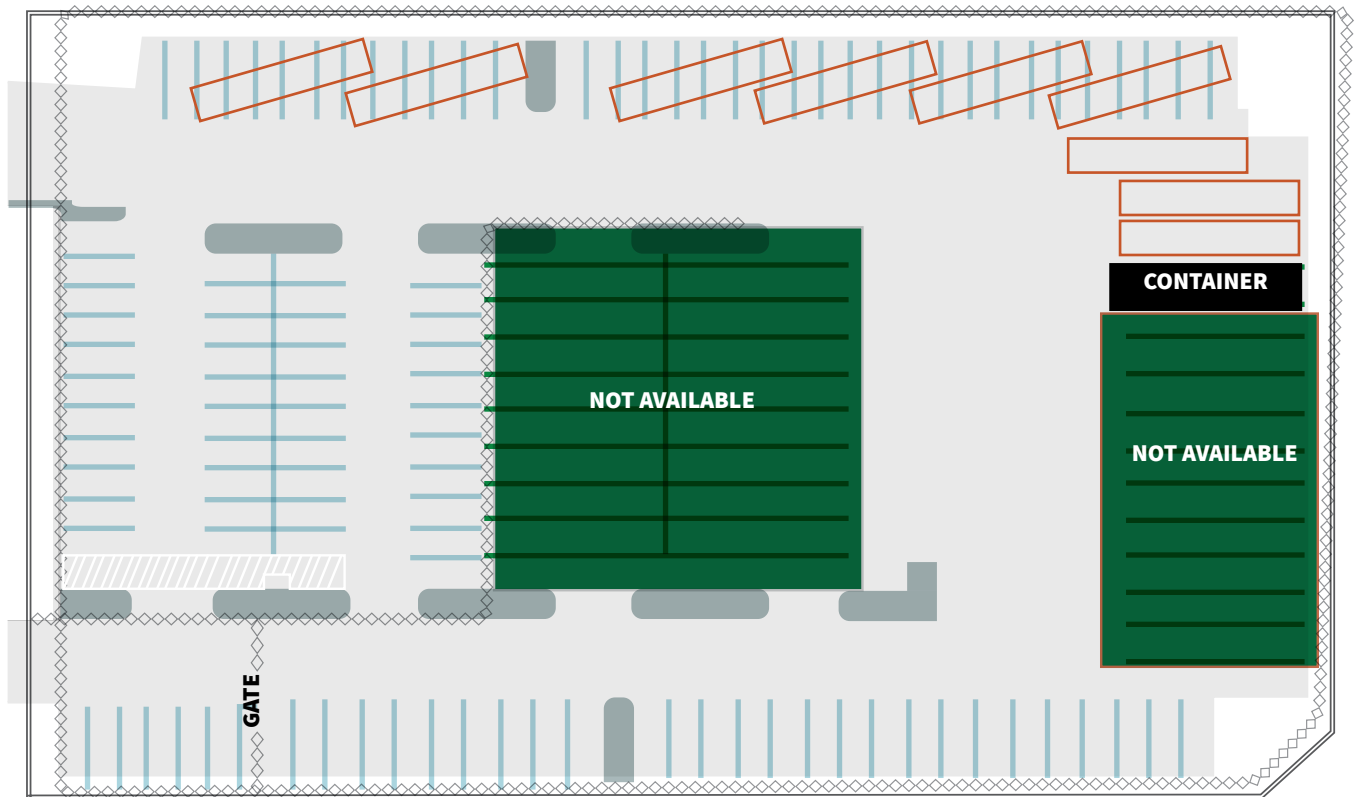
**Up to 9
Trailer Parking
Stalls**



**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

Oceanside

San Marcos

Carlsbad

3 miles

5 miles

10 miles

78

15

5

La Costa

Encinitas

Solana Beach

Rancho Santa Fe

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

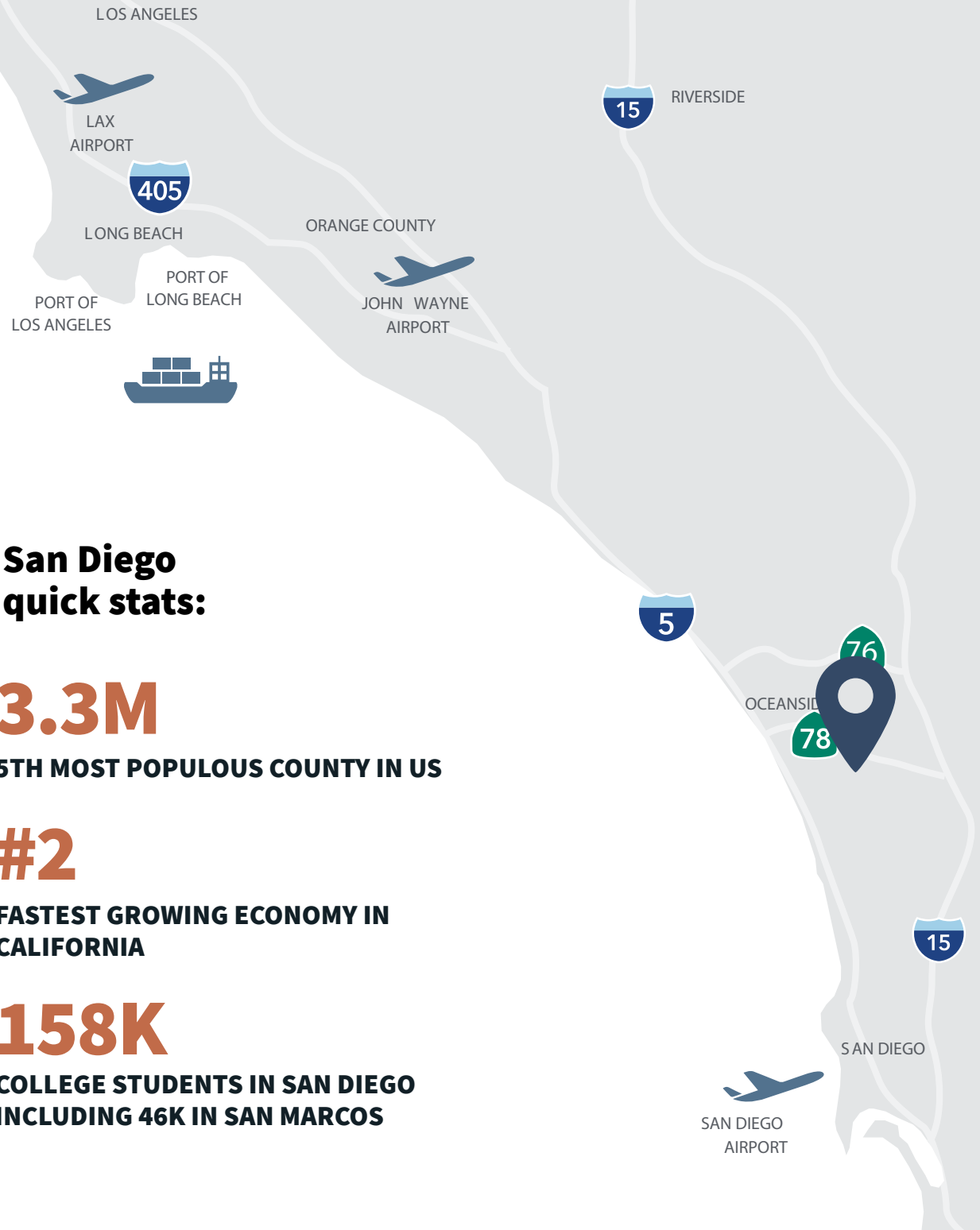
5TH MOST POPULOUS COUNTY IN US

#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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