

FOR LEASE

INDUSTRIAL | FLEX | SHOWROOM

456 E MISSION ROAD

SAN MARCOS, CA 92069

**BOYLE
CROTTY
STEMLEY
INDUSTRIAL
TEAM**



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HIGHLIGHTS

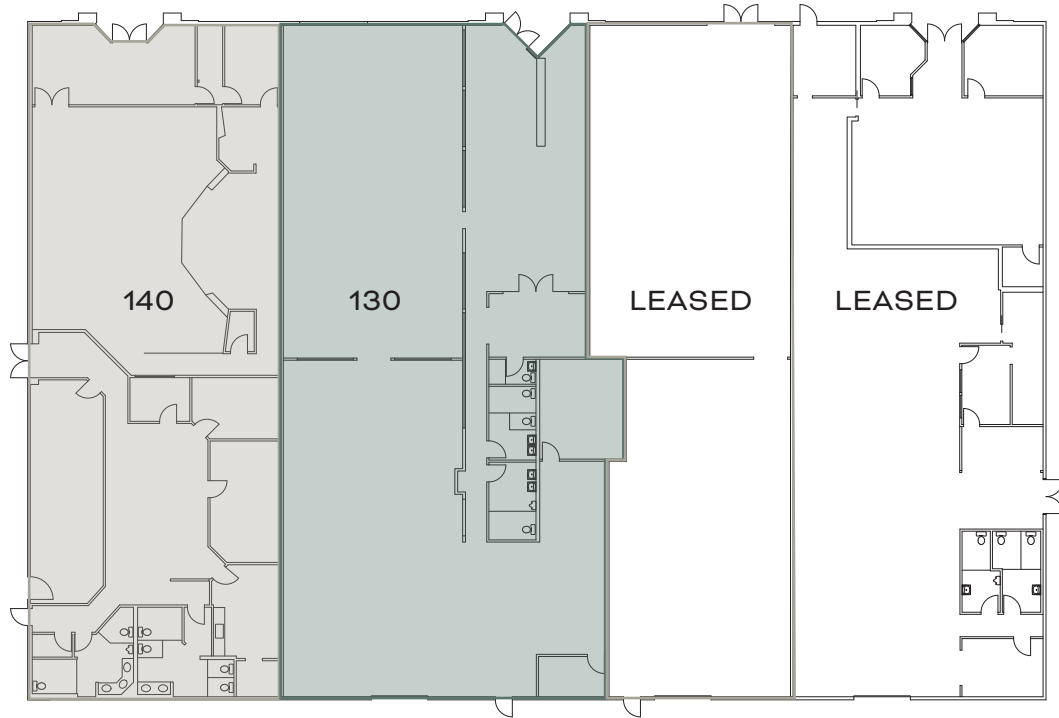
A ±21,600 SF multi-tenant industrial building in San Marcos, adjacent to N Twin Oaks Valley Road with close proximity to State Route 78.

- ✓ Fully Climate Controlled
- ✓ Excellent Street Visibility
- ✓ Showroom and Warehouse Availability
- ✓ Can be Converted Back to Warehouse
- ✓ Building and Monument Signage Available
- ✓ Drive Around Access



- › San Marcos is home to a wide variety of quality business opportunities.
- › Surrounded by renowned universities such as Cal State San Marcos and Palomar College, San Marcos fosters a diverse institutional scene that promotes a growing business environment.

AVAILABILITIES



SUITE	SIZE	NOTES	AVAILABILITY	LEASE RATE
456 E MISSION RD, SUITE 130	± 6,767 SF	Climate controlled warehouse	NOW	\$1.55/SF Gross
456 E MISSION RD, SUITE 140	± 5,400 SF	Climate controlled warehouse	NOW	\$1.55/SF Gross



THE LOCATION



AVG. HOUSEHOLD
INCOME

\$129,952



POPULATION

87,191



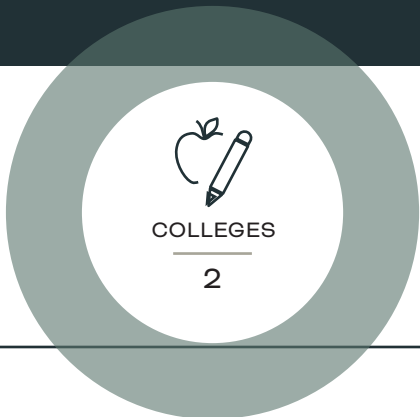
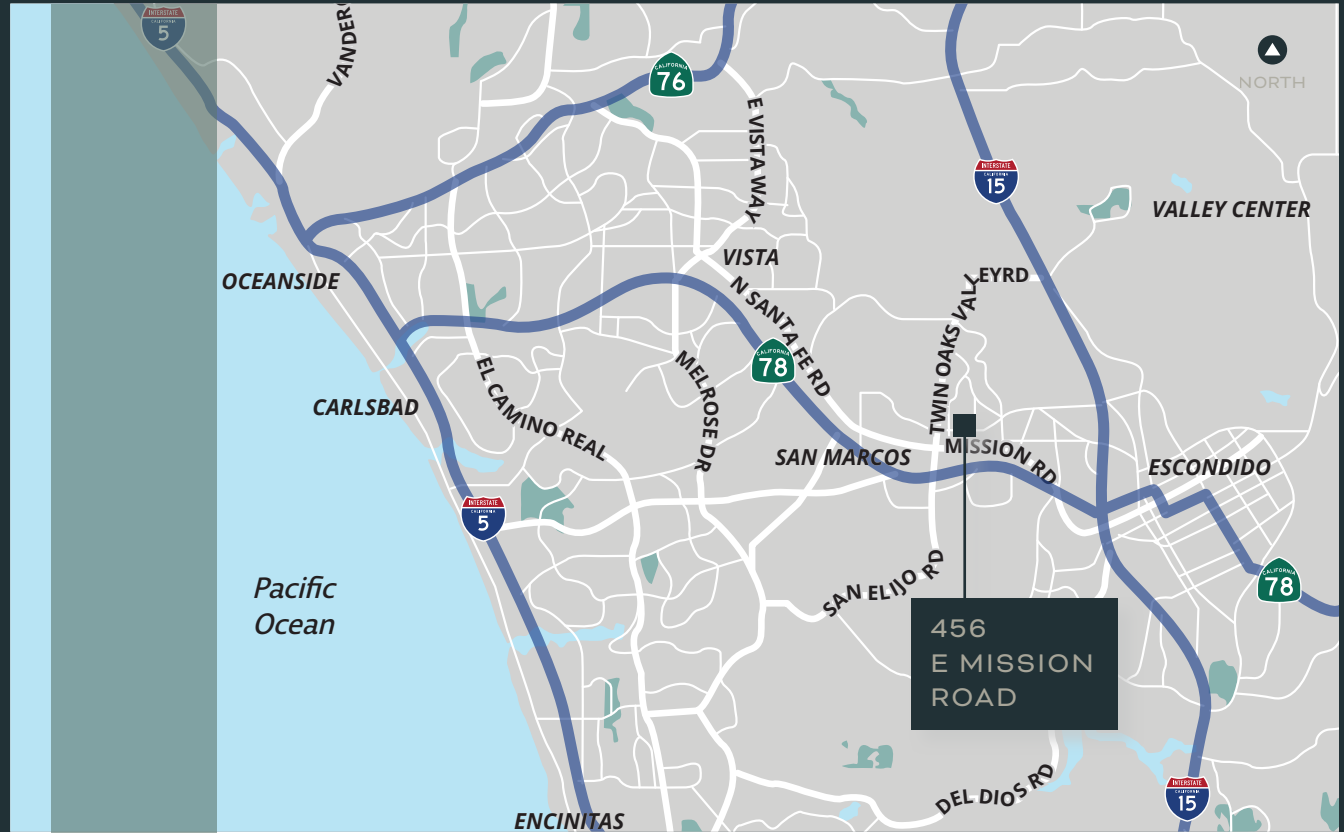
MEDIAN
AGE

35

*PER A 3 MILE RADIUS FROM THE PROPERTY

San Marcos, California, boasts a diverse industrial landscape, spanning manufacturing, technology, biotech, and healthcare sectors. Its strategic location and supportive business environment attract a range of companies, driving economic growth and innovation.

The industrial scene in San Marcos, California, is a thriving hub of innovation and opportunity. With a mix of industries, including biotech, technology, and retail, the city offers a dynamic business environment supported by its strategic location and accessible transportation networks.



San Marcos, California, stands out with its unique blend of scenic surroundings, a growing economy, and a vibrant industrial scene. The city's proximity to major research institutions and a commitment to sustainability further enhance its distinctive character, making it an exceptional place to live, work, and explore.



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456 E MISSION ROAD

FOR LEASE IN SAN MARCOS, CALIFORNIA

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