



# 260 SOUTH PACIFIC STREET

**FOR LEASE**  
**260 S. Pacific Street, San Marcos**

**23,108 + 38,680 SF**  
Warehouse/Distribution/Manufacturing

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



### Convenient Loading

Easy access to dock high loading off S. Pacific Street



### Prominent Frontage

Front units offering excellent signage/identity



### Secure Site

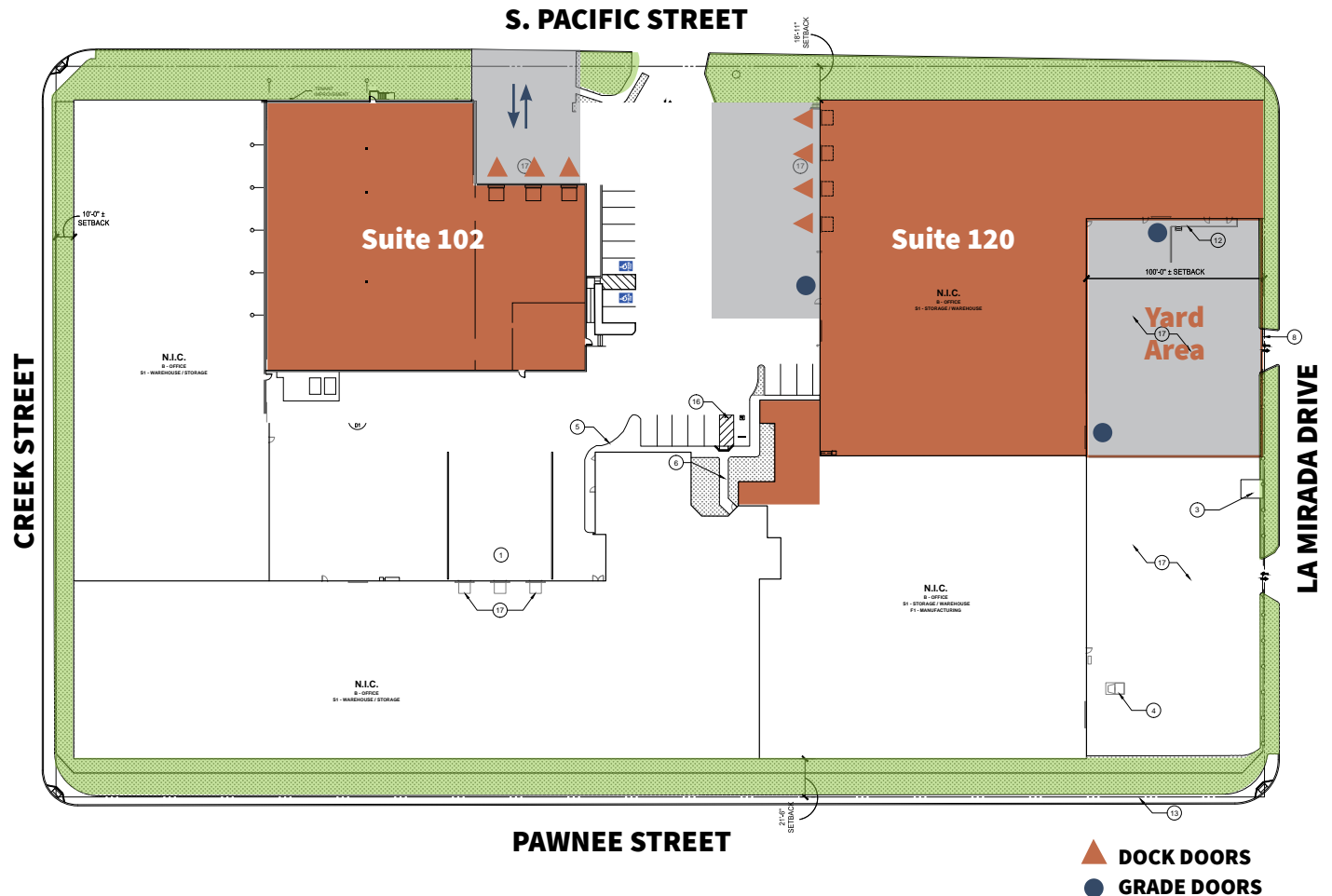
Gated access and parking

# THE SITE

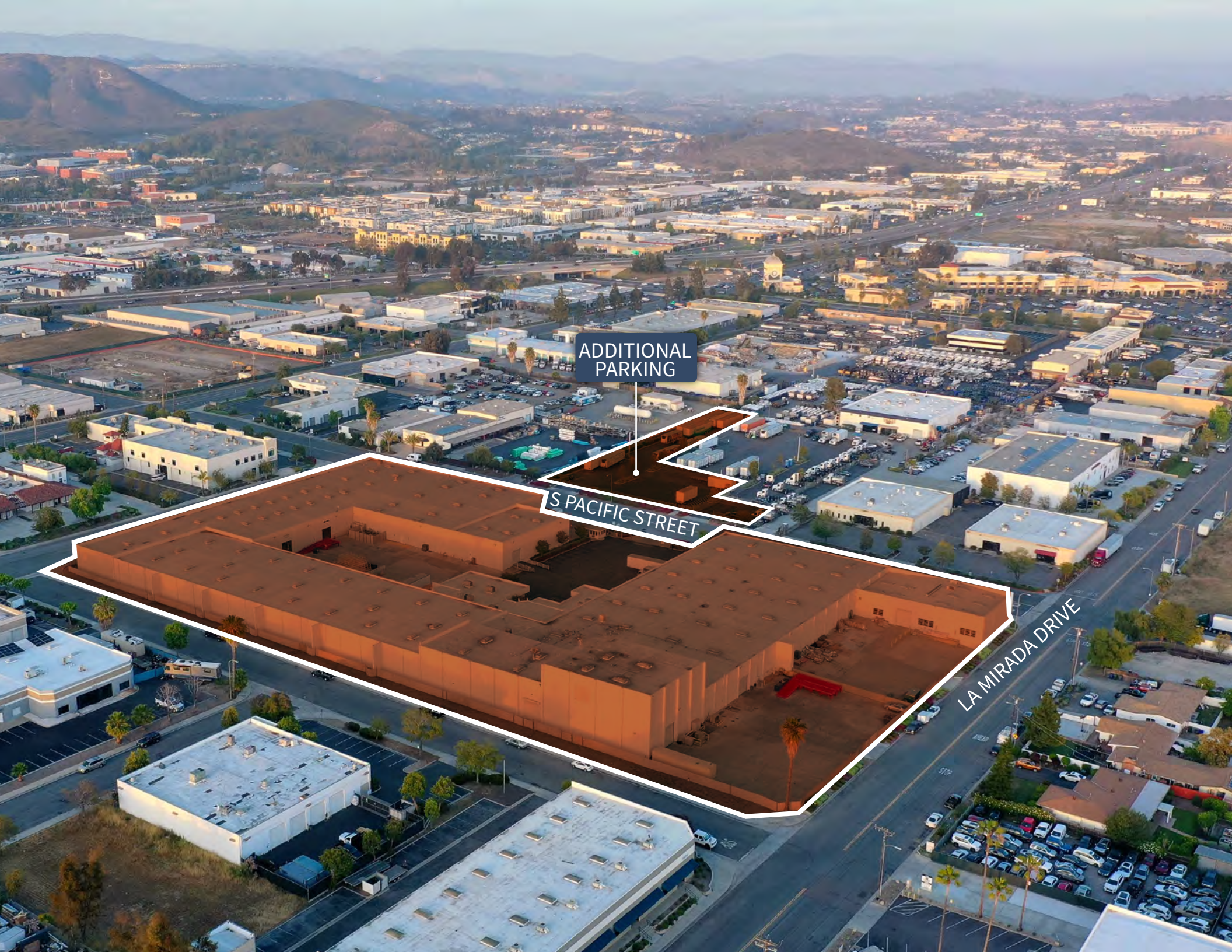
## FOR LEASE

### 23,108 SF + 38,680 SF

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







ADDITIONAL  
PARKING

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 Spec Office Planned



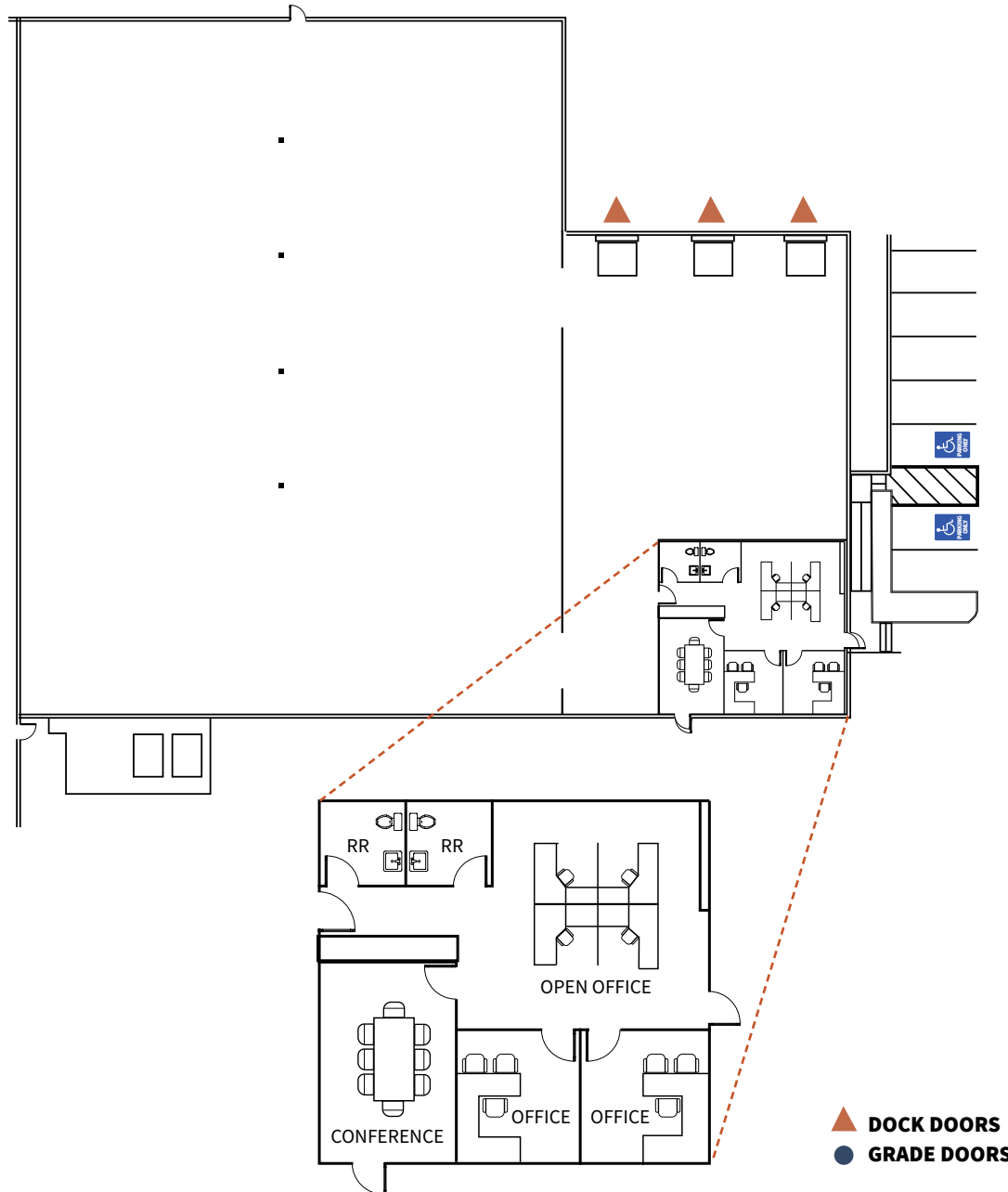
18'-20' clear height



ESFR



Heavy Power Potential





38,680 SF



4 Dock High Doors  
3 Grade Level Doors



1,910 SF Existing  
Office Area



16'-20' clear height



ESFR



Heavy Power  
Potential

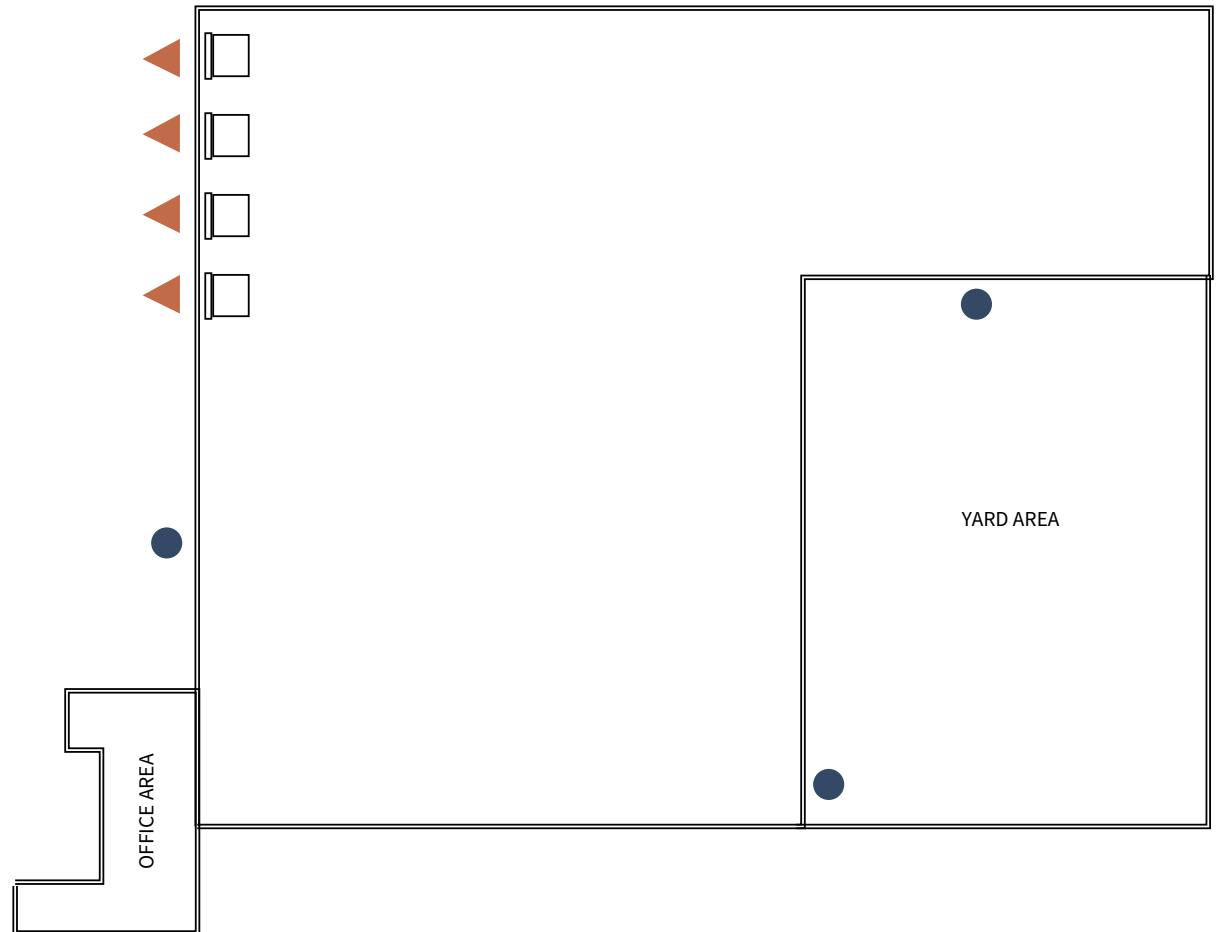


0.30 Acre Fenced  
Yard

260 S. Pacific Street, Suite 120

# FLOOR PLAN

Available  
03/01/2024



▲ DOCK DOORS  
● GRADE DOORS

# 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

Rancho Santa Fe

Solana Beach



## 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







CALIFORNIA  
78

ADDITIONAL  
PARKING

S PACIFIC STREET

NAVAJO STREET

LA MIRADA DRIVE

# FOR MORE INFORMATION

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