

FOR SALE

150 BOSSTICK BOULEVARD SAN MARCOS, CA 92069



±1.3 AC LAND PARCEL
INDUSTRIAL ZONING

CHRISTOPHER MOUSSA
Vice President
(858) 449-0650
cmoussa@voitco.com
Lic #02111997

ANDREW IBRAHIM
Associate
(858) 603-9333
aibrahim@voitco.com
Lic #02374113

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to purchase 150 Bosstick Boulevard in San Marcos, CA. The 1.33 AC lot is zoned Light Industrial (L-I), has excellent freeway accessibility, and is conveniently located within close proximity to Vista and the rest of North County. This lot offers an owner-user or investor the rare opportunity to acquire an industrial land parcel in North County San Diego.

PROPERTY INFORMATION

TOTAL LOT SIZE	1.33 AC (approximately 1 AC net usable)
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APN	217-560-05-00
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ZONING	Light Industrial (San Marcos)
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KEY FEATURES

- Outdoor storage permitted as an accessory use (25% of building size)
- Water meter at site
- Storm drain installed on the site
- Sewer lateral to the site
- Curbed gutter sidewalk
- Fire hydrant at the corner of the site

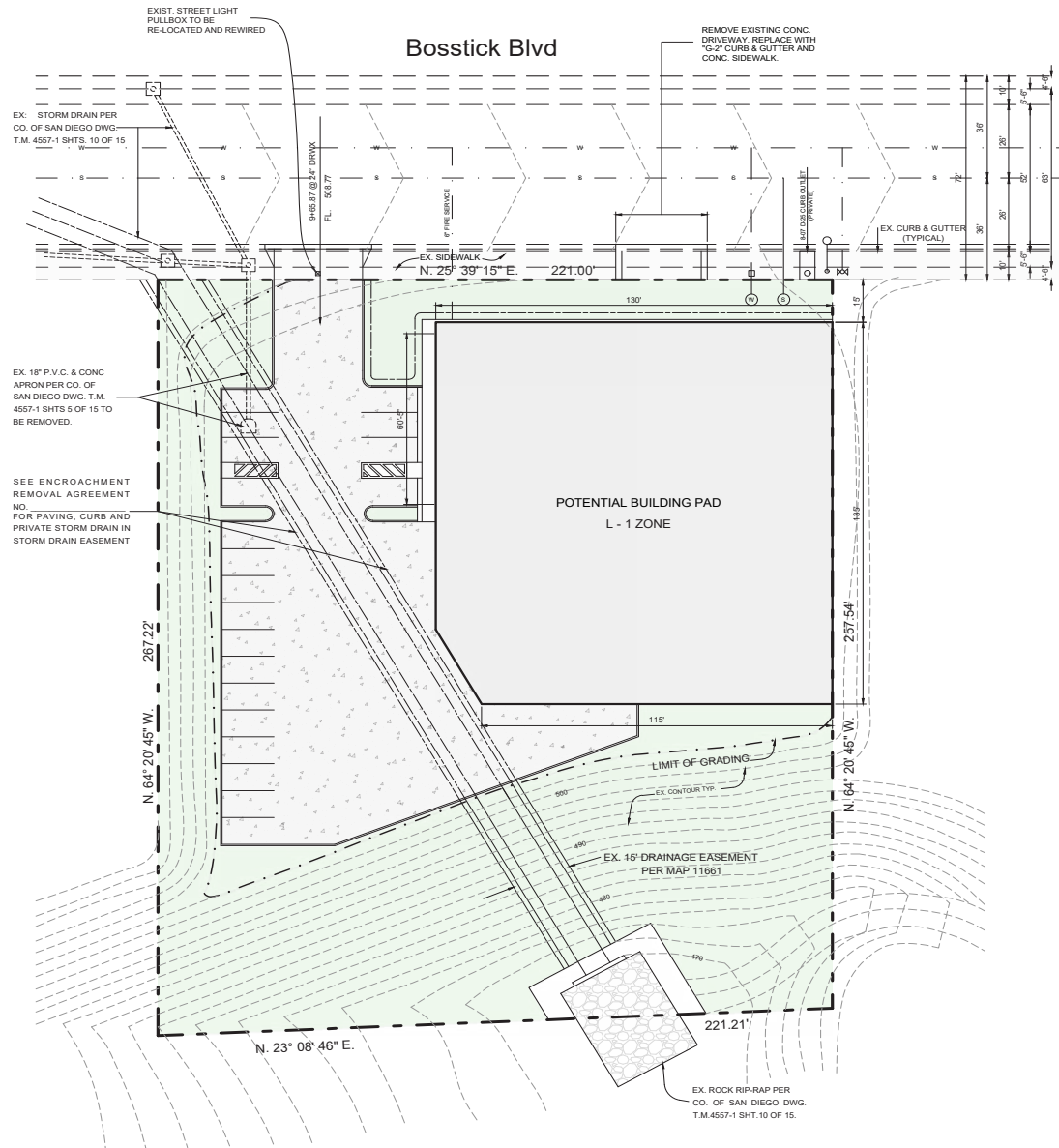
SALE PRICE \$2,000,000





LOT LINES ARE APPROXIMATE

PROPOSED BUILDING PLAN



GENERAL NOTES

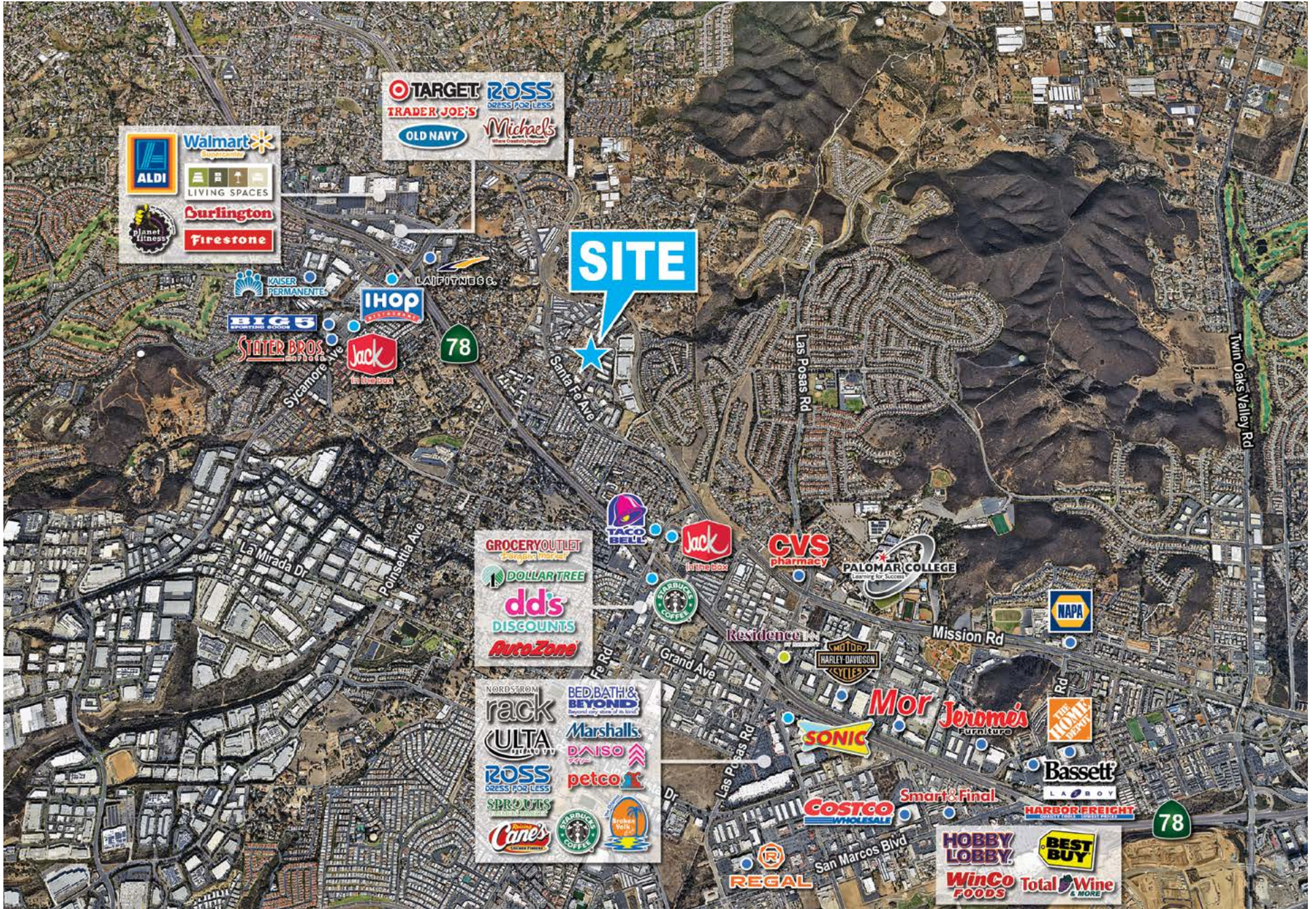
1. CALL THE CITY OF SAN MARCOS PUBLIC WORKS DEPARTMENT (744-9240) 24 HOURS BEFORE COMMENCING WORK.
2. IMPORTED MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
3. ALL SLOPES (FILL AND CUT SLOPES) SHALL BE PLANTED WITH A MIXTURE OF TREES, SHRUBS AND GROUND COVER TO CONTROL EROSION. SLOPE LANDSCAPING SHALL BE INSTALLED AS SOON AS PRACTICAL. IRRIGATION LINES ARE REQUIRED AND SHALL BE INSTALLED TO PERPETUATE MAINTENANCE OF THE PLANT LIFE USED FOR STABILIZATION IN ACCORDANCE WITH SECTION 6-36 OF THE GRADING ORDINANCE.
4. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.
5. APPROVAL OF THESE PLANS BY THE CITY DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED.
6. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE AND RUNNING OF ANY EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 4:30 P.M., MONDAY THRU FRIDAY. NO WORK SHALL BE PERFORMED ON THE PREMISES ON SATURDAY, SUNDAY OR HOLIDAYS.
7. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING SLOPES TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SLOPES.
8. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO PROPERTY LINES AS TO ENDANGER ANY SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLEMENT, CRACKING, SLIDING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-STANDARD IMPROVEMENTS WITHIN THE ADJACENT PROPERTY.
9. DUST CONTROL MEASURES SHALL BE UTILIZED AT ALL TIMES DURING CONSTRUCTION TO THE SATISFACTION OF THE BUILDING DIRECTOR.
10. ALL WORK SHOWN ON THESE PLANS TO BE COMPLETED IN ACCORDANCE WITH CITY CODE OF ORDINANCES AND ARTICLE VIII, SECTION 6-23 THROUGH 6-42.
11. ALL GRADING SHALL BE SUPERVISED BY AN INDIVIDUAL APPROPRIATELY LICENSED UNDER THE BUSINESS AND PROFESSIONS CODE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ADJOINING STREETS IN A CLEAN CONDITION.
13. A PERMIT MUST BE OBTAINED FROM THE SAN MARCOS FIRE PROTECTION DISTRICT PRIOR TO ANY BLASTING. A SEPARATE PERMIT FROM THE CITY WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, EXCAVATION, STORAGE OF MATERIALS OR ANY OTHER ENCROACHMENT.
14. A CONSTRUCTION, EXCAVATION, OR ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
15. HANDICAPPED PARKING SPACE(S) MUST HAVE A MAXIMUM SLOPE NO GREATER THAN 2% IN ANY DIRECTION.



SCALE IN FEET
SCALE 1" = 20'



LOCATION



ZONING

L-I LIGHT INDUSTRIAL ZONE REGULATIONS

The Light Industrial (L-I) Zone is intended to provide for the grouping of light- and medium-intensity industrial and support service uses in a business-supportive setting. Generally, these areas will not include pedestrian-oriented businesses and will serve the loading, delivery, and indoor warehousing needs of light industrial space. Development standards include a maximum 0.6 FAR, 60-foot building height, 15-foot street frontage building setback, 0-foot interior PL building setback, and 10% minimum net landscape coverage. All proposed development projects within the L-I Zone are subject to Site Development Plan Review.

20.230.040 PERMITTED USES (P).

The following use types are permitted by right in the L-I Zone:

A. INDUSTRIAL, MANUFACTURING & PROCESSING USE TYPES.

- Contract Office & Services
- Commercial Bakery
- Community Recreation
- Food Processing
- Furniture and Carpentry
- Machine Repair Shop
- Manufacturing and Assembly
- Microbrewery/Tasting Room
- Warehousing, Indoor
- Wholesale, Processing, and Distribution

B. ADDITIONAL USES.

- Automotive Sales, Wholesale
- Catering
- Commercial Artist/Production Studio
- Internet-Based Sales
- Merchandise Sales, Showrooms
- Moving Company
- Parcel Delivery Service
- Office; Corporate, Administrative, Business, Government, Medical, Dental, and Holistic
- Research and Development
- Research and Development Fabrication and Light Manufacturing
- Technical/Scientific/Medical Laboratories, Incidental Uses
- Transportation Dispatch Only

20.230.040 ACCESSORY USES (A).

The following use types are permitted as accessory to a primary permitted use:

- Outdoor Storage, Accessory Use (limited to 25% of gross building floor area; must be located rear or side of main building, fully screened with 6–10 ft masonry walls or solid fencing)
- Outdoor Dining
- Parking; Fleets
- Restaurant, Take-Out (accessory to a primary use)
- Warehousing, Indoor (accessory)

ZONING

20.230.040 USES SUBJECT TO A DIRECTOR'S PERMIT (DP).

The following use types are permitted upon issuance of a Director's Permit:

A. RECREATION, EDUCATION & PUBLIC ASSEMBLY USE TYPES.

- Club
- College, Nontraditional Campus Setting
- Museum, Library, or Gallery
- Places of Assembly

B. RETAIL & CONSUMER USE TYPES.

- Commercial Recreation, Indoor
- Commercial Recreation, Outdoor
- Dry Cleaning or Laundry, Plant
- Microbrewery/Tasting Room with Restaurant
- Merchandise Sales, New Retail (<30,000 SF)
- Restaurant, Sit-Down

C. SERVICES USE TYPES

- Animal Sales and Services
- Auctions, Indoor
- Automotive Services, Repair
- Automotive Services, Washing/Detailing
- Personal Services, General
- Personal Services, Fitness/Health Facility
- Personal Services, Instructional

D. RECYCLING USE TYPES.

- Small Collection Facility
- Large Collection Facility

[VIEW FULL ZONING](#)





SAN MARCOS OVERVIEW

North County's Education & Healthcare Hub

San Marcos is the fastest-growing city along the SR-78 Corridor, with a population just under 100,000 and one of the region's strongest education ecosystems. Anchored by California State University San Marcos and Palomar College, the city supports a continually expanding pipeline of skilled graduates across healthcare, business, technology, engineering, and public service—making it a central hub for workforce development in North County.

San Marcos' economic base continues to evolve alongside this growth. The city supports a diverse mix of industries, including a long-established manufacturing presence, a growing specialty production sector in electronics and beverage manufacturing, and a well-known craft beverage community. North City, the city's emerging downtown adjacent to the university, is evolving into a mixed-use district combining housing, dining, education, and commercial activity, reflecting the city's ongoing shift toward more integrated, experience-driven economic centers.

Healthcare has emerged as San Marcos' most dynamic and scalable industry cluster. With more than 6,200 local jobs and sustained growth in outpatient care, specialized practices, and health-aligned professional services, the sector continues to expand its regional footprint. This growth is closely connected to the city's educational institutions, which play a major role in training and supplying the healthcare workforce that supports this fast-growing cluster.





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Vice President
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ANDREW IBRAHIM
Associate
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aibrahim@voitco.com
Lic #02374113

662 Encinitas Boulevard, Suite 216, Encinitas, California 92024 • (760) 472-5620 • Lic #01991785 • www.voitco.com

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