

±1,600 SF INDUSTRIAL / CONDO FOR SALE

120 N PACIFIC STREET C-1

SAN MARCOS, CA 92069



PRIME VISIBILITY!

FREEWAY 78 FRONTAGE!

163,000 ADT



**CONTACT OUR
EXPERT BROKERS**
FOR MORE INFORMATION



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PROPERTY HIGHLIGHTS

120 N PACIFIC STREET, C-1

SALE PRICE: \$640,000



BUILDING SQUARE FEET:
±1,600 SF



PROPERTY TYPE:
Industrial / Condo Flex



BUILDING LAYOUT:
Single Story



ZONING:
I / B / P



PROPERTY UPDATES:
Fresh Paint & Remodeled Bathroom



LOADING:
New Roll-Up Loading Door Added



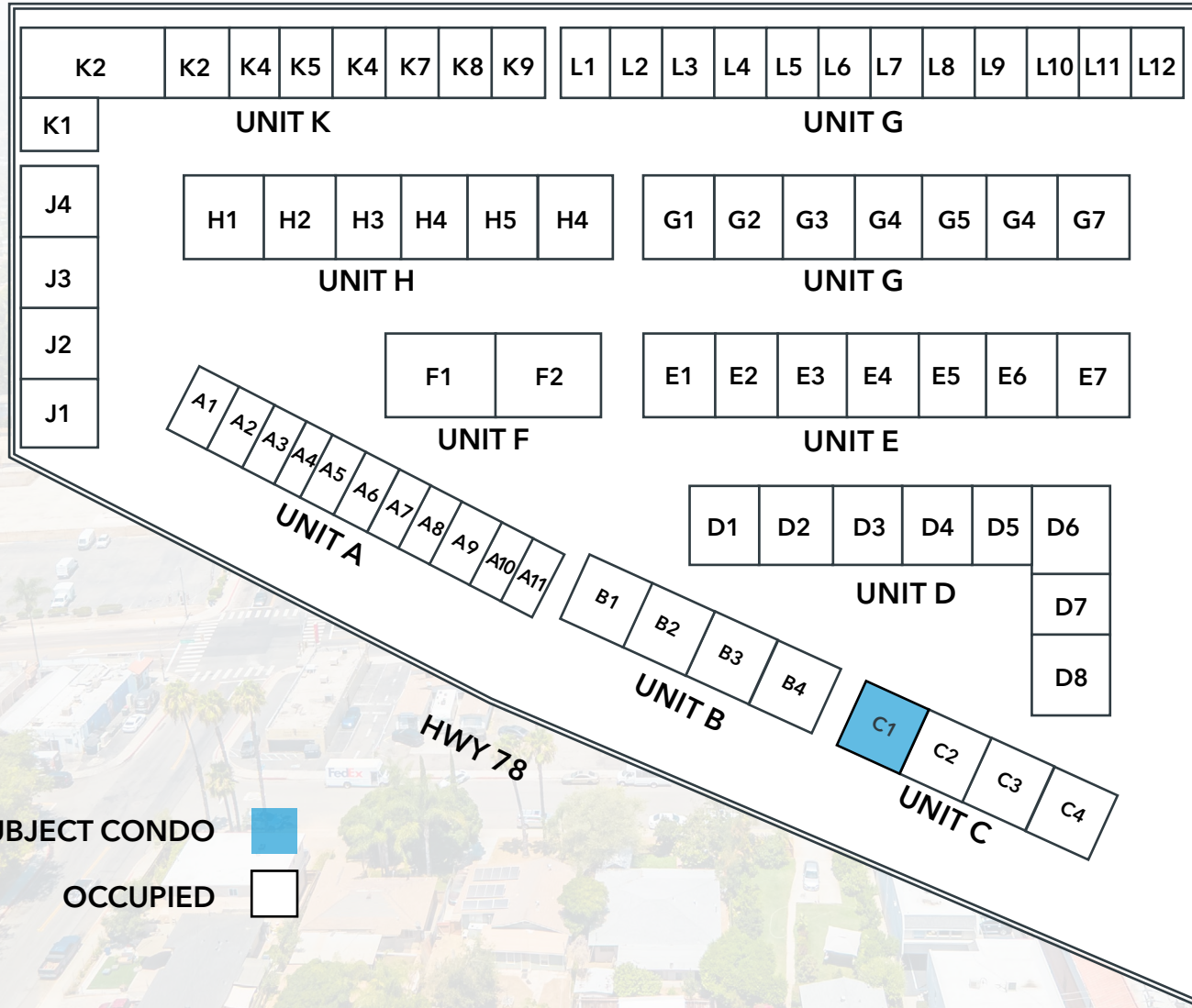
LOCATION:
Prime Hwy 78 Frontage



YEAR BUILT:
1980



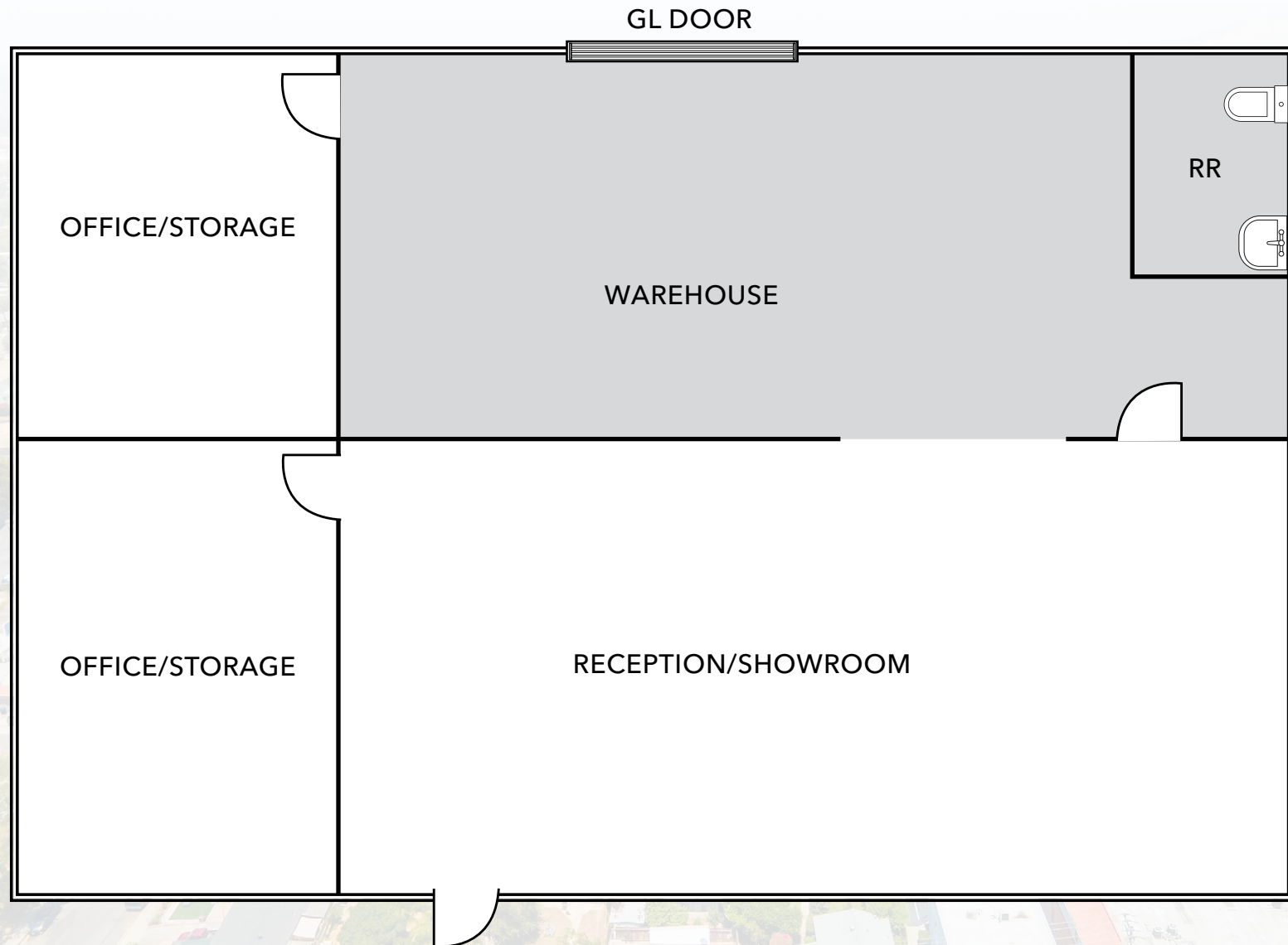
PROPERTY SITE PLAN



*Floor plans, layouts, and renderings are for illustration purposes only, are not to scale, and may not accurately reflect the exact-as-built dimensions, square footage, or features of the property. All measurements and sizes are approximate and subject to change without notice.

PROPERTY FLOOR PLAN

SUITE C-1



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PROPERTY PHOTOS



PROPERTY LOCATION



AVAILABLE FOR SALE

120 N Pacific Street C-1 | San Marcos, CA 92069

AREA DEMOGRAPHICS



WITHIN 5 MILE RADIUS OF PROPERTY



TRAFFIC COUNTS
163,000 ADT
*Highway 78



POPULATION
210,114



HOUSEHOLDS
73,666



MEDIAN HH INCOME
\$134,359



MEDIAN AGE
39.3

ABOUT SAN MARCOS

San Marcos is an established inland North County growth center benefiting from residential, commercial, industrial, educational, and mixed-use development. Located along Interstate 15 and State Route 78, the city serves as a connection between coastal communities, inland San Diego County, and the broader Southern California region. Investment in Downtown San Marcos, North City, the University District, and surrounding commercial corridors is introducing housing, retail space, employment uses, educational facilities, and public improvements. These projects support a more connected urban core while creating opportunities for businesses, residents, and visitors.

Growth throughout the surrounding region is further strengthening San Marcos's position as a major North County hub. Carlsbad, Vista, Oceanside, and Escondido continue to expand through new housing, employment space, life sciences, industrial development, and mixed-use projects. Together, these cities form the growing State Route 78 corridor, supported by technology, education, advanced manufacturing, healthcare, distribution, retail, and professional services. With strong freeway access, regional connectivity, a large workforce, and continued public and private investment, San Marcos is well positioned to benefit from North County's long-term growth.

WITHIN 5 MILES OF SAN MARCOS



199,703
POPULATION



36.8
AVERAGE AGE



\$157,190
AVERAGE HH INCOME



10,294
TOTAL BUSINESSES

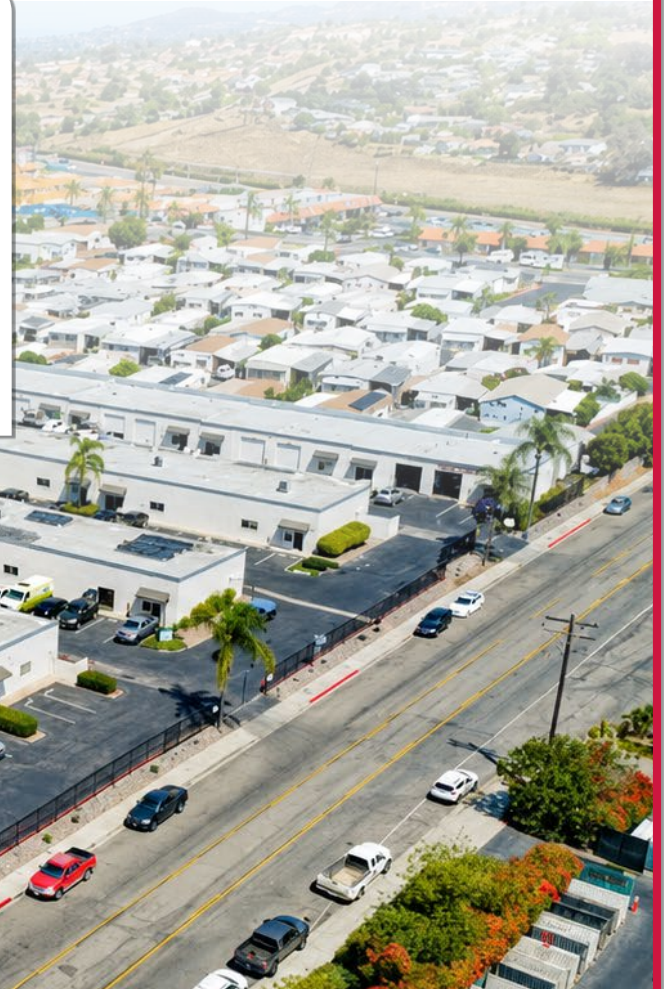


104,551
TOTAL EMPLOYEES

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120 N PACIFIC STREET C-1

SAN MARCOS, CA 92054



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Lee & Associates | North San Diego County A Member of the Lee & Associates® Group of Companies

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