

CBRE

14,748 SF Industrial Building  
on 2.31 Acres

For Lease  
± 6,812 SF of  
Industrial Space  
with Half Acre  
Outside Storage

VIRTUAL TOUR



FOR SALE OR LEASE

785 E Mission Road

SAN MARCOS, CA 92069

# Property Highlights for Premises

## **1/2 ACRE**

Exclusive outside storage (not including parking or easements)

## **±3,525 SF**

2nd floor Class B office

## **DIRECT ACCESS**

to 78 & 15 Freeways

## **1 GROUND LEVEL**

Roll up door

## **STREET FRONT**

Signage

## **LOW NETS**

~\$0.21 per SF\* (OpEx only to be charged for building SF, not outside storage SF)

## **±3,287 SF**

Warehouse

## **\$19,000**

Per month NNN asking rate

## **FREE STANDING**

Building

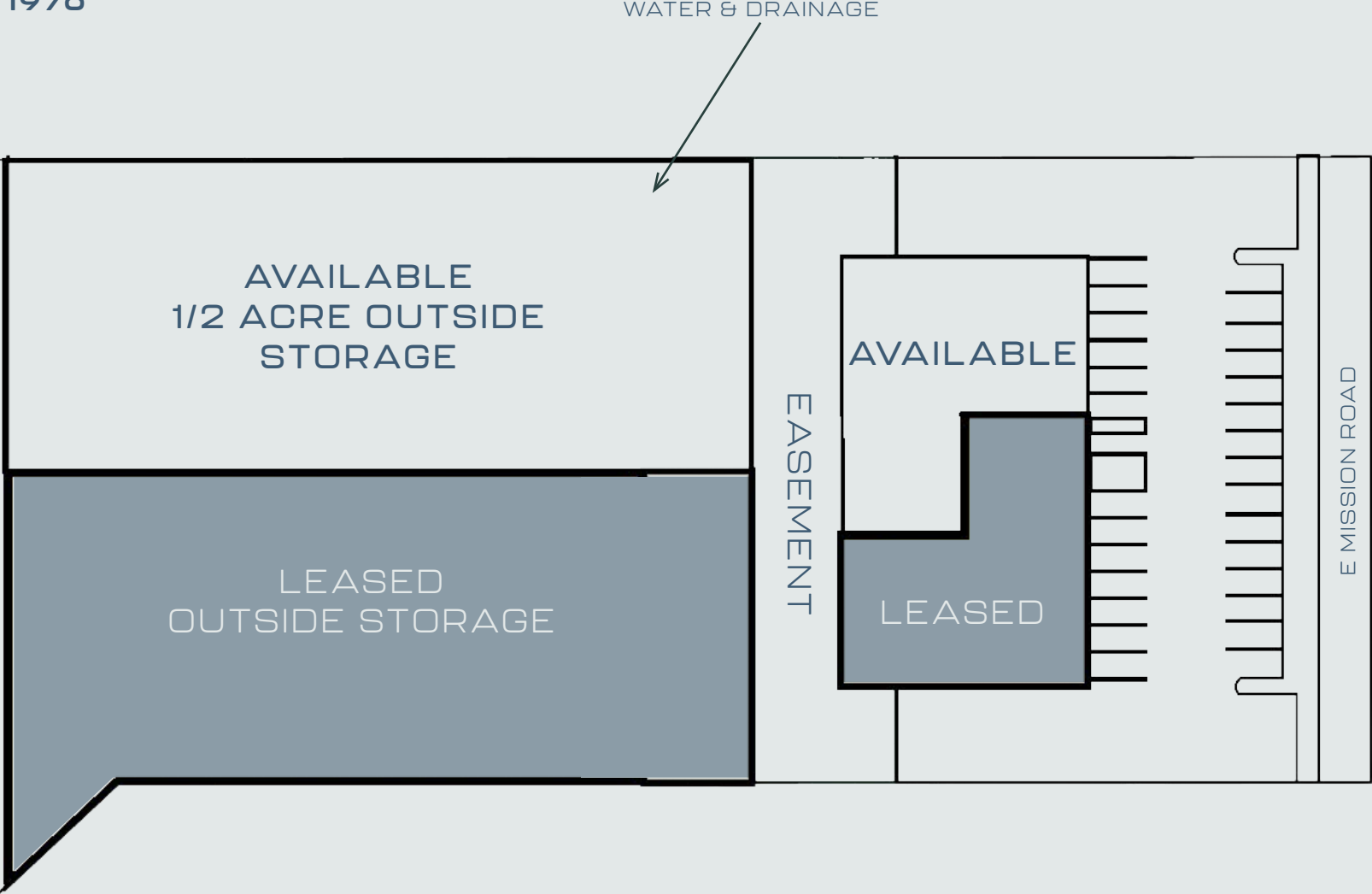
## **DRIVE THROUGH**

Truck & vehicle access



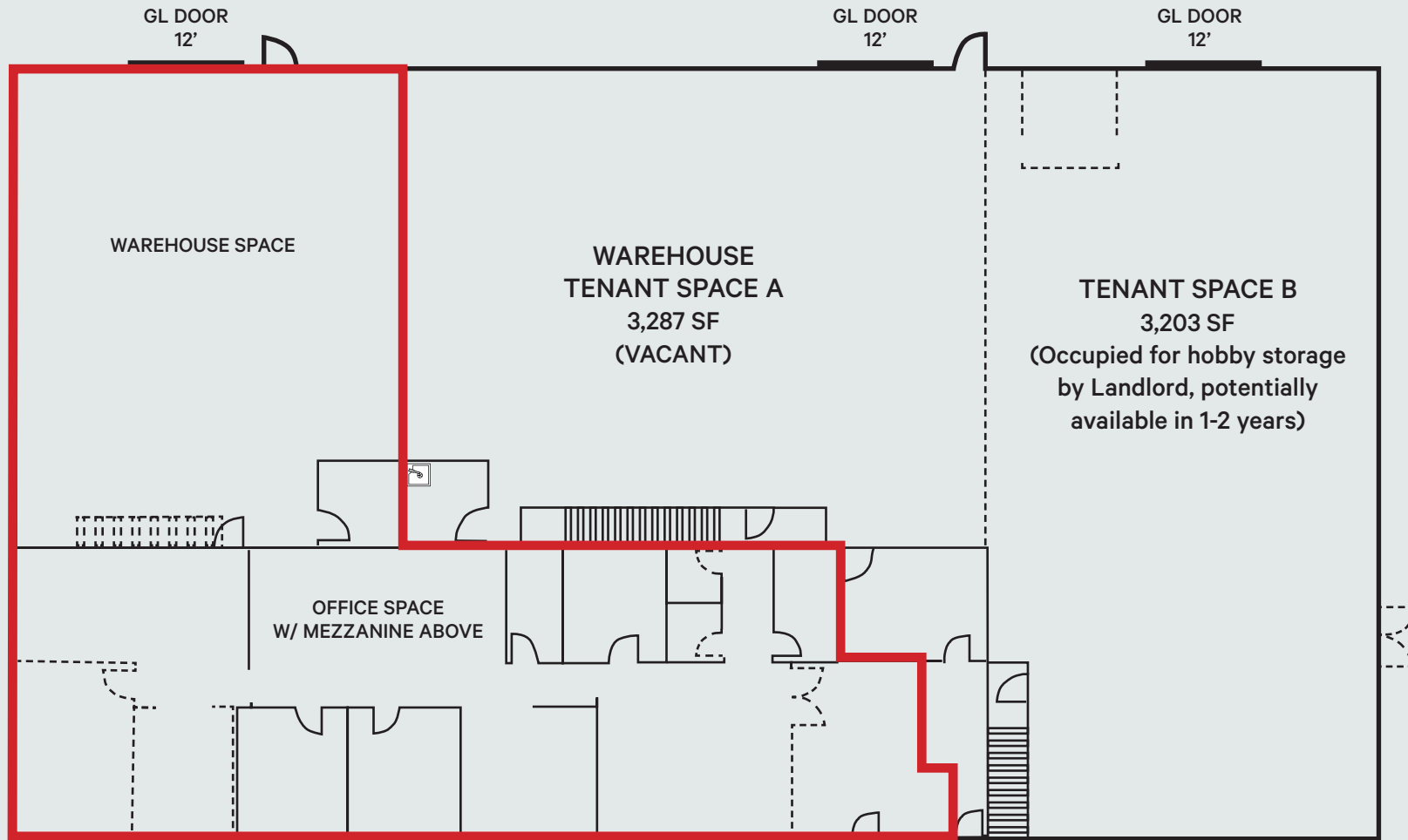
# Site Plan

RBA: 14,748 SF  
LOT SIZE: 2.31 AC  
BUILT: 1976



# Building Floor Plan

*\*SECOND FLOOR SHOWN ON FOLLOWING PAGES*



 = LEASED TO AIRX UTILITY SURVEYORS (4,733 SF)

*CBRE and Landlord make no guaranteed the floorplan is to scale*

# Floor Plans

VACANT TENANT SPACE A  
±3,287 SF

VIRTUAL TOUR



## AirX Utility Systems

currently leases 4,733 SF of building and 22,000 SF of outside storage

## Starting 10/1/2026

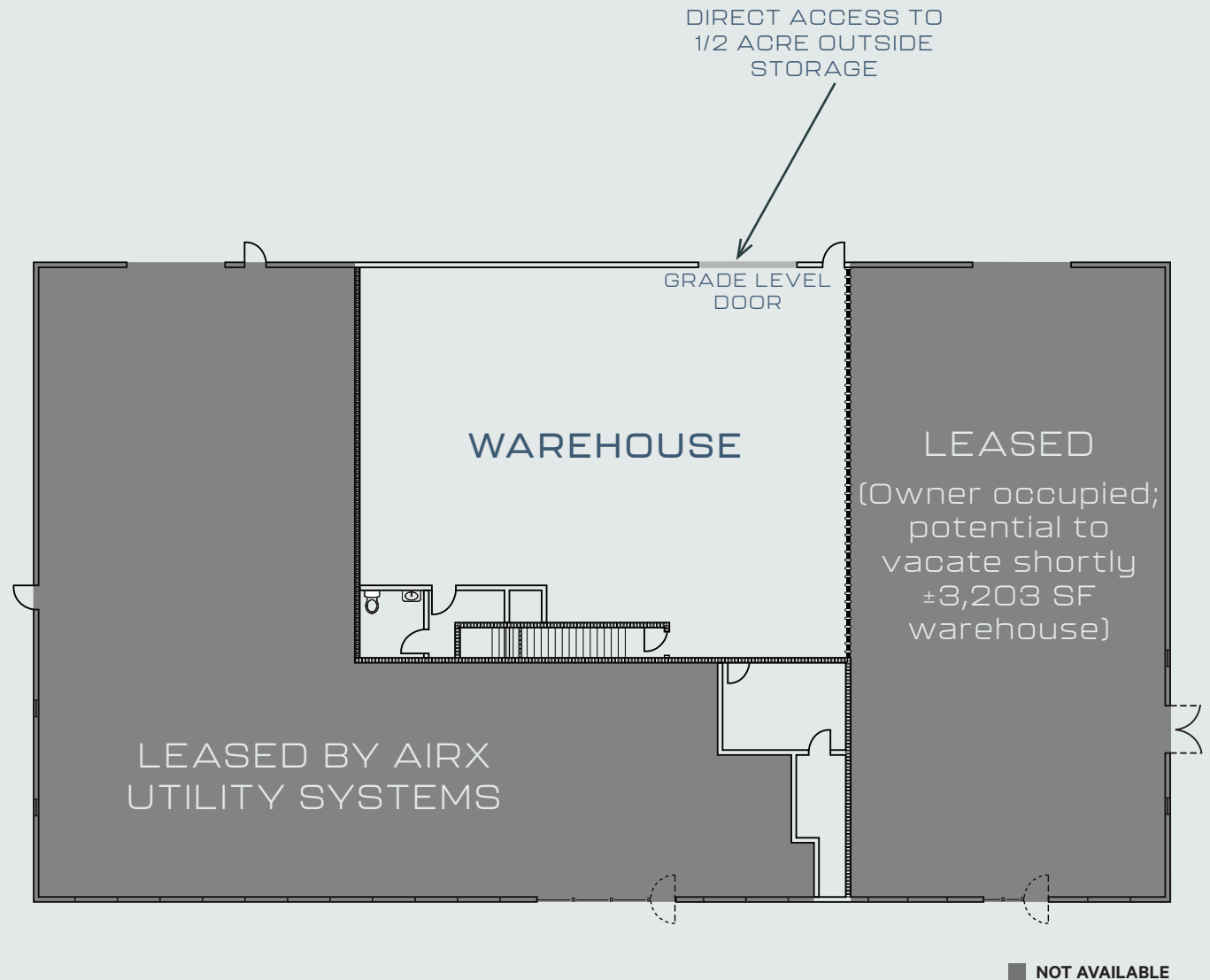
their base rent is: \$15,702 GRS +E, with 3% annual increases

## AirX Lease Expiration

9/30/2031

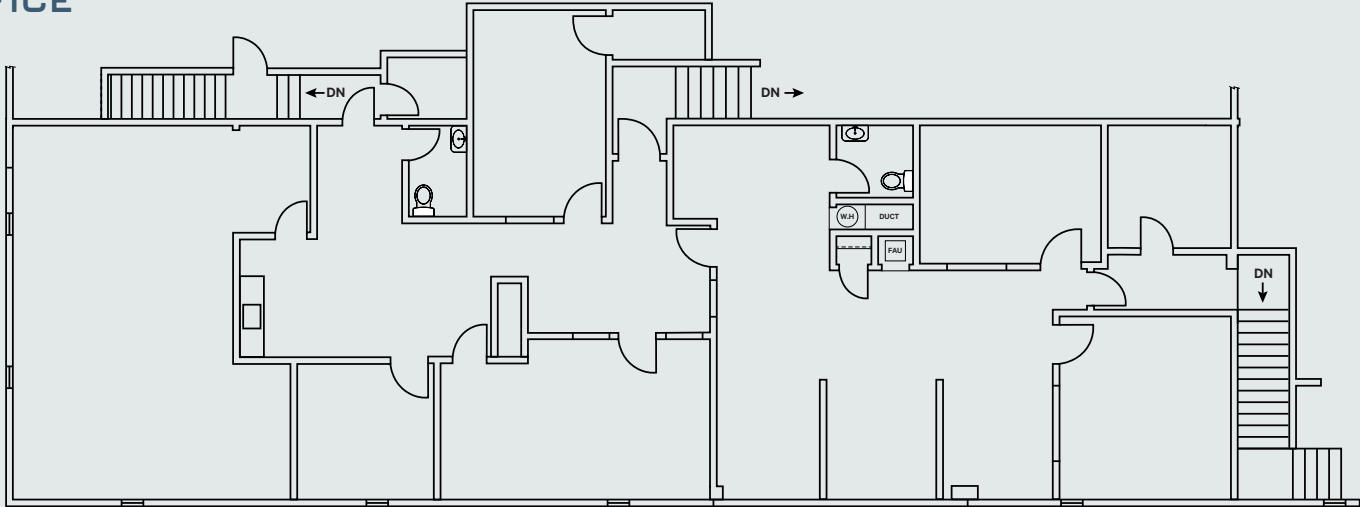
## AirX Option to Renew

One additional option to renew at FMV for 5 years

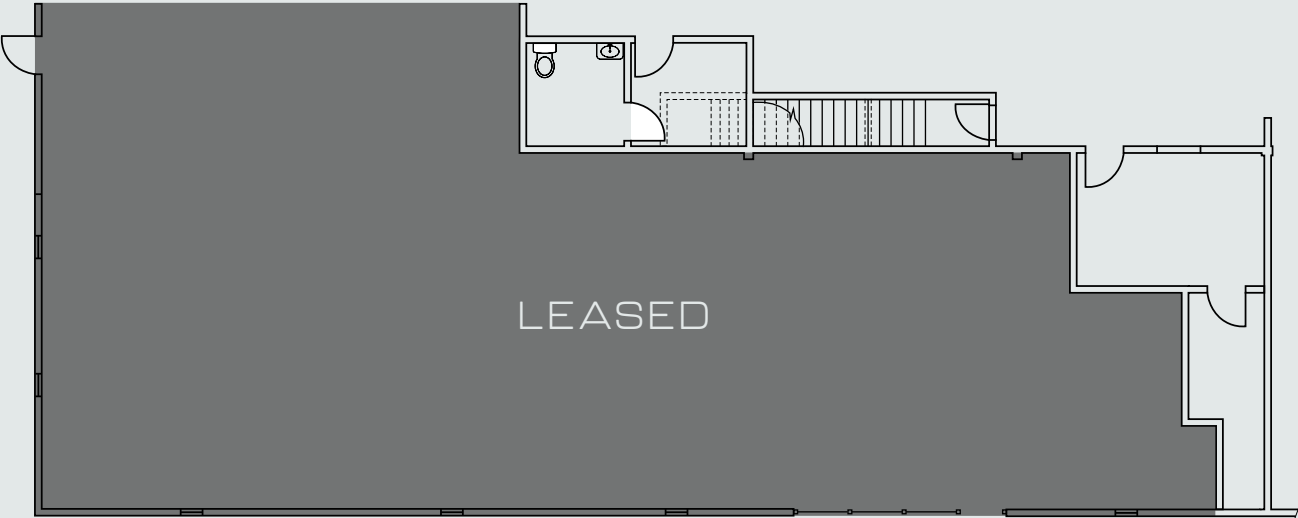


# Floor Plans

VACANT SECOND FLOOR OFFICE  
±3,525 SF



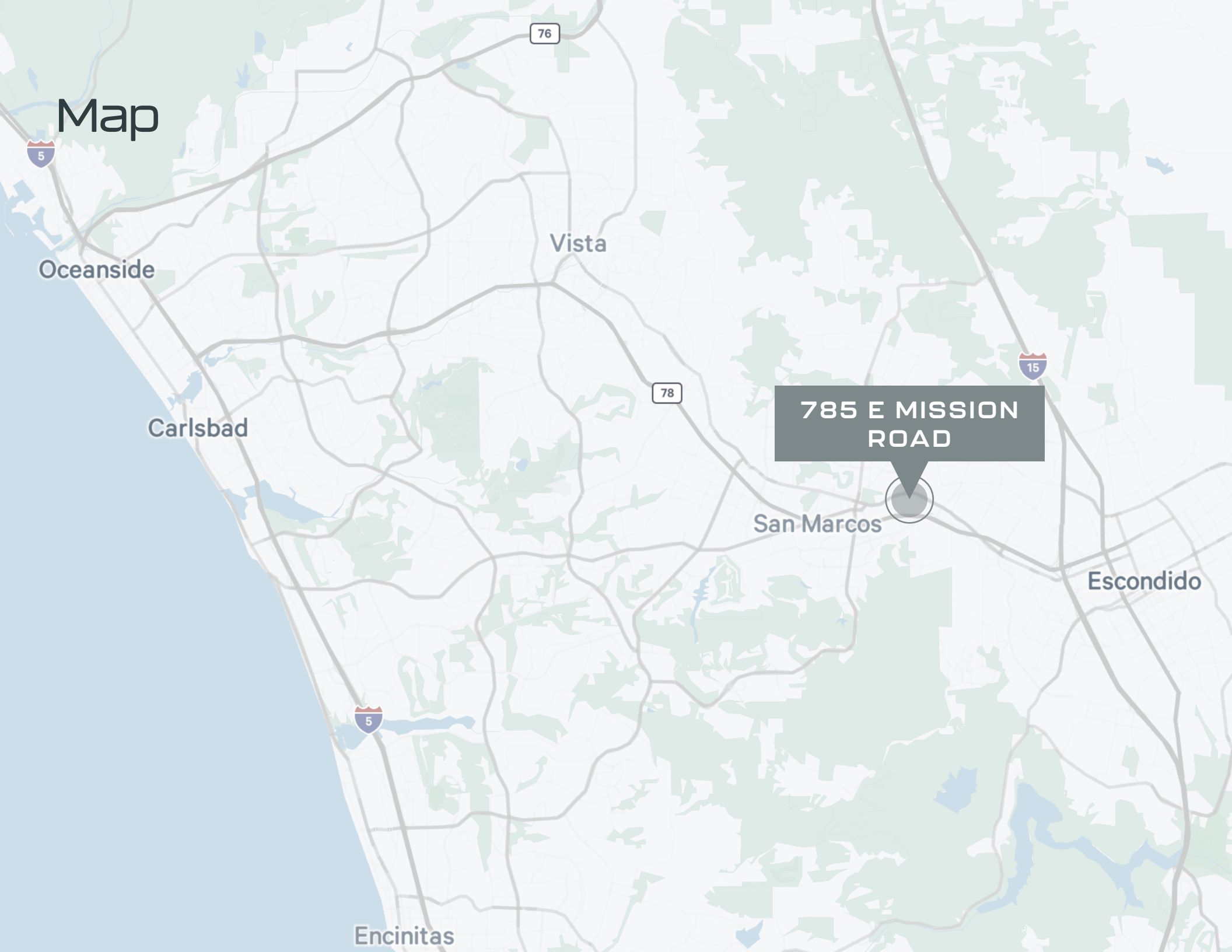
FLOOR PLAN of FIRST FLOOR OFFICE



■ NOT AVAILABLE



# Map



Oceanside

Vista

Carlsbad

785 E MISSION  
ROAD

San Marcos

Escondido

Encinitas



**PROEPRTY  
PHOTOS**





6,812 SF & 1/2 ACRE OUTSIDE STORAGE  
FOR LEASE  
FULL BUILDING FOR SALE

785 E Mission Road

SAN MARCOS, CA  
92069

**Weston Yahn**  
Vice President  
+1 760 438 8505  
weston.yahn@cbre.com  
Lic. 01975469

**Dennis Visser**  
Senior Vice President  
+1 760 438 8508  
dennis.visser@cbre.com  
Lic. 01255595

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.