260

SOUTH PACIFIC STREET | SAN MARCOS

PENWOOD
REAL ESTATE INVESTMENT MANAGEMENT, LLC

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FOR LEASE

±29,600 SF – ±109,034 SF

WAREHOUSE/DISTRIBUTION/MANUFACTURING

260
SOUTH PACIFIC STREET

FOR LEASE



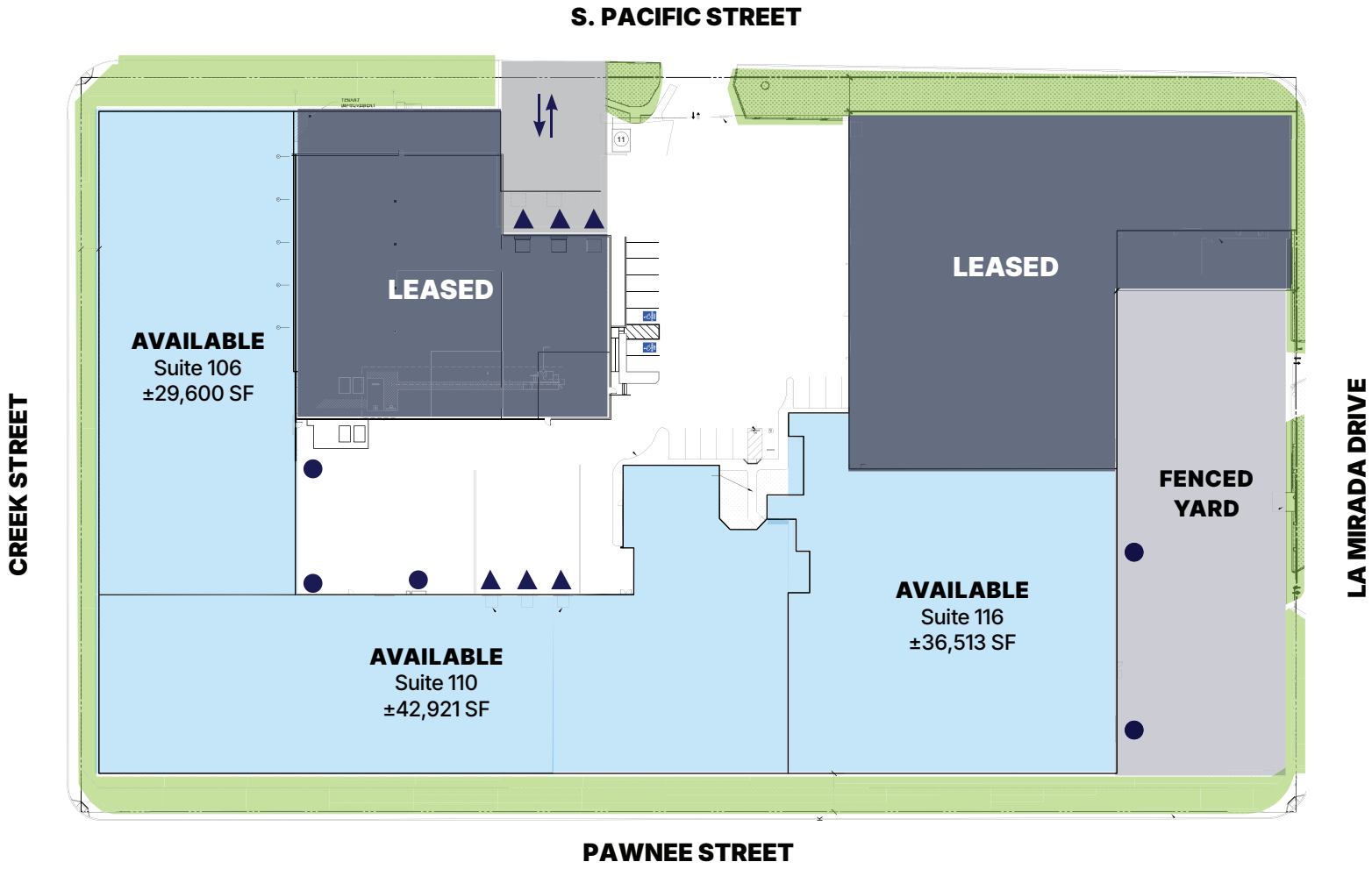
Design Flexibility
Three contiguous suites can be combined or leased separately

Immediate Occupancy
Move-in ready suites with office build out in-place

Secure Site
Gated access and parking, including up to 9 trailer stalls

260
SOUTH PACIFIC STREET

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



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±29,600 SF – ±109,034 SF

WAREHOUSE/DISTRIBUTION/MANUFACTURING

▲ = DOCK HIGH LOADING ● = GRADE LOADING

Drawings not to scale. For illustration purposes only. N

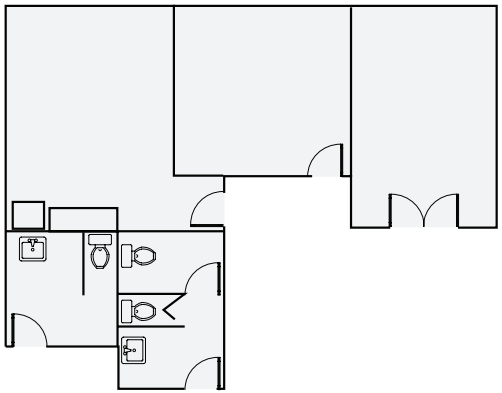

ADDITIONAL PARKING
INCLUDING UP TO NINE (9) TRAILER STALLS
260
SOUTH PACIFIC STREET
78
78
GRAND AVENUE
S PACIFIC STREET
NAVAJO STREET
LA MIRADA DRIVE

260
SOUTH PACIFIC STREET

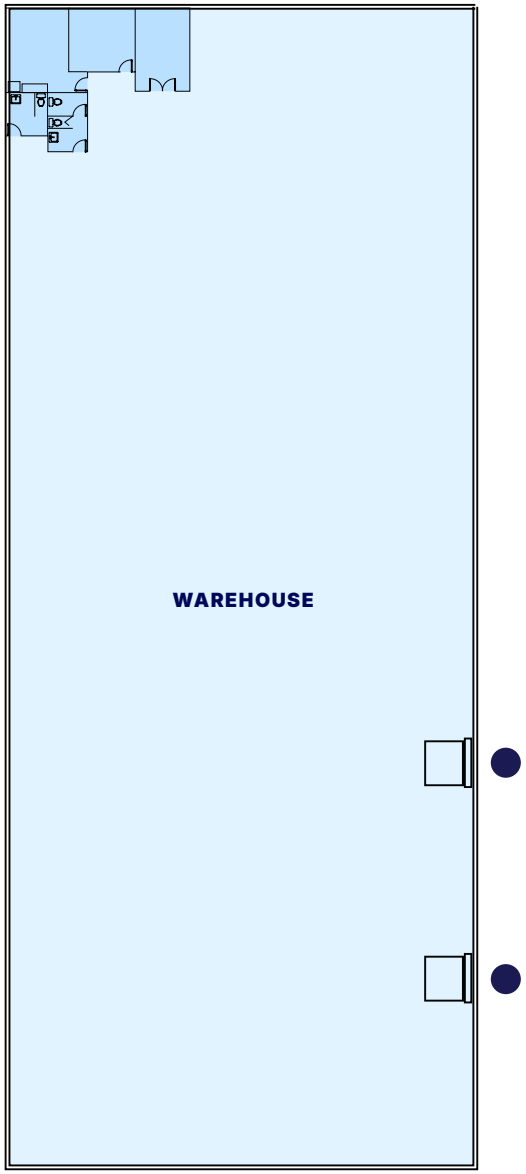
SUITE 106
±29,600 SF

- 2 Grade Level Doors
- ±1,100 SF
  Existing Office Area
- ±18′–±20′ Clear Height
- ESFR Sprinklers
- Heavy Power
  ±1,200 amp 480v + ±200 amp 208v

OFFICE PLAN



FLOOR PLAN



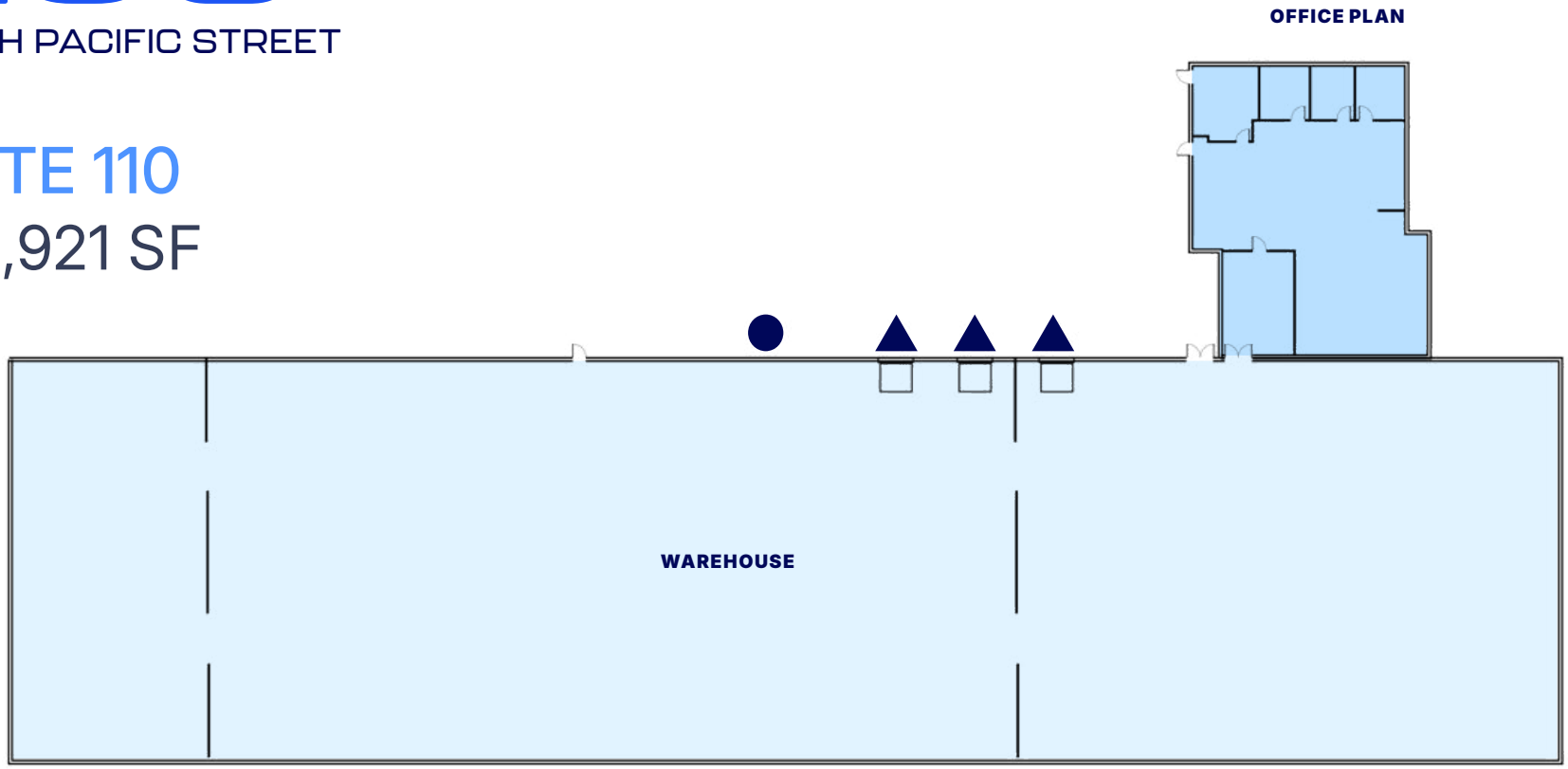
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SUITE 110
±42,921 SF



FLOOR PLAN

- 3 Dock High Doors
- 1 Grade Level Door
- ±1,100 SF Existing Office Area
- ±18′–±20′ Clear Height
- ESFR Sprinklers
- Available Now

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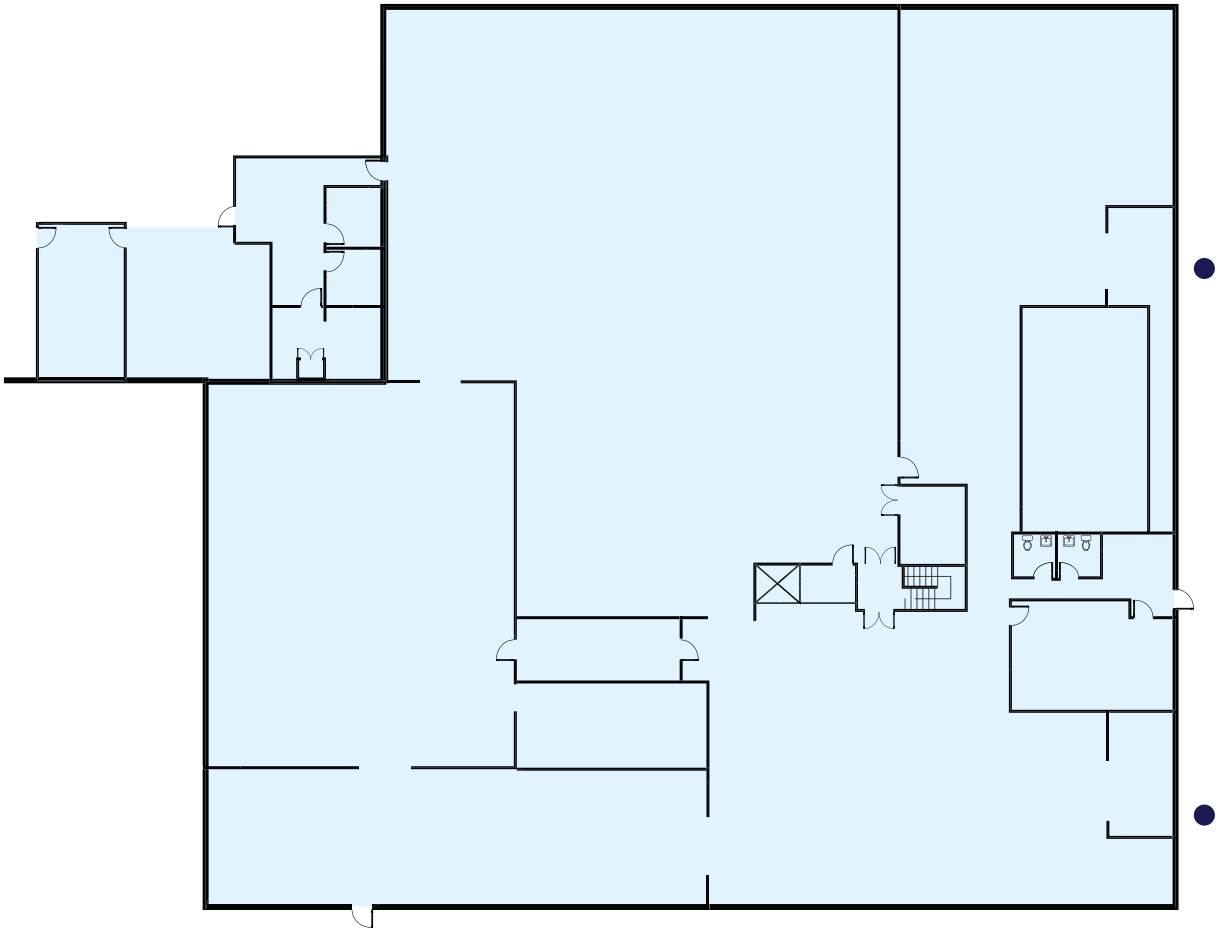
260
SOUTH PACIFIC STREET

Includes ±0.40 Acre Fenced Yard

Existing commercial kitchen build-out and infrastructure may be transferable to new tenant

SUITE 116
±36,513 SF

- 2 Grade Level Doors + Portable Dock Ramp
- ±1,668 SF Existing Office Area
- ±20′–±22′ Clear Height
- ESFR Sprinklers
- Heavy Power ±2,000 amp 480v



FLOOR PLAN

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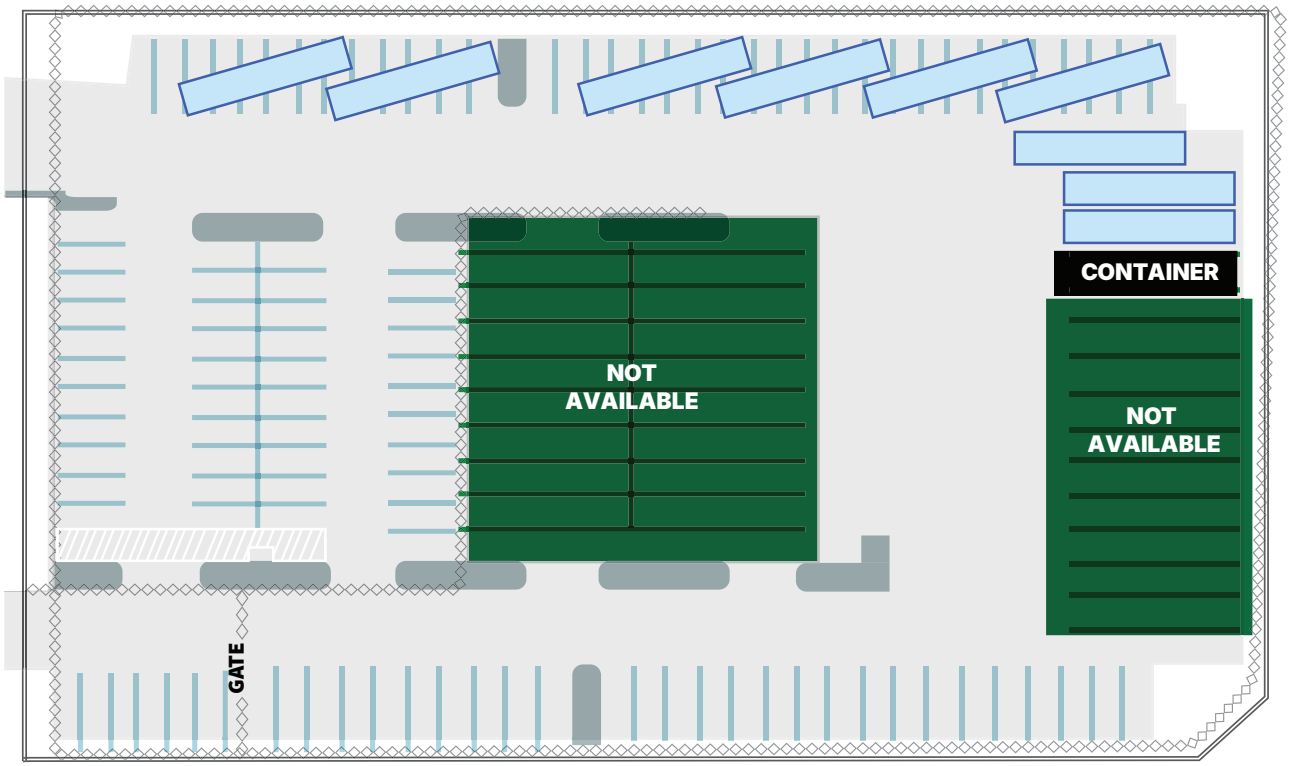
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TRAILER PARKING

- Up to Nine (9) Trailer Parking Stalls
- Fenced w/ Rolling Gate Access
- Located immediately across the street from property



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STRATEGIC ACCESS STARTS HERE

Less than 1 mile from multiple access points to Hwy 78

Equidistant to Interstates 5 & 15

Close proximity to Cal State San Marcos

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WAREHOUSE/DISTRIBUTION/MANUFACTURING









AT THE HEART OF REGIONAL CONNECTIVITY

Excellent demographics in San Marcos, CA

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

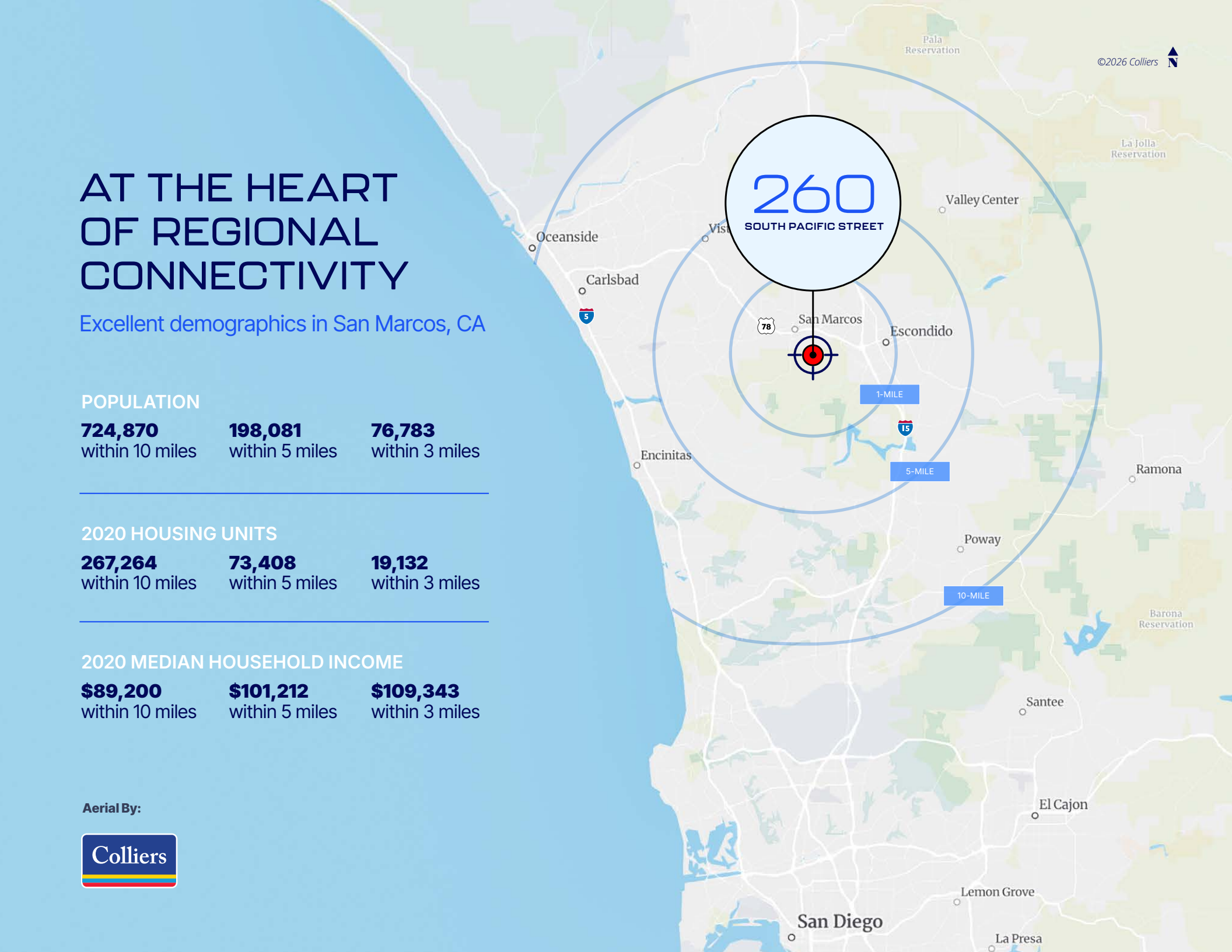
$89,200 within 10 miles

$101,212 within 5 miles

$109,343 within 3 miles

Aerial By:

Colliers





DRIVE TIMES

1. **1 hr 36 min**
   Port of LA/Long Beach
2. **40 min**
   Orange County
3. **45 min**
   Riverside County
4. **45 min**
   Downtown San Diego/Airport
5. **55 min**
   U.S. & Mexico Border

Aerial By:

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SAN DIEGO STATS

3.3M
5th most populous county in U.S.

#2
Fastest growing economy in California

158K
College students including 46K in San Marcos



260 SOUTH PACIFIC STREET

CORPORATE NEIGHBORS

Veritiv

The Lost Abbey BREWING COMPANY

Restaurant Depot

JELD-WEN WINDOWS & DOORS

Hunter®

COSTCO WHOLESALE

ups

Landsberg ORORA

GRAINGER

STONE BREWING

BIMBO

Baker Electric Established 1938


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NAVAJO STREET
S PACIFIC STREET
LA MIRADA DRIVE

ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

CONTACT US

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Colliers | PENWOOD REAL ESTATE INVESTMENT MANAGEMENT LLC

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