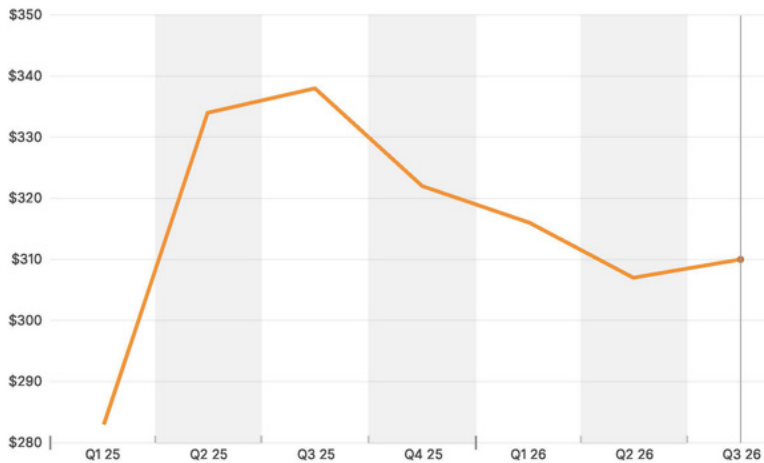
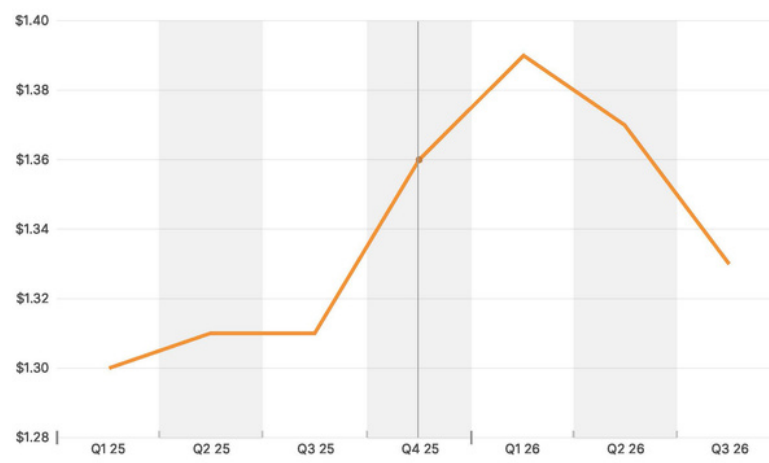


San Marcos Industrial Market Report

Second Quarter 2026



Gross Asking Sales Price



Gross Asking Rent PSF

Second Quarter Sale and Leasing Snap Shot

Average Market Cap Rate	6.5%	YTD Net Absorption PSF	(4,578)
Average Asking Sales Price PSF	\$307	Available SF	747,665
Average Monthly Asking Rent PSF	\$1.37	Vacancy Rate	9.6%
Inventory Buildings	488	Inventory SF	8,350,675

Statistics and graphs adopted from and based on information provided by CoStar Realty Information Inc. 07.18.2026



760-402-4846



Tim@SanDiegoCommercial.Info



SanDiegoCommercial.Info

San Marcos Sale Comps Q2 2026



469 E Mission Road

Sale Date: 06/22/2026

Sale Price: \$2,150,000 (\$735.29/PSF)

2,924 SF - Manufacturing

0.9 Acre Parcel



1615 & 1621 La Mirada Drive

Sale Date: 06/12/2026

Sale Price: \$8,000,000 (\$816.33/PSF)

9,800 SF - Industrial

3.95 Acre Parcel



177 Vallecitos de Oro

Sale Date: 06/12/2026

Sale Price: \$4,415,000 (\$179.03/PSF)

24,660 SF - Manufacturing

1.30 Acre Parcel



120 Pacific Street Bldg. F-1

Sale Date: 03/09/2026

Sale Price: \$440,000 (\$183.33/PSF)

2,400 SF - Manufacturing



340 Rancheros Drive

Sale Date: 01/14/2026

Sale Price: \$2,132,522 (\$266.00/PSF)

8,017 SF - Industrial Condo

Comps based on information provided by CoStar Realty Information Inc. 07.13.2026

Photos adapted from CoStar Flyers and website

SAN DIEGO COMMERCIAL

Tim Clepper President - CA DRE Broker #01354303

760-402-4846 Tim@SanDiegoCommercial.Info

www.SanDiegoCommercial.Info

San Marcos For Sale Q2 2026



930 Amorlite Drive

Sale Price: \$2,573,120 (\$340.00/PSF)

7,568 SF - Manufacturing

.43 Acre Parcel

Clear Height: 13'6"



1370 Armorlite Drive

Sale Price: \$4,579,000 (\$264.99/PSF)

17,280 SF - Manufacturing

.80 Acre Parcel

Two 12'x12' Grade Doors



177 Newport Drive

Sale Price: \$5,399,000 (\$274.91/PSF)

19,639 SF - Manufacturing

1.09 Acre Parcel

Clear Height: 18'



1377 Armorlite Drive

Sale Price: \$3,900,000 (\$260.42/PSF)

14,976 SF - Manufacturing

.80 Acre Parcel

8 Grade Doors



285 Venture Street

Sale Price: \$2,700,000 (\$339.28/PSF)

7,958 SF - Manufacturing

.36 Acre Parcel

Clear Height: 16'

Sale Information based on information provided by CoStar Realty Information Inc. 07.13.2026

Photos adapted from CoStar Flyers and website

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San Marcos For Lease Q2 2026



1015 Linda Vista Drive

Lease Rate: \$22,950/Month

(\$1.35/PSF) NNN

17,000 SF - Warehouse

Clear Height: 20'



1080 Linda Vista Drive

Lease Rate: \$10,382 - \$11,348/Month

(\$1.55/PSF) Full Service

6,698 - 7,321 SF - Warehouse

2 Grade Doors



188 Newport Drive

Lease Rate: \$29,566.80/Month

(\$1.20/PSF) NNN

24,639 SF - Warehouse

Clear Height: 20'



1040 Los Vallecitos Boulevard

Lease Rate: \$8,214 - \$10,637/Month

(\$1.45/PSF) NNN

5,665 - 19,168 SF - Showroom



195 Bosstick Boulevard

Lease Rate: call For Pricing

33,967 SF - Warehouse

Clear Height: 28'

6 Dock High Doors

Lease Information based on information provided by CoStar Realty Information Inc. 07.13.2026

Photos adapted from CoStar Flyers and website

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