

LA COSTA MEADOWS BUSINESS CENTER

1665 S. Rancho Santa Fe Road - San Marcos, CA 92078

FOR SUBLEASE: INDUSTRIAL SUITES 2,225 TO 4,467 SF





Located within the Prestigious
La Costa Meadows Submarket.

Project Highlights

Premium Location

- Located within the prestigious La Costa Meadow Meadows Submarket which is a highly sought after 1,370,000 SF industrial/flex submarket.
- This small industrial pocket was built to service upscale communities such as Encinitas, Carlsbad, south Vista, San Elijo Hills and Rancho Santa Fe.
- Excellent demographics: Estimated Household Income (5 mile) - \$152,034 and population (5 mile) - 199,810 people.

Quality Construction

- Six 1-story industrial buildings and two 2-story industrial/flex/office buildings.
- The buildings feature tilt-up construction with varied bay sizes that accommodate a wide range of configurations.
- Flexible size options with ability to accommodate tenant expansions overtime.
- Grade level and dock high loading options.



Availability Overview

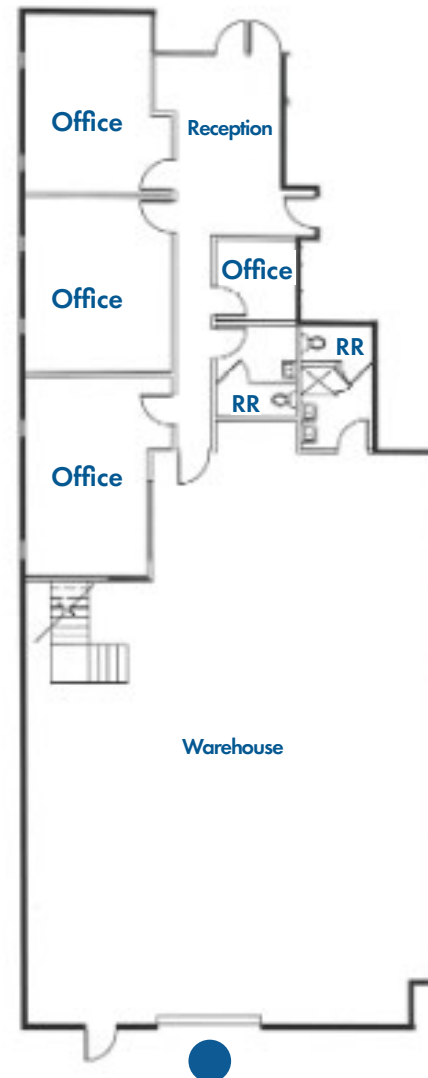
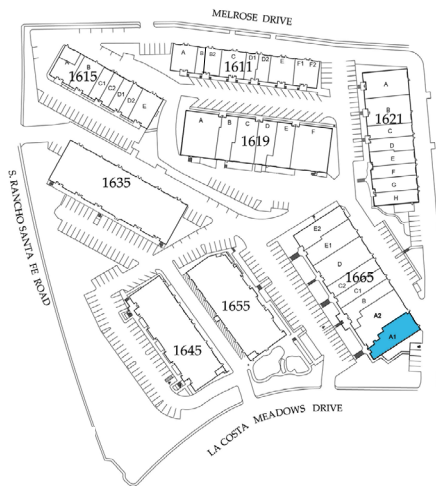
Industrial Availability

Building	Suite	Size	Lease Rate	CAM/SF	Sublease Term	Availability
1665 S. Rancho Santa Fe Rd	A1	4,467 SF	Contact Agents	\$0.15/SF	October 31, 2026	Available
1665 S. Rancho Santa Fe Rd	C1	2,225 SF	Contact Agents	\$0.15/SF	October 31, 2026	Available



Industrial Availability

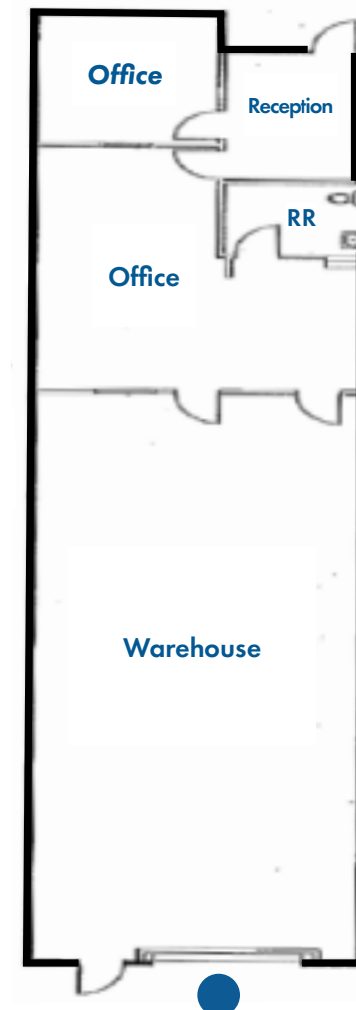
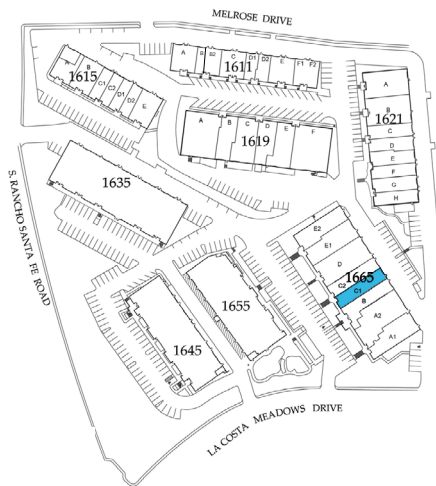
Address:	1665 S. Rancho Santa Fe Rd, Suite A1
Size:	4,467 SF
Base Rent:	Contact Agents
CAM:	\$0.15/SF
Availability:	Available
Sublease Term:	October 31, 2026 Direct long term lease available with landlord.
Comments:	Space consists of a reception, 4 private offices, 2 restrooms, and remainder warehouse. Approximately 924 SF of mezzanine included in the square footage.



● = Grade Level Loading

Industrial Availability

Address:	1665 S. Rancho Santa Fe Rd, Suite C1
Size:	2,225 SF
Base Rent:	Contact Agents
CAM:	\$0.15/SF
Availability:	Available
Sublease Term:	October 31, 2026 Direct long term lease available with landlord.
Comments:	Suite consists of a reception, 1 private office, open office area, 1 restroom, and remainder warehouse.



● = Grade Level Loading

Surrounding Tenants Aerial

This unique 1,370,000 SF industrial submarket is home to major companies like Nordic Naturals, M bar C Construction, Falmat and Hunter Industries. Hunter Industries, one of North County's largest companies, is headquartered in La Costa Meadows and occupies approximately one third of the submarkets industrial footprint totaling approximately 429,736 SF.



Location Map



Demographics & Submarket Statistics - La Costa Meadows



Population

2025

11,085
1 MILE79,958
3 MILE199,810
5 MILEEstimated Average
Household Income

2025

\$164,501
1 MILE\$167,520
3 MILE\$152,034
5 MILE

Product Type

Buildings

Size (SF)

% of Submarket

MFG/DIST

14

468,937

34.25%

FLEX/R&D

15

490,316

35.81%

IMT

17

410,097

29.95%

Total Industrial

46

1,369,350

100.00%



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