

FOR SALE | ±7,683 SF FREESTANDING BUILDING

870 RANCHEROS DR

SAN MARCOS, CA 92069

PRICE REDUCED \$2,590,000



TRENT FRANCE

760-929-7838

tfrance@lee-associates.com

DRE# 00984842



CHRISTIAN THOMPSON

760-481-1016

cthompson@lee-associates.com

DRE# 02105771

PROPERTY HIGHLIGHTS

MULTI-TENANT OR SINGLE-TENANT BUILDING



REDUCED SALE PRICING

\$2,590,0000



BUILDING SIZE

±7,683 SF



LOT SIZE

20,909 SF (0.48 AC)



CLEAR HEIGHT

Approx. 16'



POWER

**400a/120 - 208v 3p
(Buyer to Confirm)**



IMRPOVED AREA

**Approx. 1,152 SF
(15%)**



RESTROOMS

2



GRADE LEVEL DOORS

4



DOUBLE DOCK PLATFORM

1



FREEWAY ACCESS

**Close Proximity
to CA-78**



ZONING

**Industrial Light (IL
About IL zoning)**



ADDITIONAL FEATURES

**Fenced
Yard**



PROPERTY OVERVIEW

OPTION 1

Suite A tenant to vacate + Seller to lease back Suite B

Lease Rate Negotiable

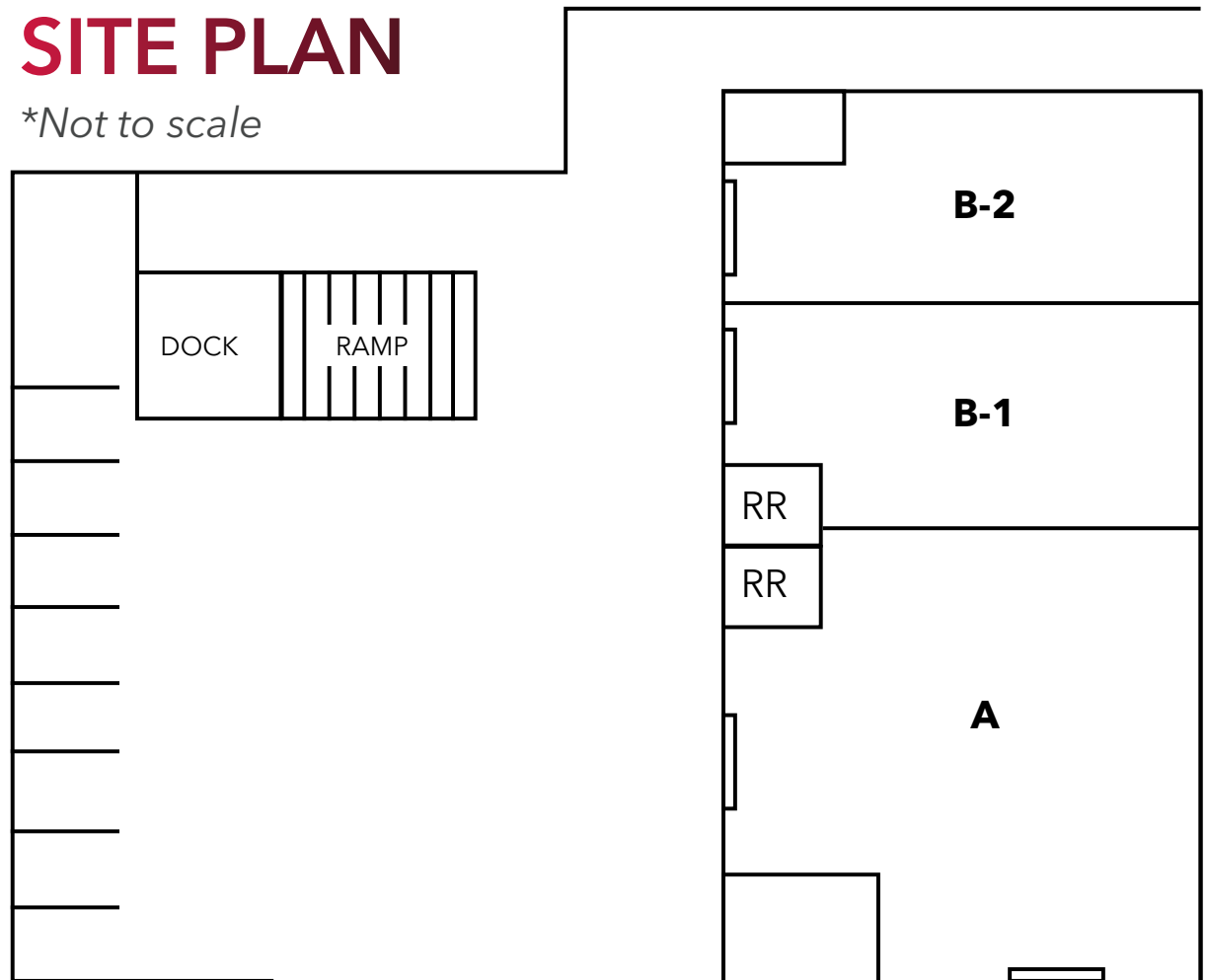
OPTION 2

Both tenant and seller to vacate.

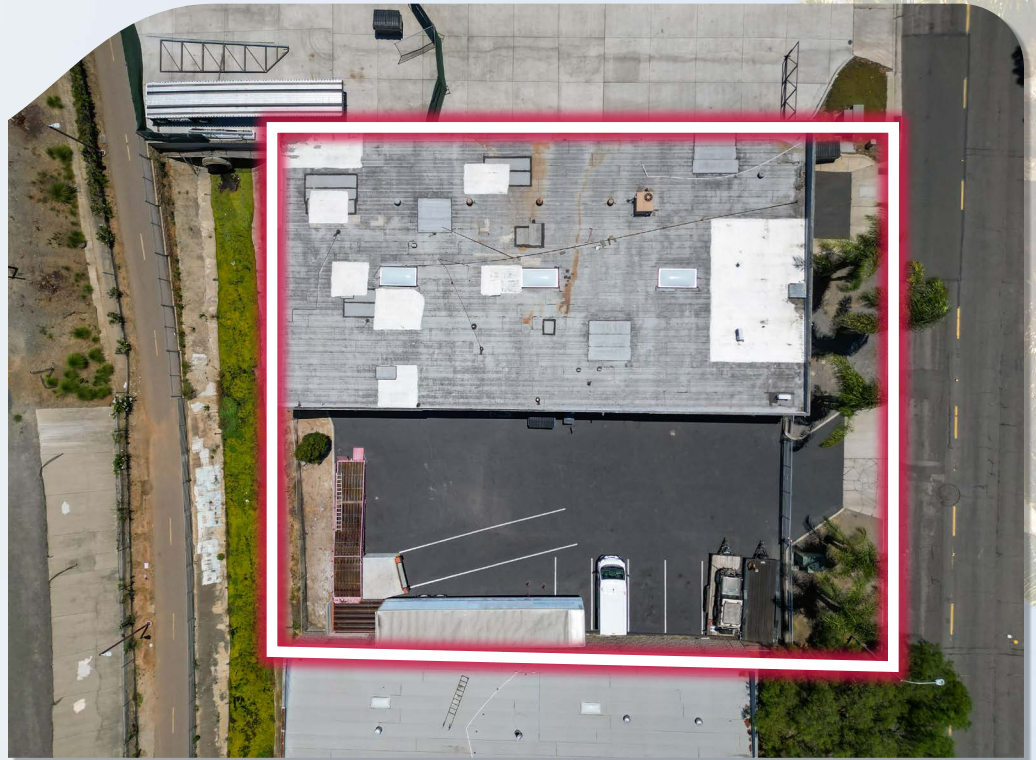
ASKING PRICE:
\$2,650,000

SITE PLAN

**Not to scale*



PROPERTY PHOTOS



AREA OVERVIEW

Nearby Amenities

NORDAHL MARKETPLACE



VINEYARD SQUARE CENTER



VALLECITOS TOWN CENTER



CIVIC CENTER PLAZA



Innovate78 supports the business ecosystem of the 78 Corridor by further elevating North County San Diego's reputation and assisting businesses as they evolve. The partnership between Carlsbad, Escondido, Oceanside, San Marcos and Vista helps businesses prosper in place for the betterment of all who work and reside here. The multi-city partnership furthers innovation with a shared vision to boost economic prosperity.

With a population of 97,209, San Marcos has the smallest yet fastest growing population along the 78 Corridor. San Marcos has strong craft beer, manufacturing and information & communications technology economies. With ample amount of industrial and commercial real estate available, it's a hub for launching new companies.

The city also boasts a strong manufacturing economy, home to some of the region's most internationally engaged businesses.

—Via innovate78.com

FOR SALE | ±7,794 SF FREESTANDING BUILDING

870 RANCHEROS DR

SAN MARCOS, CA 92069

FOR MORE INFORMATION
CONTACT US:



TRENT FRANCE

760-929-7838

tfrance@lee-associates.com

DRE# 00984842



CHRISTIAN THOMPSON

760-481-1016

cthompson@lee-associates.com

DRE# 02105771



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - North San Diego County | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com/sandiegonoorth | DRE# 01096996

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc. and Lee Proprietary Data. © Copyright 2022 Lee & Associates all rights reserved.