

San Marcos

Commerce Center

330 RANCHEROS DRIVE



FOR LEASE OR SALE | MEDICAL/OFFICE CONDOMINIUM

546 SF AVAILABLE

CBRE

330
RANCHEROS DR



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NEW ELEVATOR
& COFFEE BAR

FULLY RENOVATED
LOUNGE AND
RESTROOMS

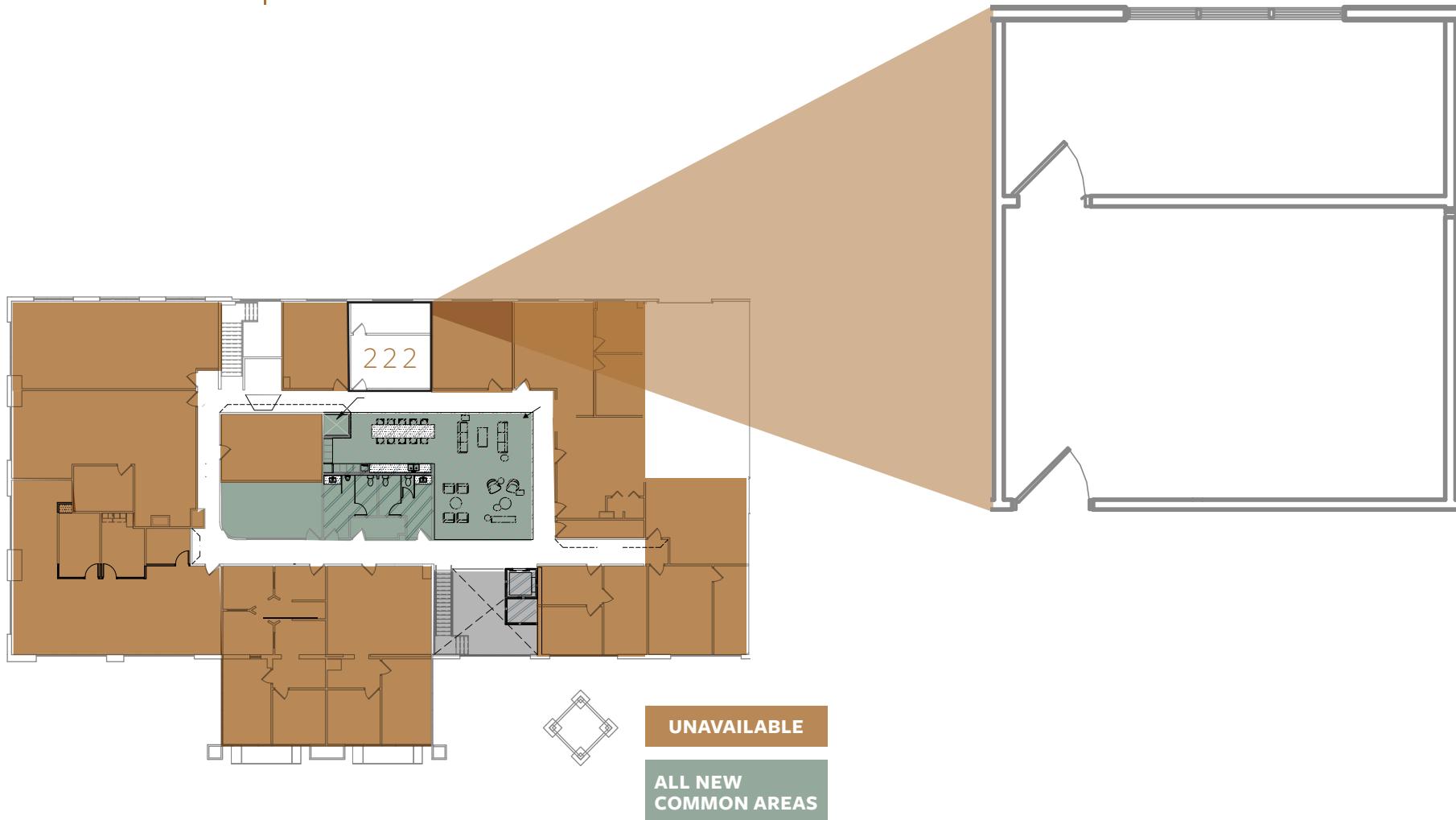
UNITS REFURBISHED WITH
NEW CARPET, PAINT, LIGHT,
& INTERIOR DOORS

BUILDINGS
HAVE BEEN
REPAINTED

PARKING LOTS
ARE ENTIRELY
RESURFACED

Unit 222 plan

LEASE RATE: \$2.25 FS | SALE PRICE: \$350/SF
546 RSF | VACANT



Unit sizes are approximate and include a proportionate share of the common area.

**Plans not to scale.*

LOCATOR MAP



AMENITIES



NORTH COUNTY OVERVIEW

Demographics within a 20
minute drive of 330-340
Ranchero's Dr., San Marcos, CA

★★ 605,596
POPULATION

📍 28,243
BUSINESSES

⬆️ \$141,695
AVERAGE HOUSEHOLD
INCOME

🏡 \$939,333
AVERAGE VALUE OF OWNER
OCC. HOUSING UNITS



Reasons to lease in San Marcos:

- Business Friendly
- Central North County Location
- Strong Local & Regional Economy
- Excellent Transportation Network
- City Commitment to Education, Development, Infrastructure

UPCOMING DEVELOPMENTS

North City Master Plan

- 1,400,00 SF Office Space
- 250,000 SF Retail Space
- 3,000 Residential Units (Including 650 Shae/Lennar residential development)
- 450 Hotel Rooms
- 30 Acres Green Space

Kaiser Permanente Hospital

- Under Construction
- 7 Stories, 206 Patient Rooms

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