

San Marcos

Commerce Center

330 RANCHEROS DRIVE

FOR LEASE OR SALE | MEDICAL/OFFICE CONDOMINIUM

546 SF AVAILABLE

CBRE



330
RANCHEROS DR

Building & Monument
Signage Available, Freeway
Frontage and walking
distance to restaurants

San Marcos

Commerce Center

NEW ELEVATOR
& COFFEE BAR

FULLY RENOVATED
LOUNGE AND
RESTROOMS

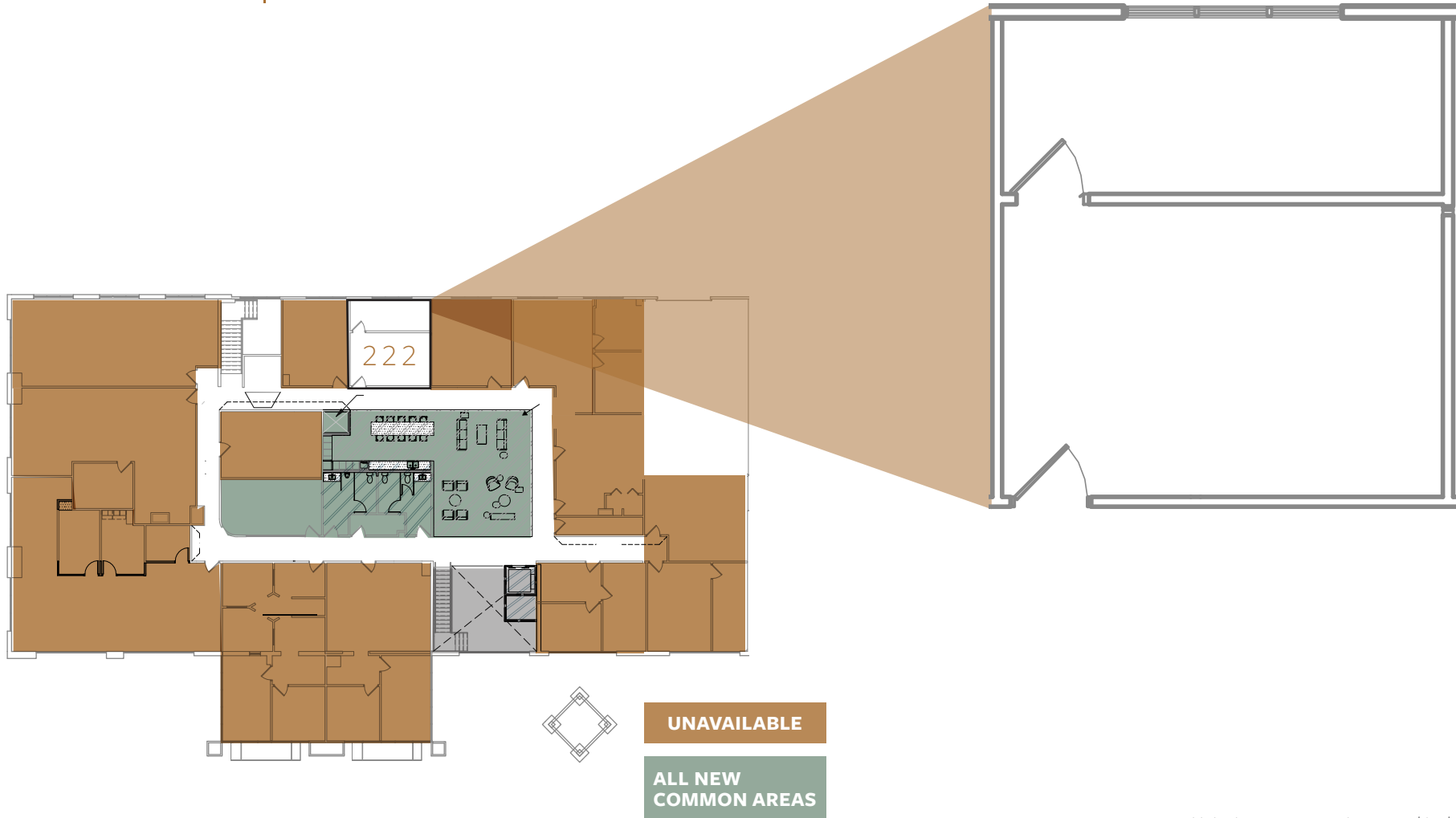
UNITS REFURBISHED WITH
NEW CARPET, PAINT, LIGHT,
& INTERIOR DOORS

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






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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