

FOR SALE | INDUSTRIAL NNN LEASED INVESTMENT

340 RANCHEROS DRIVE

SAN MARCOS COMMERCE CENTER INDUSTRIAL CONDOMINIUMS

SUITE 176 - 178 | $\pm 9,092$ SF

SALE PRICE: \$2,409,380 | \$265 PSF | CAP RATE: 6.40%



[CLICK HERE FOR PROPERTY VIDEO](#)

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PROPERTY HIGHLIGHTS

±9,092 SF

43% OFFICE, 57% WAREHOUSE

BUILT IN 1989, EXTERIOR RENOVATED IN 1999, INTERIOR RENOVATED 2022

CM ZONING

TWO (12' X 12') GRADE LEVEL DOORS

19.5' CLEAR HEIGHT TO BEAM, 21' CLEAR HEIGHT TO CEILING

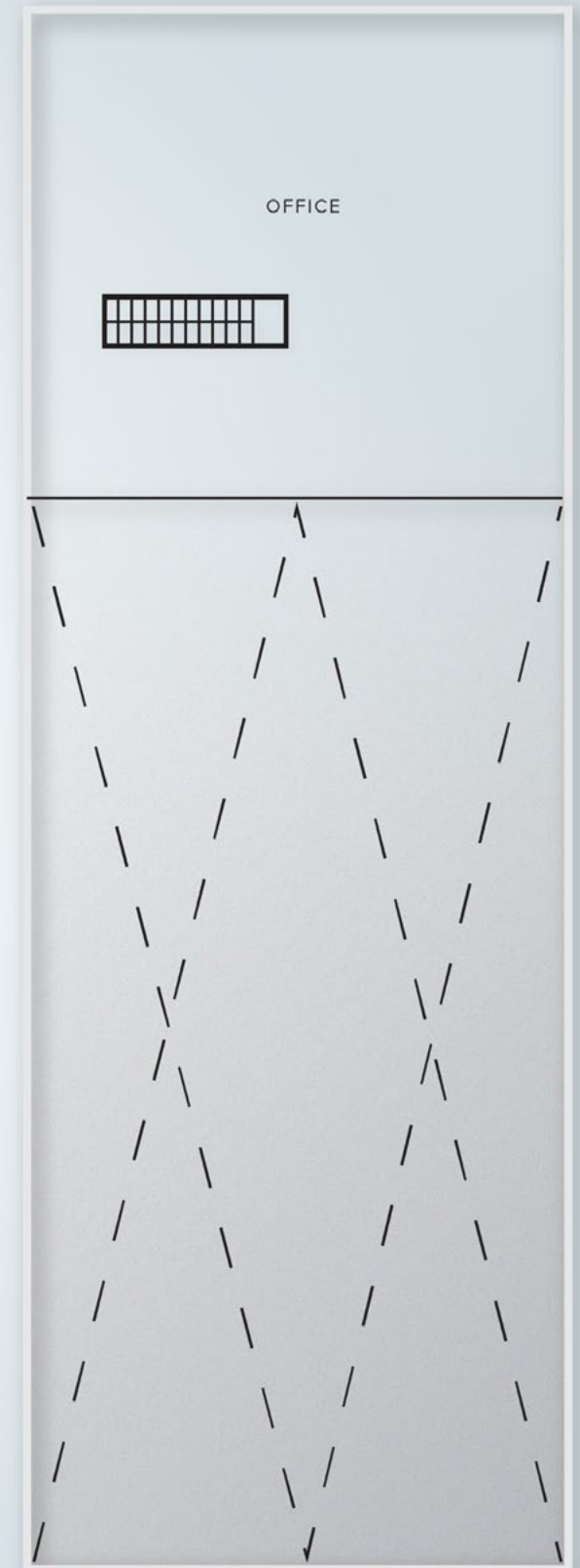
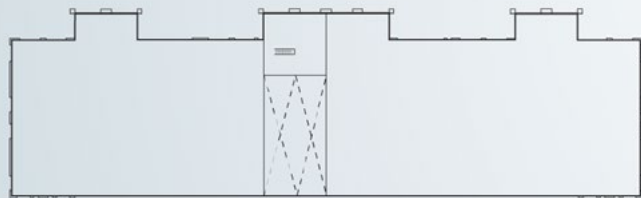
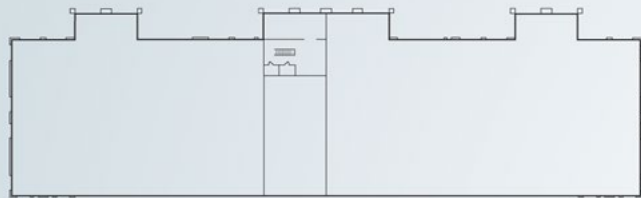
200A POWER

2/1,000 SF PARKING RATIO



SUITE 176 - 178

FLOOR PLAN



±9,092
TOTAL SF



\$2,409,380
SALE PRICE



INVESTMENT HIGHLIGHTS

RENT SCHEDULE

APRIL 1, 2024 - MARCH 31, 2025 \$12,728.80

APRIL 1, 2025 - MARCH 31, 2026 \$13,237.95

APRIL 1, 2026 - MARCH 31, 2027 \$13,767.47

ASKING PRICE \$2,409,380.00

PRICE PER SF \$265.00

NOI (JULY 1, 2024 ANALYSIS) \$154,273.05

CAP RATE (JULY 1, 2024 ANALYSIS) 6.40%







metro Fairfield
by T-Mobile BY MARRIOTT
OUTBACK Anden
STEAKHOUSE®

Crate&Barrel DISCOUNT TIRE
HARBOR FREIGHT WinCo FOODS
Total Wine & More CHIPOTLE MEXICAN GRILL

BEST BUY NORDSTROM
rack IN-N-OUT BURGER
COSTCO WHOLESALE HOBBY LOBBY
SPROUTS FARMERS MARKET

FedEx Ship Center Starbucks the Habit BURGER GRILL
LA FITNESS Chick-fil-A McDonald's 76 Days Inn BY WYNDHAM
SUBWAY

N TWIN OAKS VALLEY RD ± 29,000 VPD

S14

± 15,000 VPD

UCSD Center FOR Surgery OF ENCINITAS 477

MY YARD LIVE BEER CO.

the old spaghetti factory

Smith Chason College WCUI

ABC Veterinary Hospital SAN MARCOS

SUBJECT PROPERTY

Health inside. Welcome in. truecare™

Feng Shui-Import

TRUE IMPACT SIGNS

78

± 168,000 VPD



CVS pharmacy
 Albertsons pharmacy
 LifeStorage
COSTCO WHOLESALE
DOLLAR TREE
 ANYTIME FITNESS
 verizon
 Walmart Supercenter
 crumbl cookies
 NAVY FEDERAL
KOHL'S
 TACO BELL
 Guitar Center
 Starbucks

RUBBER STAMP CHAMP
com

MESA RIM

CUBESMART
self storage

DRAFT★REPUBLIC
SAN MARCOS

BENT Motorsports
Off Road

TEMPLACO
TOOLS, INC.

SECURITY PLUMBING & DRAINS

± 168,000 VPD

78

TRUE IMPACT SIGNS

Feng Shui-Import

ABC Veterinary Hospital
SAN MARCOS

SUBJECT PROPERTY

health inside. Welcome in.
truecareTM



AREA OVERVIEW

SAN MARCOS, CA

San Marcos, California is a vibrant and rapidly growing city located in northern San Diego County. Known for its scenic surroundings, the city boasts rolling hills, lush parks, and a pleasant Mediterranean climate, making it an appealing destination for both residents and visitors. San Marcos is home to California State University San Marcos, a thriving academic institution that contributes to the city's youthful and diverse atmosphere. The city is also recognized for its commitment to education, with an excellent school system and several higher education institutions nearby. San Marcos offers a variety of recreational activities, including hiking trails, golf courses, and shopping centers, as well as a rich culinary scene with numerous restaurants and cafes. The city's strong sense of community and family-friendly environment make it an ideal place to live and work. With its strategic location near major highways, San Marcos provides easy access to the greater San Diego area, making it a convenient and appealing place to call home.

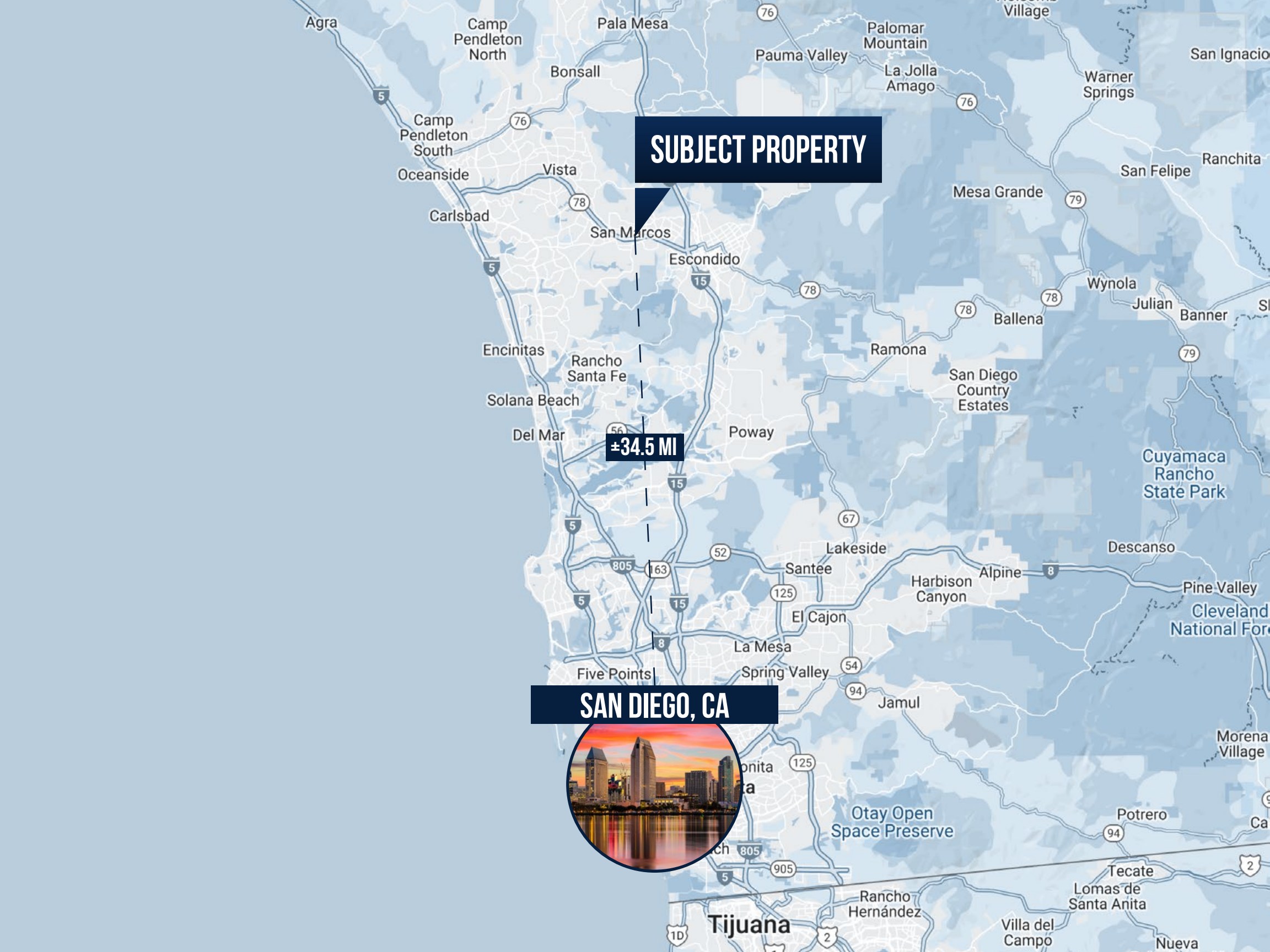
| DEMOGRAPHICS | | | |
|-----------------------|----------|-----------|-----------|
| POPULATION | 1-MILE | 3-MILE | 5-MILE |
| 2028 Projection | 16,998 | 89,053 | 214,587 |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| 2023 Estimate | 4,855 | 29,747 | 72,302 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Avg. Household Income | \$91,683 | \$111,607 | \$109,519 |



SUBJECT PROPERTY

±34.5 MI

SAN DIEGO, CA





ECONOMY

The economy of San Marcos, California, is diverse and robust, benefiting from its strategic location in northern San Diego County and proximity to major transportation routes. The city is home to a mix of industries, including education, healthcare, technology, and manufacturing. California State University San Marcos plays a significant role in the local economy, fostering innovation and providing a skilled workforce to support various sectors. San Marcos also hosts a range of small and medium-sized businesses, contributing to a dynamic entrepreneurial ecosystem. The city's thriving retail sector, anchored by shopping centers and local boutiques, attracts residents and visitors alike. Additionally, the construction and real estate industries are thriving due to ongoing development projects and housing demand in the region. San Marcos's commitment to sustainable growth and investment in infrastructure has made it a hub for economic opportunities, while its supportive business climate continues to draw new enterprises.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **340 Rancheros Drive, San Marcos, CA 92069** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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