

FOR LEASE OR SALE

# 340 RANCHEROS DRIVE

SAN MARCOS COMMERCE CENTER INDUSTRIAL CONDOMINIUMS

Suite 190 | ± 6,857 SF | AVAILABLE IMMEDIATELY

LEASE RATE: \$1.40 + NNN | SALE PRICE: ~~\$2,125,670~~ | ~~\$310 PSF~~

**\$1,851,390 | \$270 PSF**  
SALE PRICE REDUCTION

EXCLUSIVELY LISTED BY

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INLAND PACIFIC

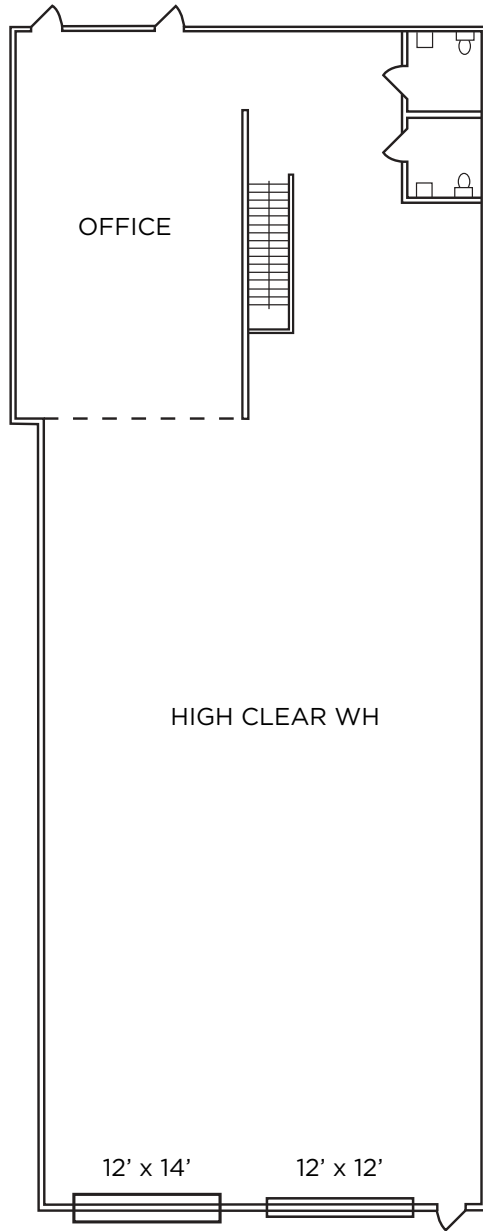
# PROPERTY OVERVIEW



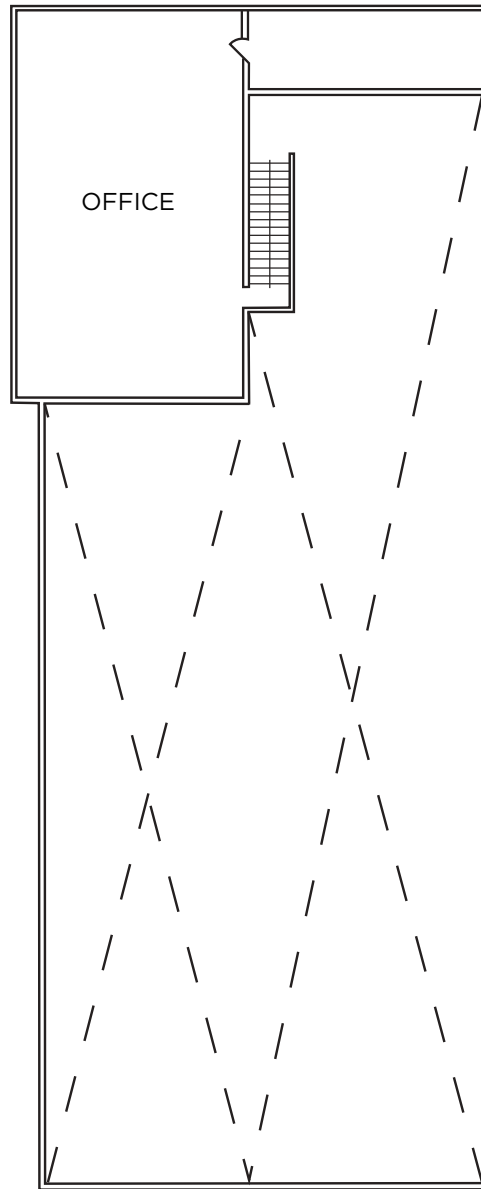
Click Here to Play the Property Video



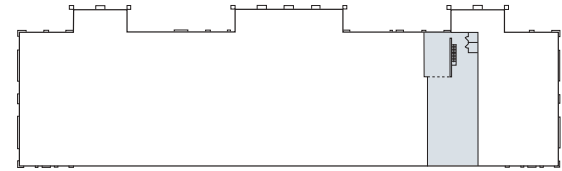
# UNIT 190 FLOOR PLAN



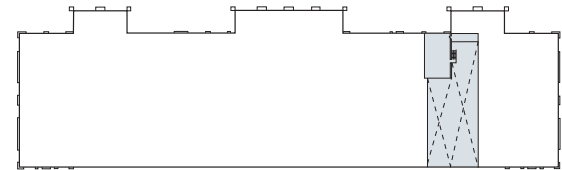
1ST FLOOR



2ND FLOOR



1ST FLOOR



2ND FLOOR



**6,857**  
TOTAL SF



**\$1.40 + NNN**  
LEASE RATE



**\$2,125,670**  
SALE PRICE

# UNIT 190 PROPERTY HIGHLIGHTS



340 Rancheros Dr, Unit 190, San Marcos, CA 92069



± 6,857 SF



Lease Rate: \$1.40 + NNN | Sale Price: \$2,125,670



38% Office, 62% Warehouse



Zoning: CM (Zoning Permitted Uses)



Built in 1989, Exterior Renovated 1999, Interior Renovated 2022



Two Grade Level Doors (one 12' x 12' and one 12' x 14')



Clear Height: 19.5' to Beam, 21' to Ceiling



6/1,000 SF Parking Ratio

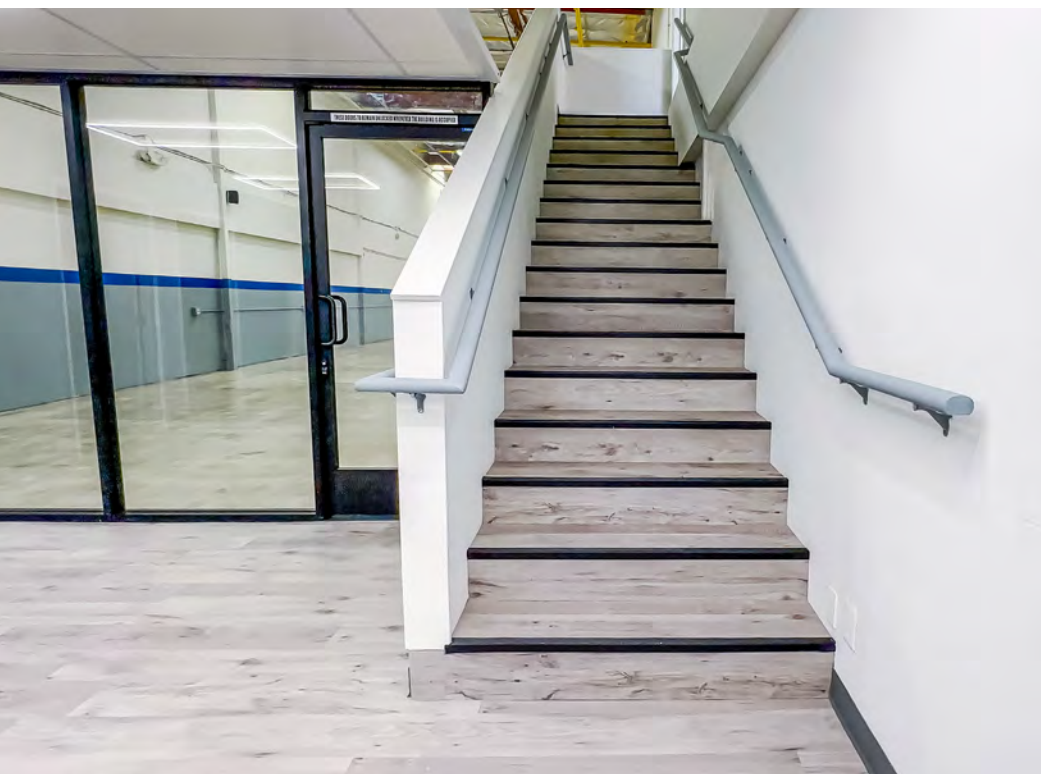


Power: 200a



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# REMODEL BREAKDOWN

## PROJECTS:

- Interior Design
- Demolition
- Radiant Bareer
- Automatic Garage Door Motors
- Bathroom
- Drop Ceiling
- ProLighting Lights
- Paint
- Camera + Audio + TV
- Glass
- Electricity
- Cabinet
- Hvac
- Electricity Light + Light Insulation
- Dry Wall + Design
- Floor Finishing Cosmetic
- Grind and Seal

# SBA FINANCING

With a low down payment, low fixed interest rate and fully amortizing loan, you will have more capital available to expand your business. Not only are there tax advantages, but a real estate purchase with a fixed-rate loan results in lower overall expenditures, and predictable occupancy costs. An SBA 504 loan is a powerful tool for small business owners. It offers:

- Up to 90% financing, to preserve working capital for business expansion
- Low monthly loan payments by utilizing 15- to 30-year amortization schedules from a First Mortgage Lender
- A variety of options for interest rates from a First Mortgage Lender
- The ability to finance the SBA fees as part of the loan, so more money stays in your pocket!

FOR INFORMATION ON SBA FINANCING AND THE CURRENT INTEREST RATE, CONTACT:

**CRAIG SAMSON**

Vice President Business Development Officer  
California Statewide CDC  
Work: 626.840.3835 | Cell: 949.903.9318  
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# SAN MARCOS OVERVIEW

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of more than 95,000 residents who enjoy a fantastic quality of life. Situated 35 miles north of San Diego and about 95 miles south of Los Angeles, San Marcos is bisected by California State Highway 78. Adjacent to Interstate I-15, the city is also easily accessible to I-5, I-805 and State Highway 76. San Marcos enjoys a low unemployment rate and is one of the fastest growing cities in San Diego County. Its low crime rate and strong commitment to promote economic development also add to the community's value.



## SAN MARCOS INDUSTRIAL MARKET Q3 2022



**8,929,189 SF**  
INVENTORY



**136,887 SF**  
YTD NET  
ABSORPTION



**213,262 SF**  
YTD LEASING  
ACTIVITY



**0 SF**  
UNDER  
CONSTRUCTION



**3.6%**  
DIRECT  
VACANCY



**\$1.32**  
DIRECT  
RENT

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# SAN DIEGO MARKET OVERVIEW

San Diego County's beautiful year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination and a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics manufacturing.



**\$850,000**  
AVERAGE HOME VALUE



**3,339,298**  
POPULATION

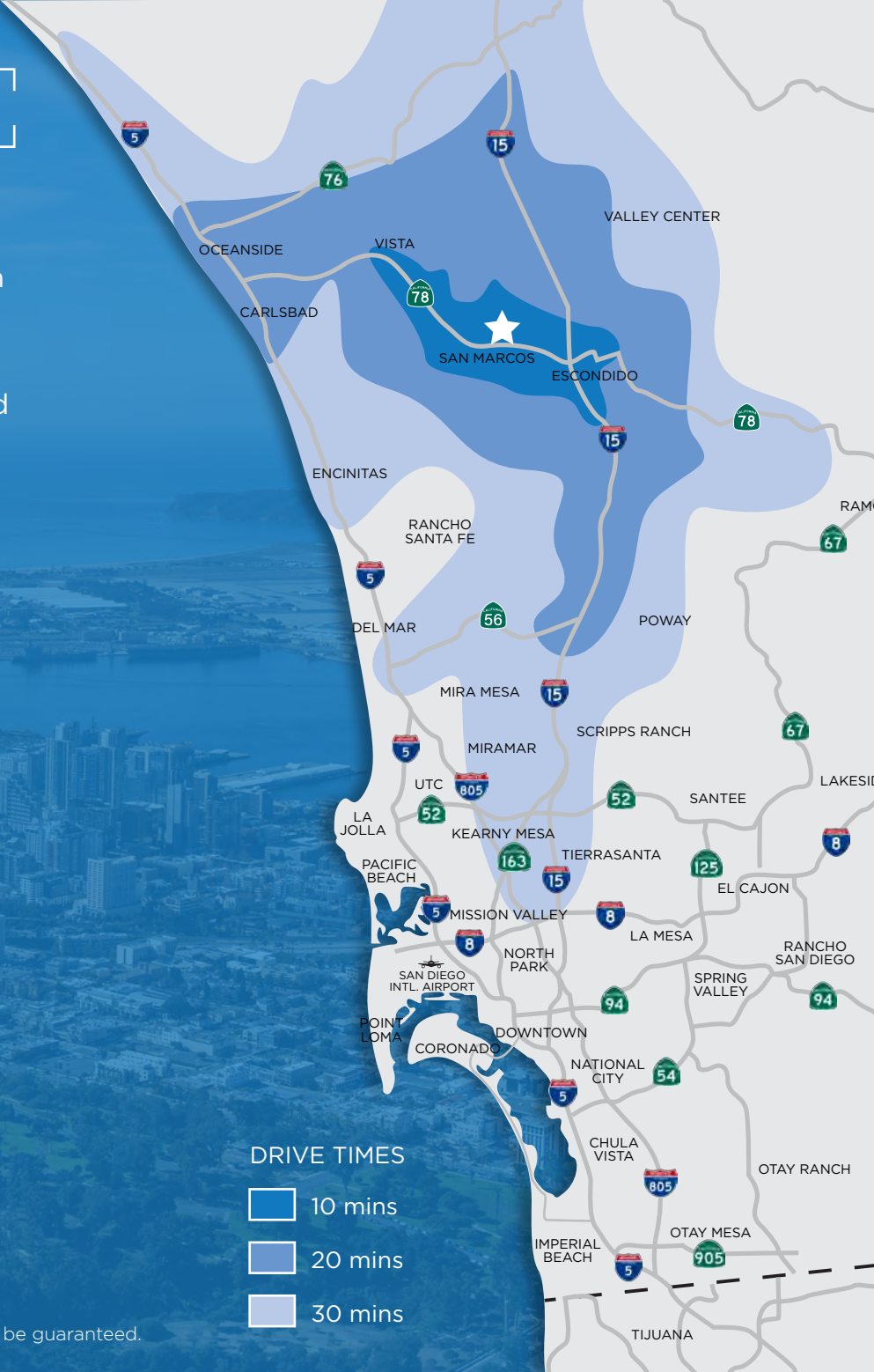


**\$245 B**  
GROSS REGIONAL PRODUCT



**1,130,703**  
HOUSEHOLDS

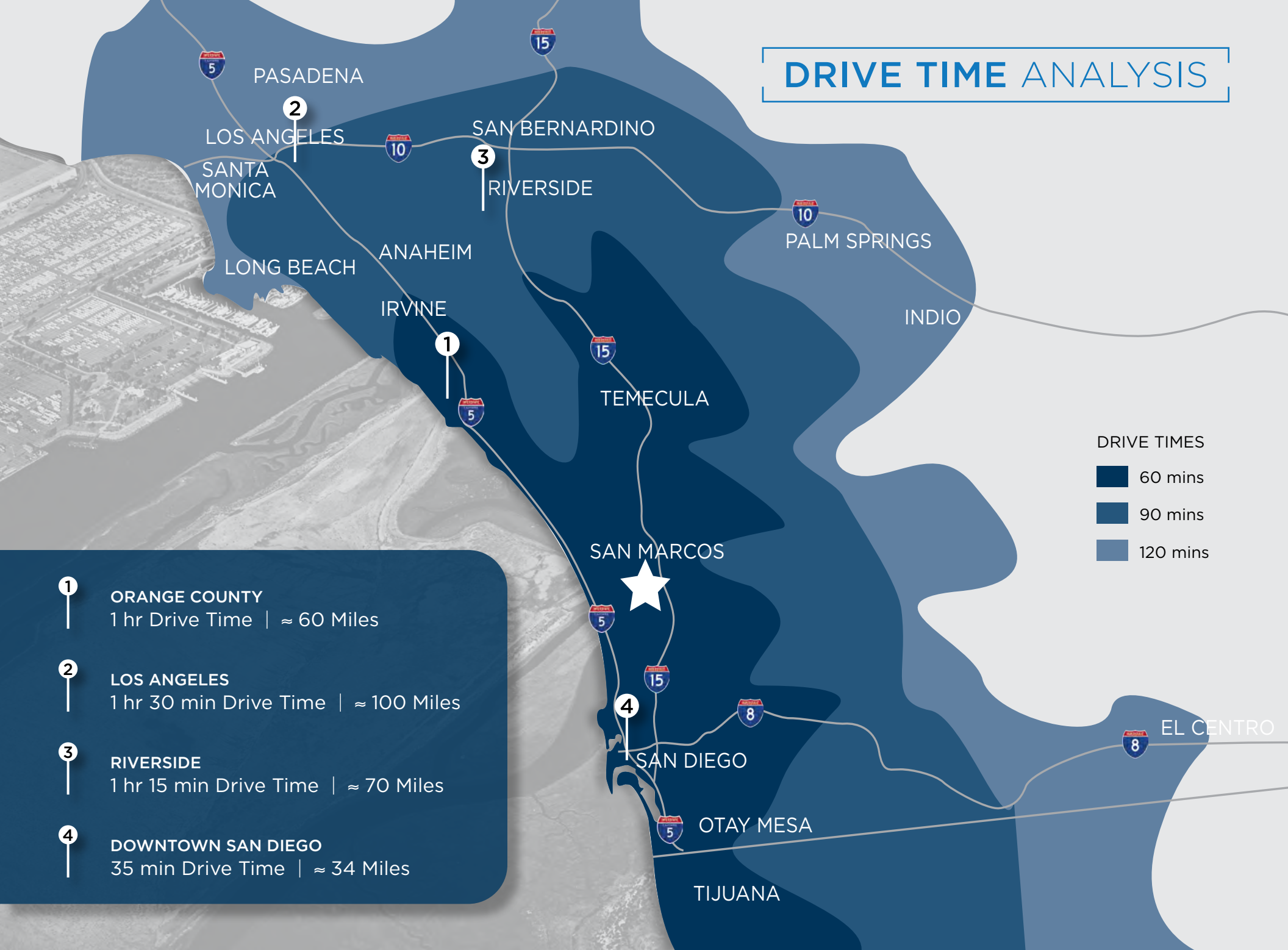
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## DRIVE TIMES

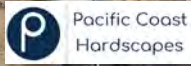
- 10 mins
- 20 mins
- 30 mins

# DRIVE TIME ANALYSIS



# CORPORATE NEIGHBORS

340 RANCHEROS DRIVE



# AMENITY MAP

340 RANCHEROS DRIVE



- WinCo Foods
- Chipotle
- Panda Express
- In-n-Out
- Starbucks
- McDonald's
- Home Depot
- Best Buy
- Discount Tire
- California Coast Credit Union
- Ralphs
- Starbucks
- Dickey's BBQ Pit
- Epic Wings
- It's Tabu Sushi
- Subway
- Pizza Bar
- CVS
- UPS Store
- Chase Bank
- Bank of America

FOR MORE INFORMATION PLEASE CONTACT

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