

San Marcos

Commerce Center

3 3 0 R A N C H E R O S D R I V E

FOR SALE | MEDICAL OFFICE CONDOMINIUM

546 SF AVAILABLE

CBRE



330
RANCHEROS

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

San Marcos

Commerce Center

NEW ELEVATOR
& COFFEE BAR

FULLY RENOVATED
LOUNGE AND
RESTROOMS

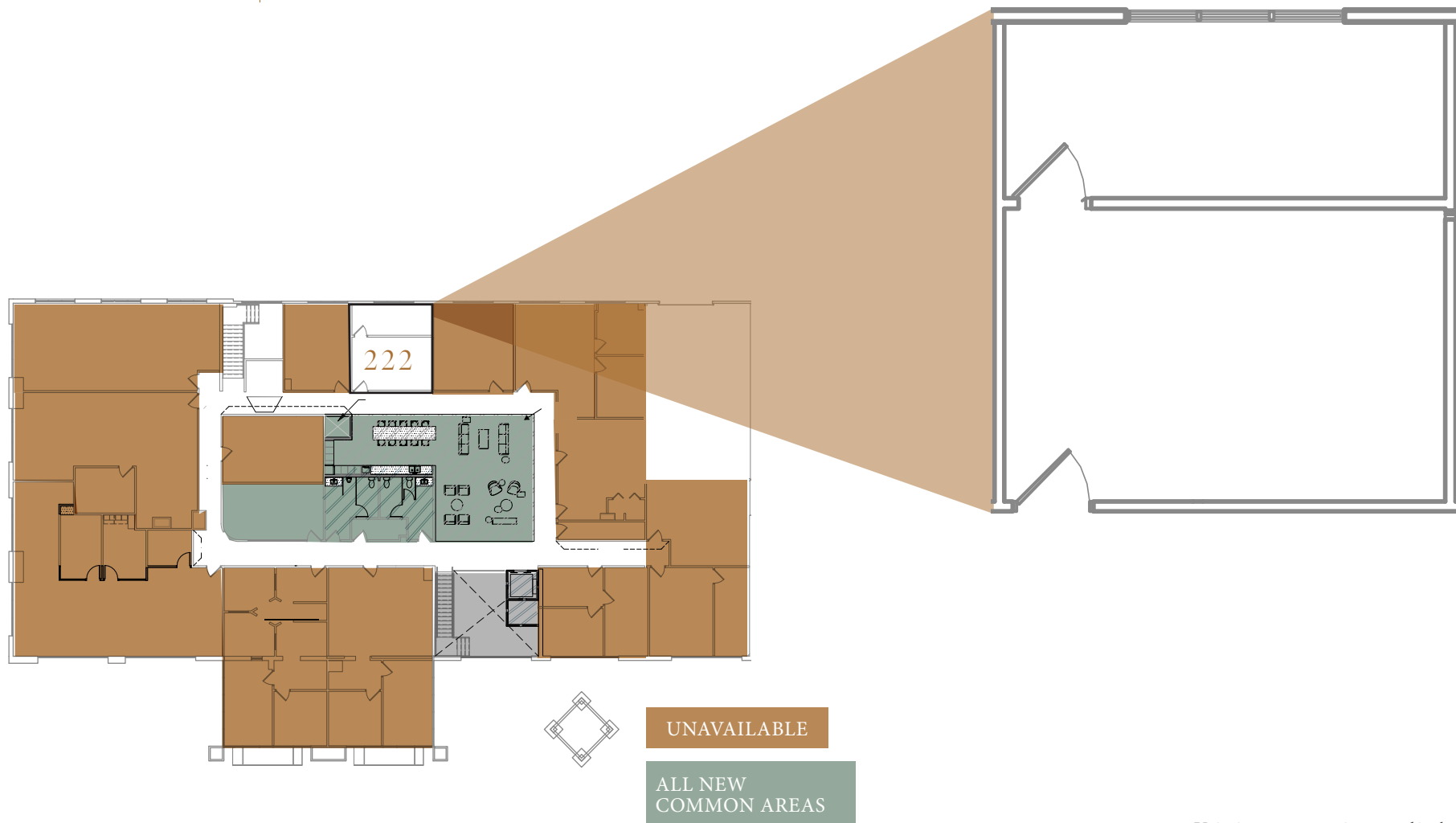
UNITS REFURBISHED
WITH NEW CARPET,
PAINT, LIGHT, & INTERIOR
DOORS

BUILDINGS
HAVE BEEN
REPAINTED

PARKING LOTS
ARE ENTIRELY
RESURFACED

Unit 222 plan

SALE PRICE: \$315/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



28,243

BUSINESSES



\$141,695

AVERAGE HOUSEHOLD
INCOME



\$939,333

AVERAGE VALUE OF
OWNER OCC. HOUSING

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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