

# LA COSTA MEADOWS BUSINESS CENTER

1611-1665 S. Rancho Santa Fe Road - San Marcos, CA 92078

FOR LEASE: INDUSTRIAL, FLEX AND OFFICE SUITES





S. Rancho Santa Fe Rd.

Melrose Dr.

1645

1655

1665

1635

1615

1619

1611

1621

# Eight (8) Building Multi-Tenant Business Park totaling 158,923 square feet

## Project Highlights

### Premium Location

- Located within the prestigious La Costa Meadow Meadows Submarket which is a highly sought after 1,370,000 SF industrial/flex submarket.
- This small industrial pocket was built to service upscale communities such as Encinitas, Carlsbad, south Vista, San Elijo Hills and Rancho Santa Fe.
- Excellent demographics: Estimated Household Income (5 mile) - \$152,034 and population (5 mile) - 199,810 people.

### Quality Construction

- Six 1-story industrial buildings and two 2-story industrial/flex/office buildings.
- The buildings feature tilt-up construction with varied bay sizes that accommodate a wide range of configurations.
- Flexible size options with ability to accommodate tenant expansions overtime.
- Grade level and dock high loading options.



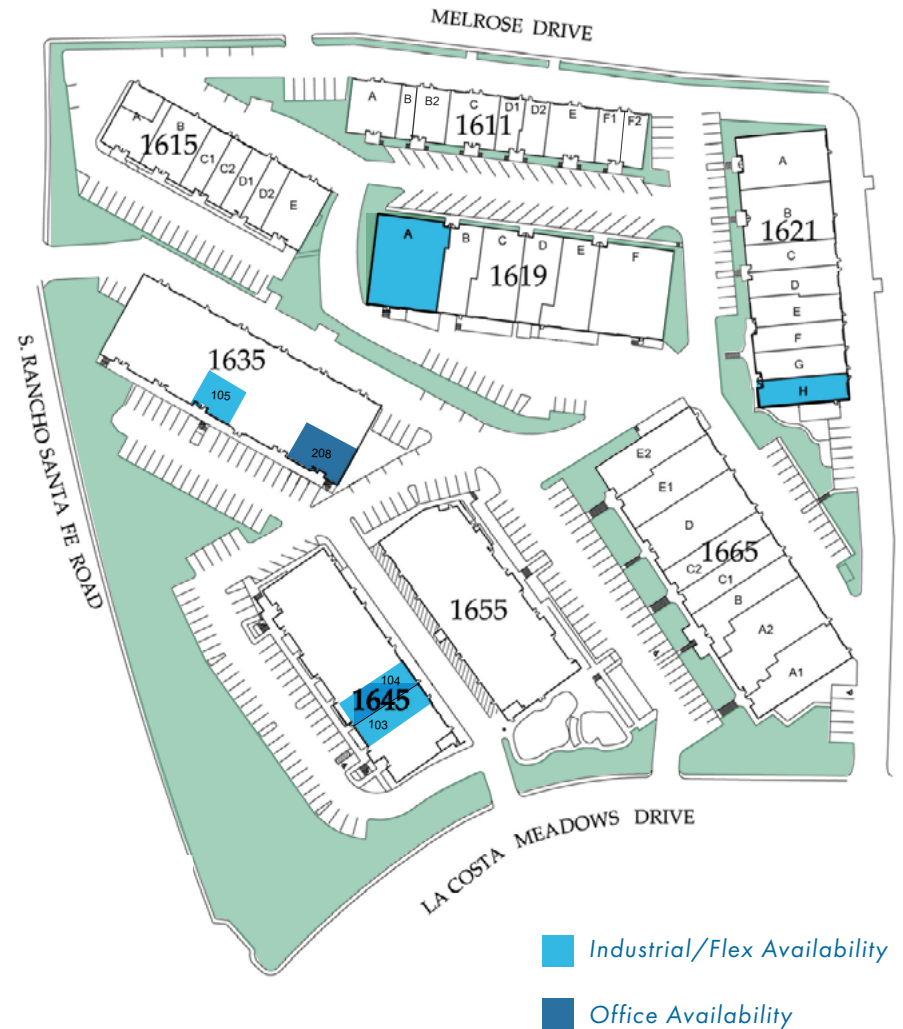
# Availability Overview

## Industrial & Flex Availability

Building	Suite	Size	Lease Rate	CAM/SF	Availability
1619 S. Rancho Santa Fe Rd	A	5,302 SF	\$1.72/SF	\$0.15/SF	Vacant
1621 S. Rancho Santa Fe Rd	H	1,971 SF	\$1.77/SF	\$0.15/SF	Vacant
1645 S. Rancho Santa Fe Rd	104	1,926 SF	\$1.85/SF	\$0.15/SF	January 1, 2025
1645 S. Rancho Santa Fe Rd	103	1,920 SF	\$1.82/SF	\$0.15/SF	Vacant
1645 S. Rancho Santa Fe Rd	103/104	3,846 SF	\$1.83/SF	\$0.15/SF	January 1, 2025
1635 S. Rancho Santa Fe Rd	105	1,000 SF	\$1.85/SF	\$0.15/SF	Vacant

## Office Availability

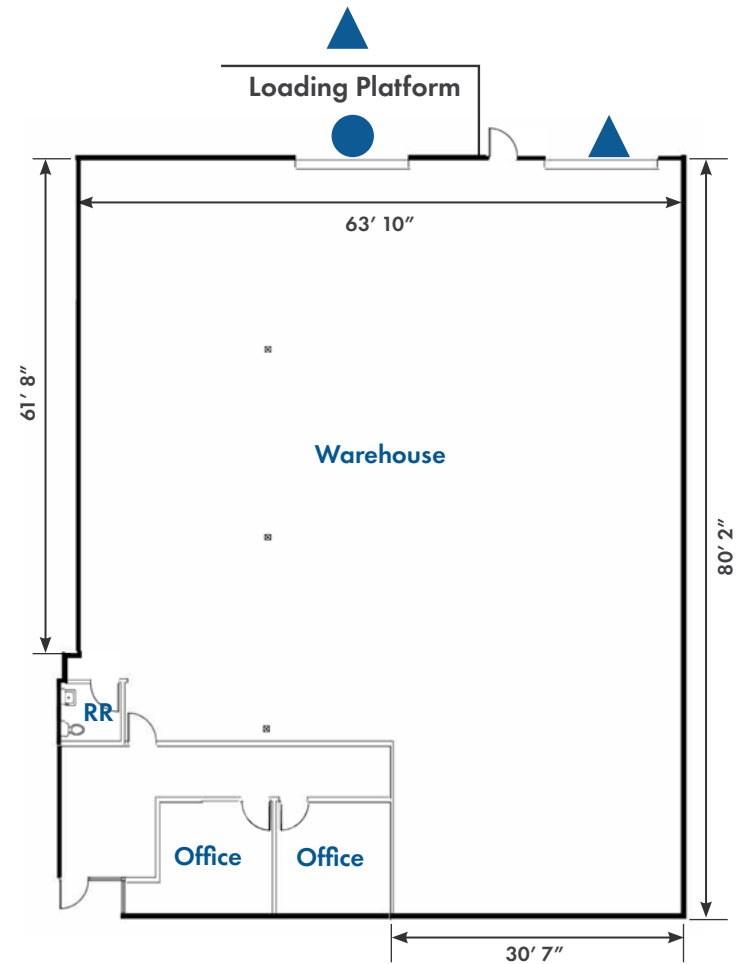
Building	Suite	Size	Lease Rate	CAM/SF	Availability
1635 S. Rancho Santa Fe Rd	208	1,322 SF	\$1.82/SF	\$0.15/SF	Vacant



■ Industrial/Flex Availability  
■ Office Availability

# Industrial Availability

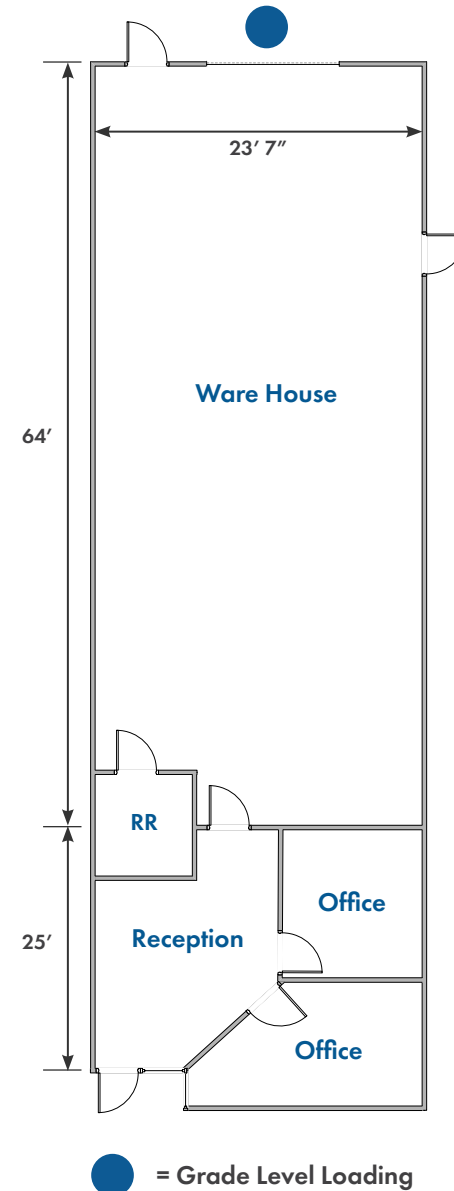
<b>Address:</b>	<b>1619 S. Rancho Santa Fe Rd, Suite A</b>
<b>Size:</b>	5,302 SF
<b>Base Rent:</b>	\$1.72/SF
<b>CAM:</b>	\$0.15/SF
<b>Power:</b>	400 Amps, 120/208 V
<b>Clear Height:</b>	16' - 17'
<b>Availability:</b>	Vacant
<b>Comments:</b>	Reception, 2 Private Offices, Restroom, Warehouse with dock and grade level loading



- = Grade Level Loading
- ▲ = Dock High Loading

# Industrial Availability

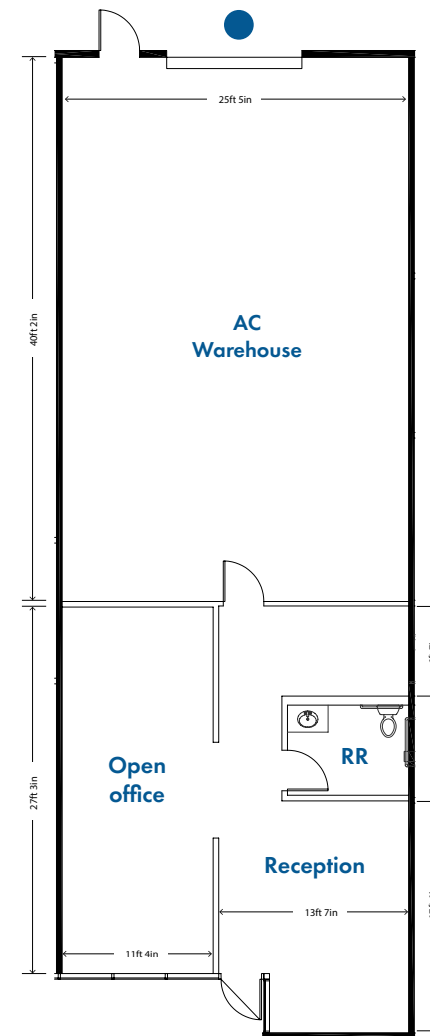
<b>Address:</b>	1621 S. Rancho Santa Fe Rd, Suite H
<b>Size:</b>	1,971 SF
<b>Base Rent:</b>	\$1.77/SF
<b>CAM:</b>	\$0.15/SF
<b>Power:</b>	200 Amps, 120/208 V
<b>Clear Height:</b>	18'
<b>Availability:</b>	Vacant
<b>Comments:</b>	Reception, showroom, restroom, and remainder warehouse



 = Grade Level Loading

# Industrial Availability

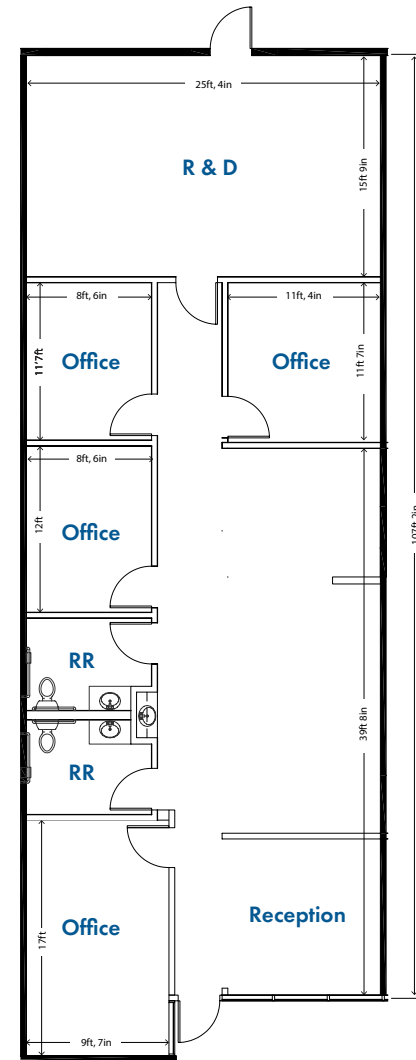
<b>Address:</b>	1645 S. Rancho Santa Fe Rd, Suite 104
<b>Size:</b>	1,926 SF
<b>Base Rent:</b>	\$1.85/SF
<b>CAM:</b>	\$0.15/SF
<b>Power:</b>	200 Amps, 120/208 V
<b>Clear Height:</b>	18'
<b>Availability:</b>	January 1, 2025
<b>Comments:</b>	Reception, open office, restroom, and remainder warehouse



 = Grade Level Loading

# Flex Availability

<b>Address:</b>	1645 S. Rancho Santa Fe Rd, Suite 103
<b>Size:</b>	1,920 SF
<b>Base Rent:</b>	\$1.82/SF
<b>CAM:</b>	\$0.15/SF
<b>Power:</b>	200 Amps, 120/208 V
<b>Clear Height:</b>	18'
<b>Availability:</b>	Vacant
<b>Comments:</b>	Reception, private offices, restrooms, and remainder warehouse

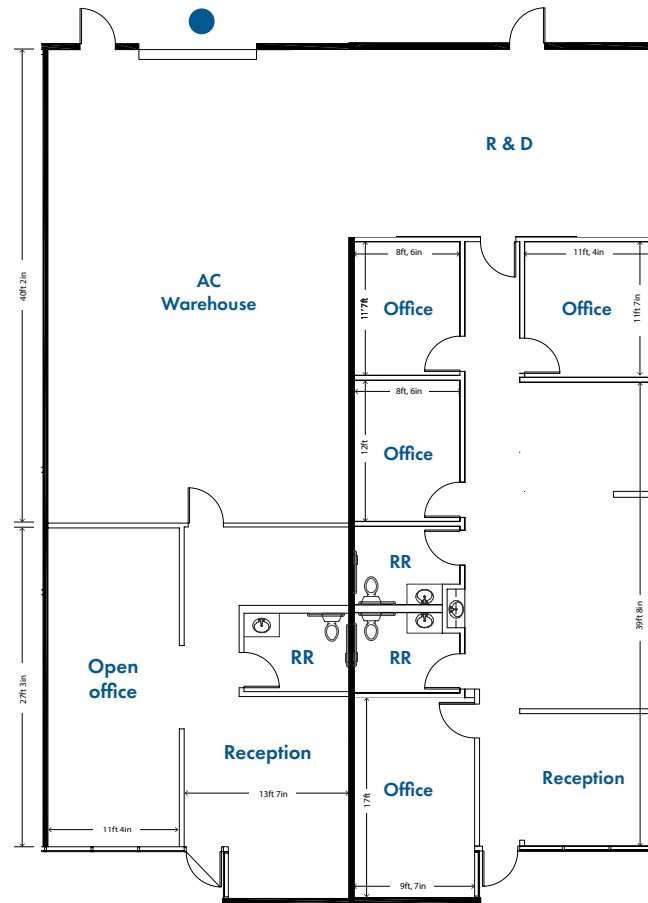




# Industrial Availability

<b>Address:</b>	1645 S. Rancho Santa Fe Rd, 103/104
<b>Size:</b>	3,846 SF
<b>Base Rent:</b>	\$1.83/SF
<b>CAM:</b>	\$0.15/SF
<b>Power:</b>	200 Amps, 120/208 V
<b>Clear Height:</b>	20'
<b>Availability:</b>	January 1, 2025

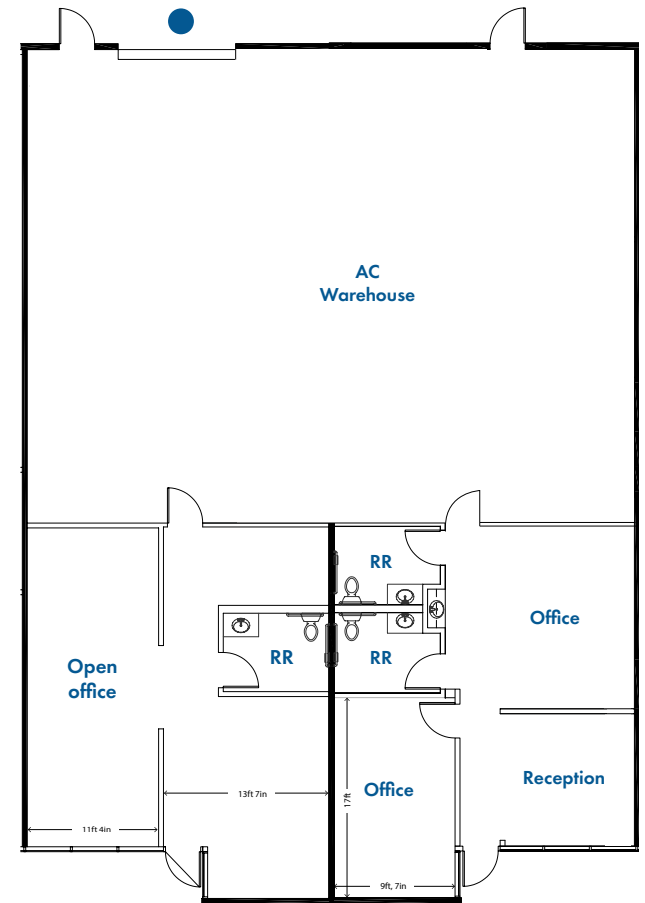
**EXISTING FLOORPLAN**



104

103

**CONCEPTUAL FLOORPLAN**



 = Grade Level Loading

## Flex Availability

**Address:** 1635 S. Rancho Santa Fe Rd, Suite 105

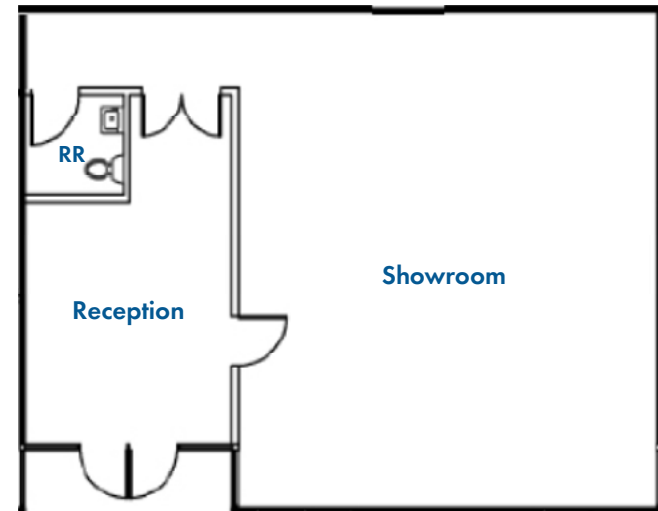
**Size:** 1,000 SF

**Base Rent:** \$1.85/SF

**CAM:** \$0.15/SF

**Availability:** Vacant

**Comments:** Located on the first floor, this suite consists of a reception, one restroom, and showroom area.



# Office Availability

**Address:** 1635 S. Rancho Santa Fe Rd, Suite 208

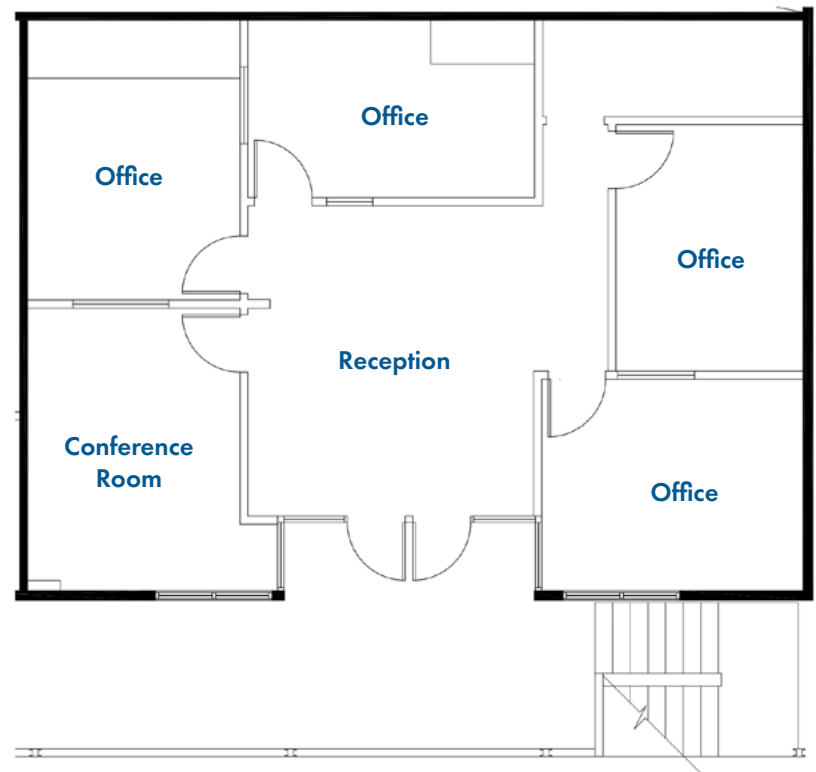
**Size:** 1,322 SF

**Base Rent:** \$ 1.82/SF

**CAM:** \$0.15/SF

**Availability:** Vacant

**Comments:** Located on the second story, this office suite consists of reception area, 4 private offices and conference room. Excellent corner location with exposure and signage opportunity visible from Ranch Santa Fe Rd.



# Property Photos

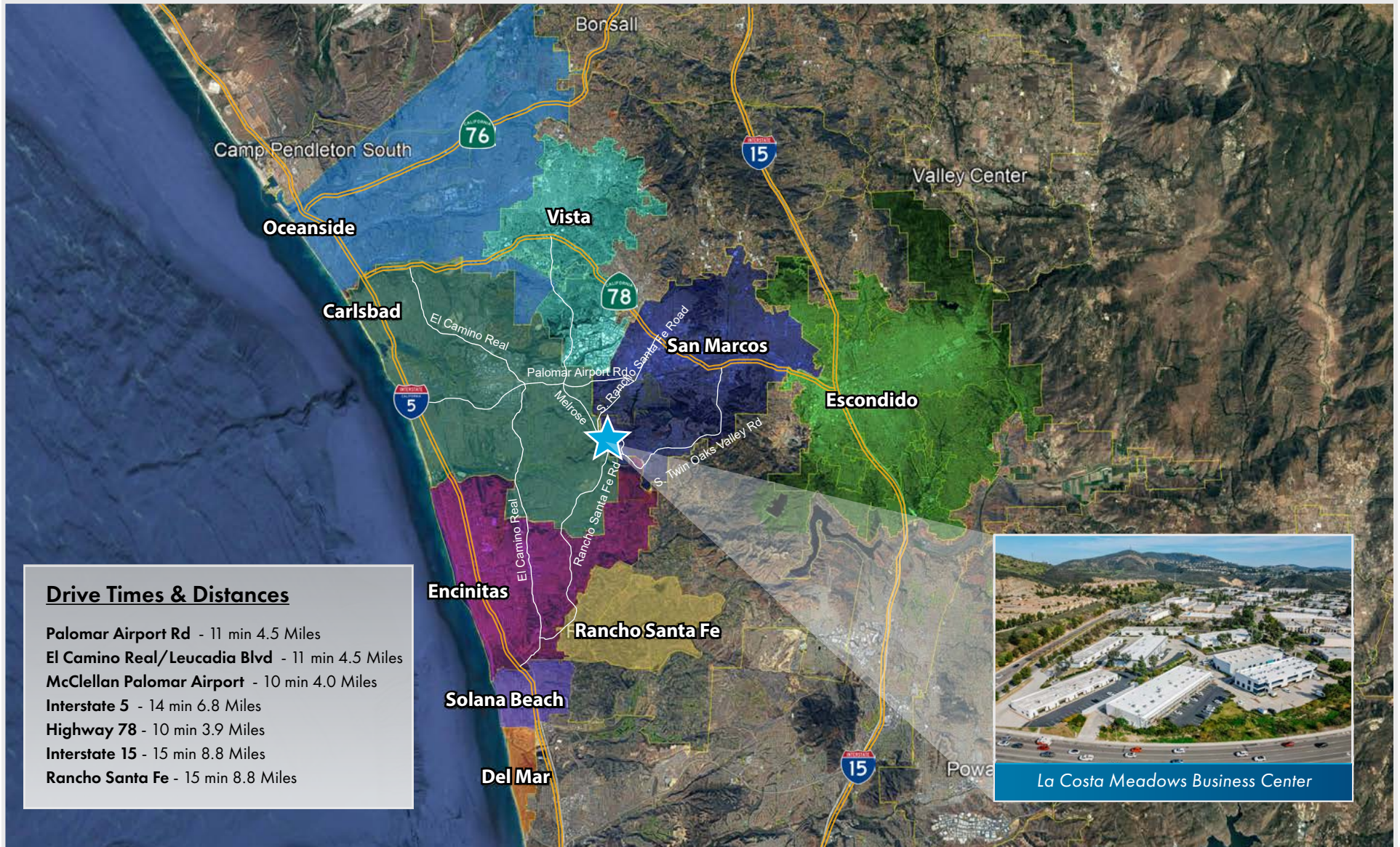


## Surrounding Tenants Aerial

This unique 1,370,000 SF industrial submarket is home to major companies like Nordic Naturals, M bar C Construction, Falmat and Hunter Industries. Hunter Industries, one of North County's largest companies, is headquartered in La Costa Meadows and occupies approximately one third of the submarkets industrial footprint totaling approximately 429,736 SF.



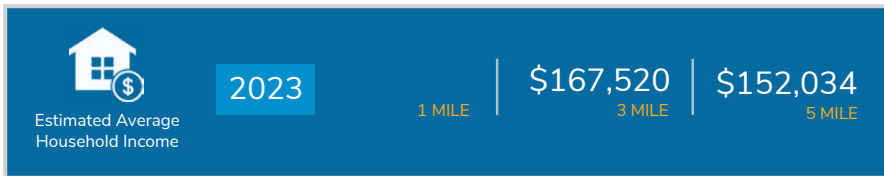
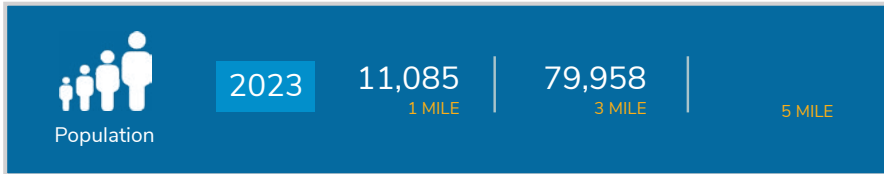
## Location Map - Centrally Located Between Affluent Communities such as Encinitas, San Elijo Hills, Carlsbad, Rancho Santa Fe & Del Mar



# Location Map



# Demographics & Submarket Statistics - La Costa Meadows



Product Type	# Buildings	Size (SF)	% of Submarket
MFG/DIST	14	468,937	34.25%
FLEX/R&D	15	490,316	35.81%
IMT	17	410,097	29.95%
<b>Total Industrial</b>	<b>46</b>	<b>1,369,350</b>	<b>100.00%</b>





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