

RANCHEROS COMMERCIAL PARK

CBRE

**570 Rancheros Drive,
San Marcos, CA 92069**

BUILDING FEATURES

- › 45,327 SF, two story office building
- › Building top signage available with prominent exposure to Highway 78
- › Double lobby design reduces common area and parking congestion
- › Elevator served
- › Showers and lockers on-site
- › Generous 4.0/1,000 SF parking ratio
- › Rental Rate: \$2.25/SF/month plus Utilities



LOCATION



Outstanding freeway visibility and exposure to Highway 78



Direct Highway 78 access via Woodland and Twin Oaks



Across the freeway from CSU-San Marcos



Close Proximity to restaurants, hotels, and residential communities of San Marcos

RANCHEROS COMMERCIAL PARK

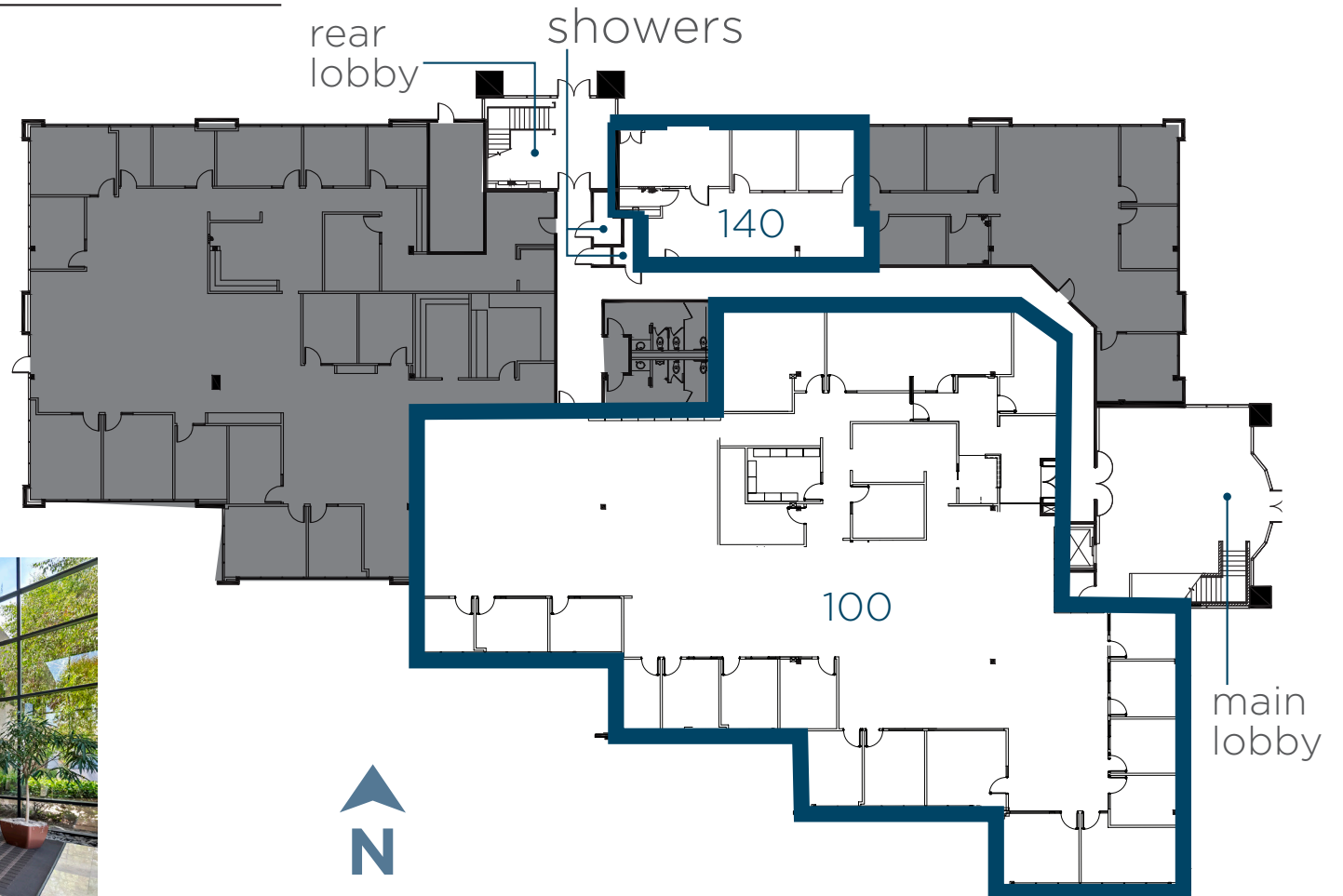


1ST FLOOR AVAILABILITY

Suite	SF	Available
Suite 100	11,525	Vacant
Suite 140	1,332	Vacant



1ST FLOOR



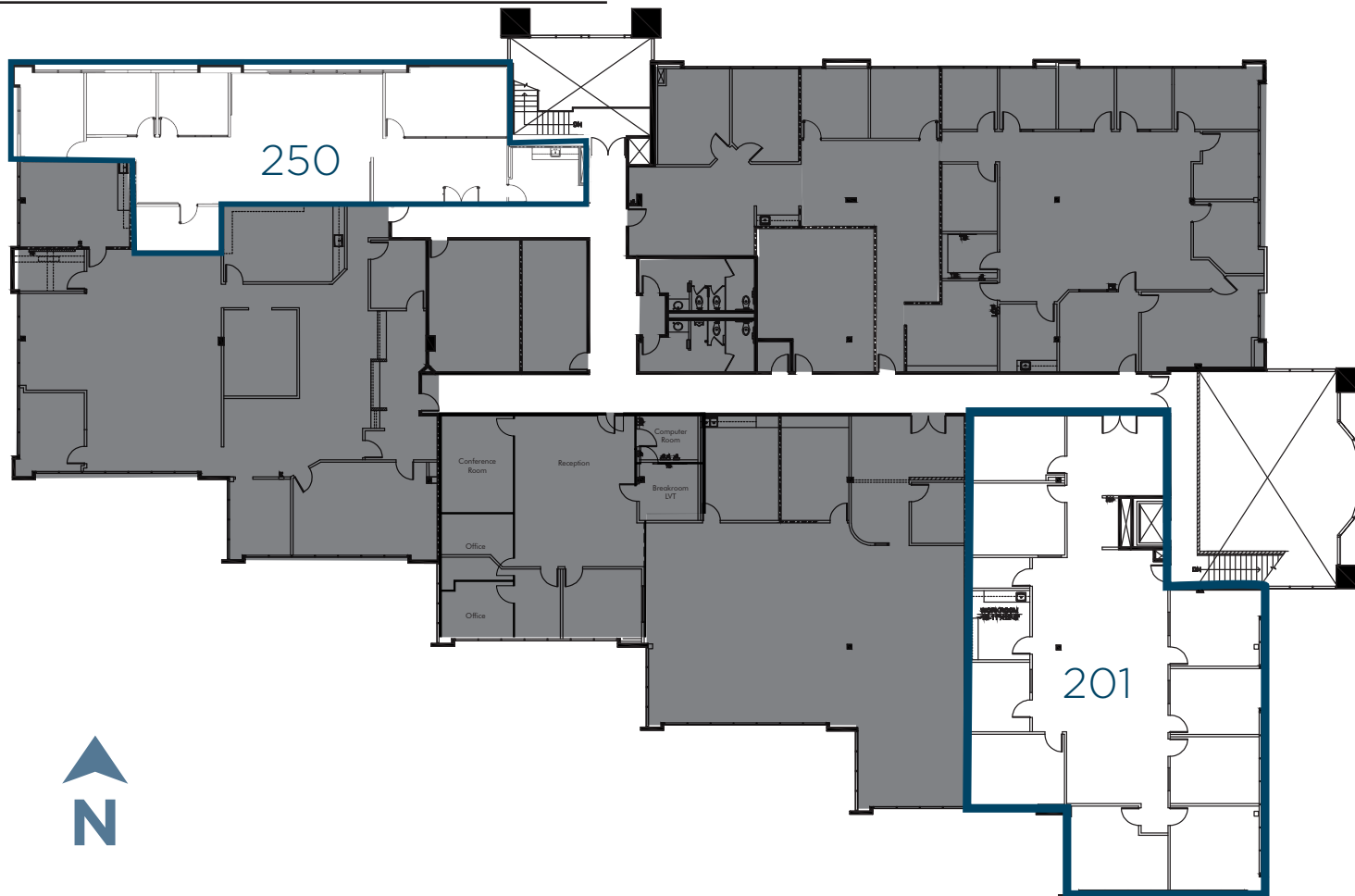
2ND FLOOR AVAILABILITY

Suite	SF	Available
Suite 201	3,917	3/1/2025
Suite 250*	2,407	Vacant

*Conceptual Plan Shown



2nd FLOOR



AMENITIES

RANCHEROS COMMERCIAL PARK

Ryan Bros
SUBWAY
ROBEKS
FRESH JUICES & SMOOTHIES
PIZZA NOVA
PITA GUYS

FAIRFIELD
Inn
Marriott

OUTBACK
STEAKHOUSE®

SPRINTER

THE LOST ABBEY

STATE OF CALIFORNIA
DMV
DEPARTMENT OF MOTOR VEHICLES

E Mission Rd

SAN MARCOS
Historic City of Professionals

MY YARD

78

WILD BARREL

Win Oaks Valley Road

LA FITNESS

Hampton
Inn
Hilton

the old
spaghetti
factory

DIRECT
REPUBLIC

Mesa RV

Albertsons
Little Caesars
CVS/pharmacy

NORTH
CITY
(www.northcity.com)

California State University
SAN MARCOS

New 650 unit residential development by Shea/Lennar

PREP KITCHEN
COPA VIDA
COFFEE TEA FOOD LIFE
Fresh
healthy cafe
UMAMI
JAPANESE
MASON
WORKS
NEW YORK'S
CYDER



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