



## INDUSTRIAL WAREHOUSE FOR LEASE: FENCED PARKING + FREEWAY VISABLE

**955 RANCHEROS DR, SUITE B  
SAN MARCOS, CA 92069**

**BO GIBBONS | Lic. 01367936**  
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**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING



 ± 3,944 SF Available  
± 1,843 SF "Bonus Mezzanine  
± 70% Warehouse / 30% Office Showroom

 Lease Rate:  
\$1.69/SF + NNN (\$0.25/SF)



One 18' W x 12' H Grade Level  
Roll-Up Door



11 Reserved Parking Spaces inside  
of a ± 5,350 SF Fenced & Gated Yard



 Available:  
March 1, 2026



CA State Route 78 Freeway  
Signage Visibility



Zoning: Light Industrial (L-I)



## DEMOGRAPHICS (5 MILE RADIUS)



**236,421**

2024 POPULATION



**75,736**

2024 HOUSEHOLDS



**37**

2024 MEDIAN AGE



**\$693,699**

2024 MEDIAN HOME VALUE



**1982**

2024 MEDIAN YEAR BUILT



**\$108,938**

2024 AVG HOUSEHOLD INCOME

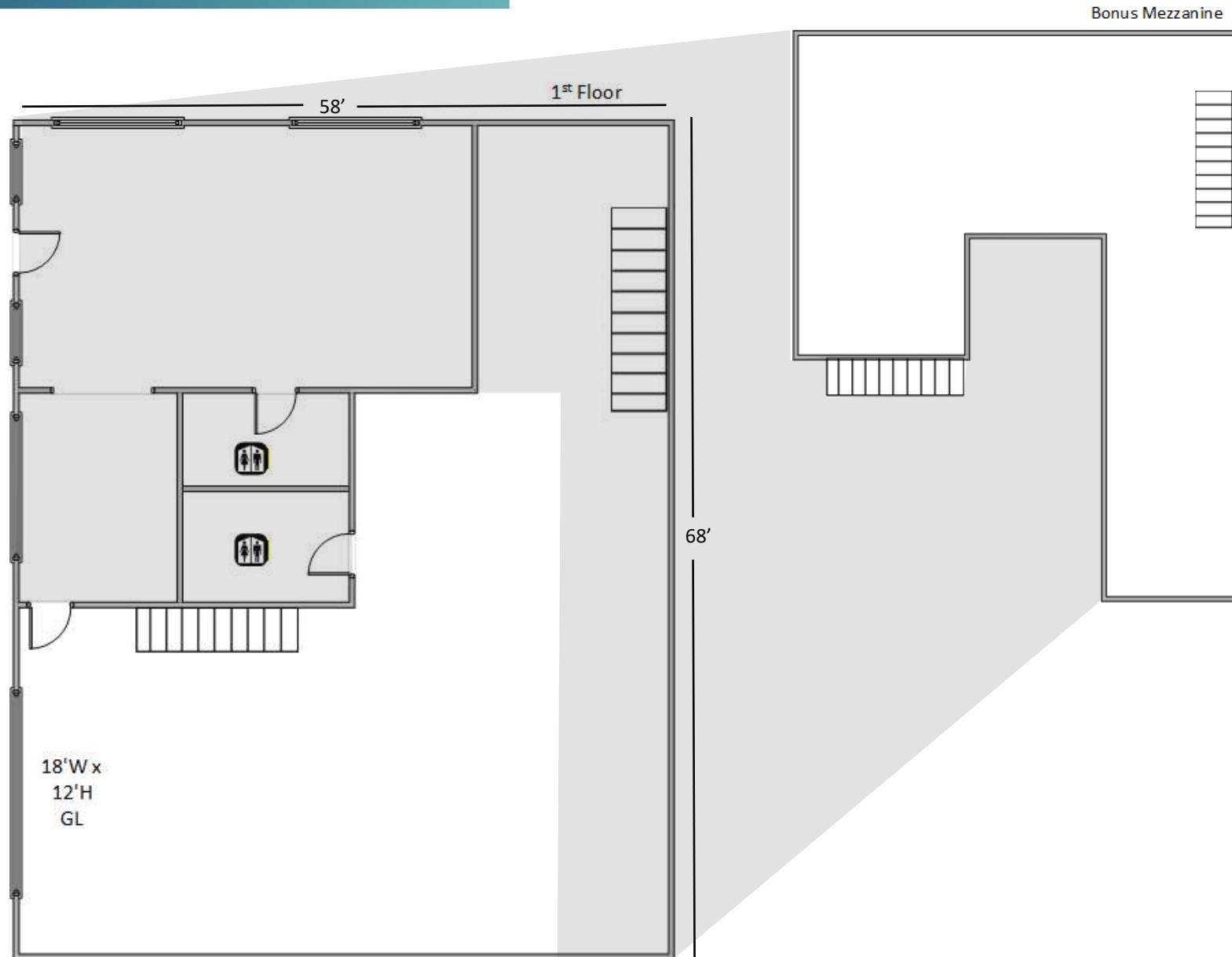
Source: Costar.com

## DRIVE TIMES

Walk to Transit	13 Mins
Sorrento Valley	24 Mins
Mission Valley	28 Mins
Del Mar	35 Mins
Downtown San Diego	35 Mins
Los Angeles	90 Mins



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## AMENITIES MAP:



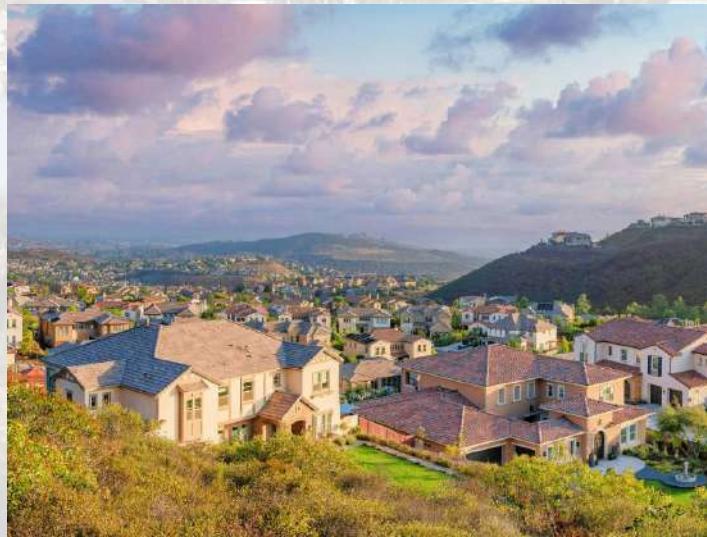
# AREA HIGHLIGHTS

Situated in the heart of **San Marcos**' established industrial and business corridor, this property benefits from a central North County location with strong regional connectivity. San Marcos has emerged as **one of the area's fastest-growing commercial hubs**, offering a business-friendly environment paired with an appealing lifestyle for employers and employees alike.

The surrounding area is supported by a diverse economic base that includes advanced manufacturing, life sciences, technology, logistics, and higher education. Major nearby institutions and employers include California State University San Marcos, Kaiser Permanente, Hunter Industries, Nordson, and several regional distribution and R&D operations, **creating a deep and stable labor pool**.

San Marcos offers **excellent transportation access**, with close proximity to State Route 78 providing direct connections to Interstate 5 and Interstate 15, allowing efficient travel throughout San Diego County and Southern California. The city has invested heavily in infrastructure and revitalization efforts—most notably the North City district—enhancing amenities, housing, dining, and walkable mixed-use spaces that continue to elevate the area's appeal.

With its strong demographics, growing employment base, and central North County location, **San Marcos presents an attractive setting for businesses seeking long-term stability, accessibility, and quality of life**.



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± 3,944 SF WAREHOUSE + ± 1,843 SF BONUS MEZZANINE

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