



INDUSTRIAL WAREHOUSE FOR LEASE: FENCED PARKING + FREEWAY VISABLE

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

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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 Area



Available Now



CA State Route 78 Freeway
 Signage Visibility



Zoning: Light Industrial (L-1)



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

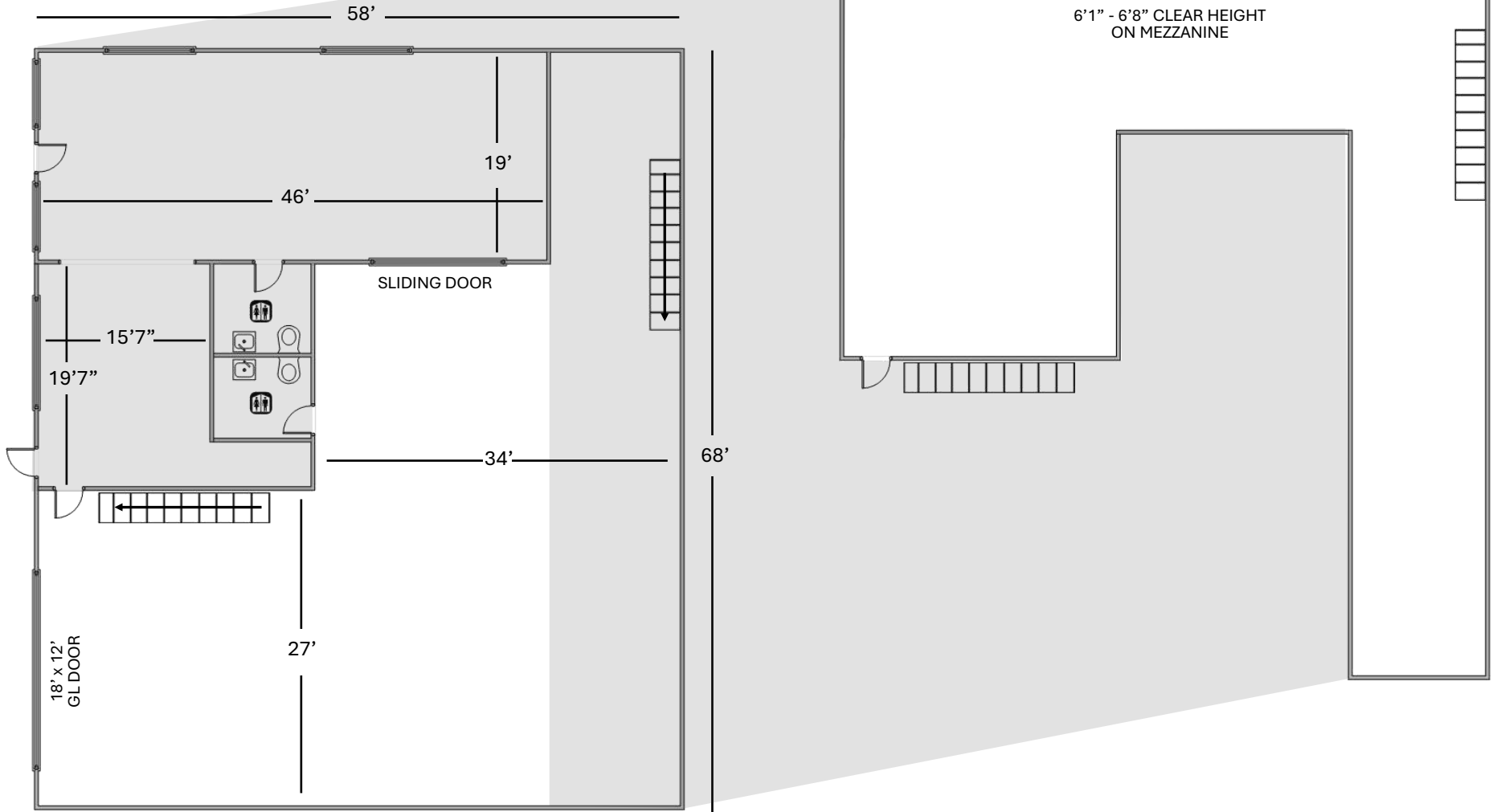
DRIVE TIMES

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

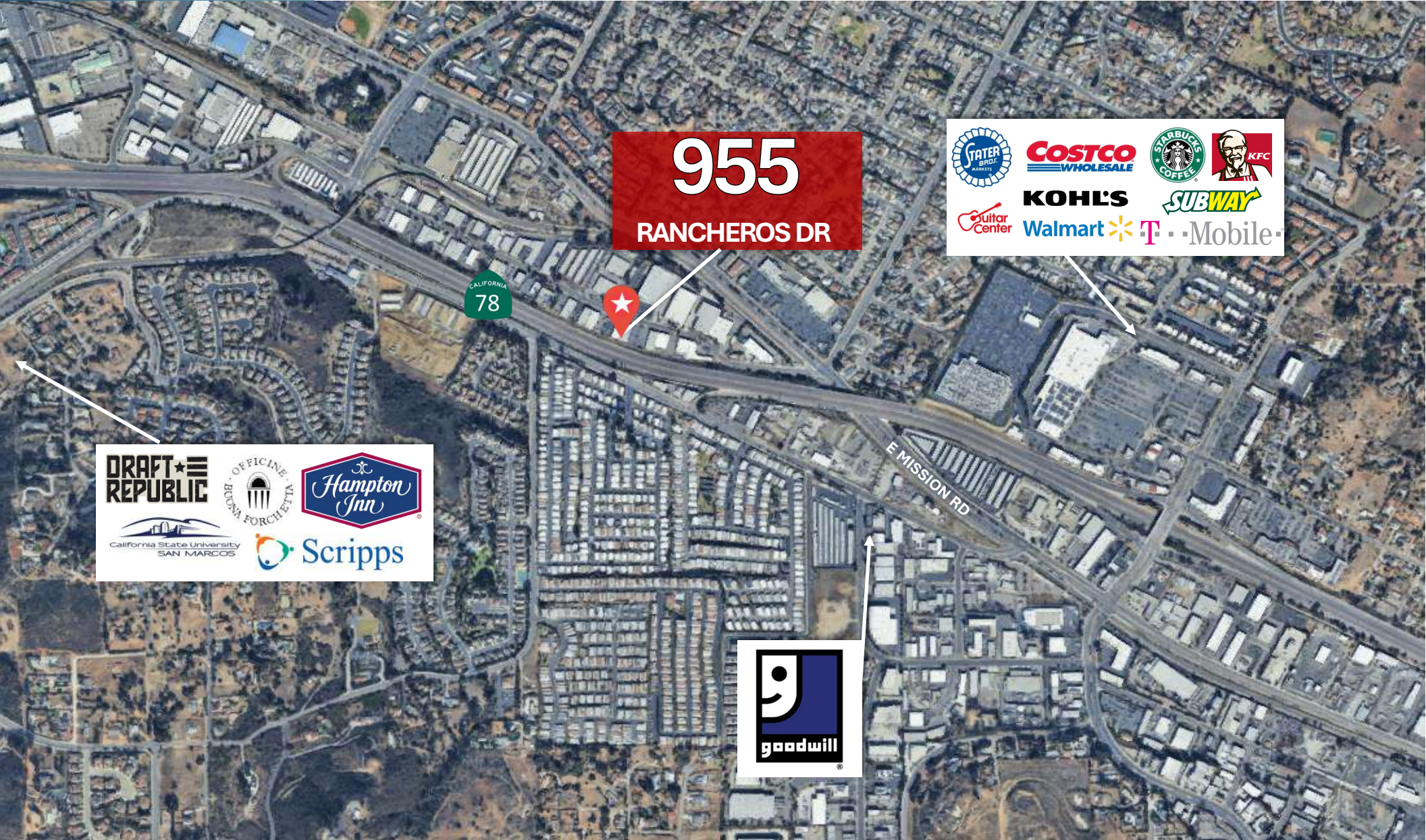


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BONUS MEZZANINE



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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