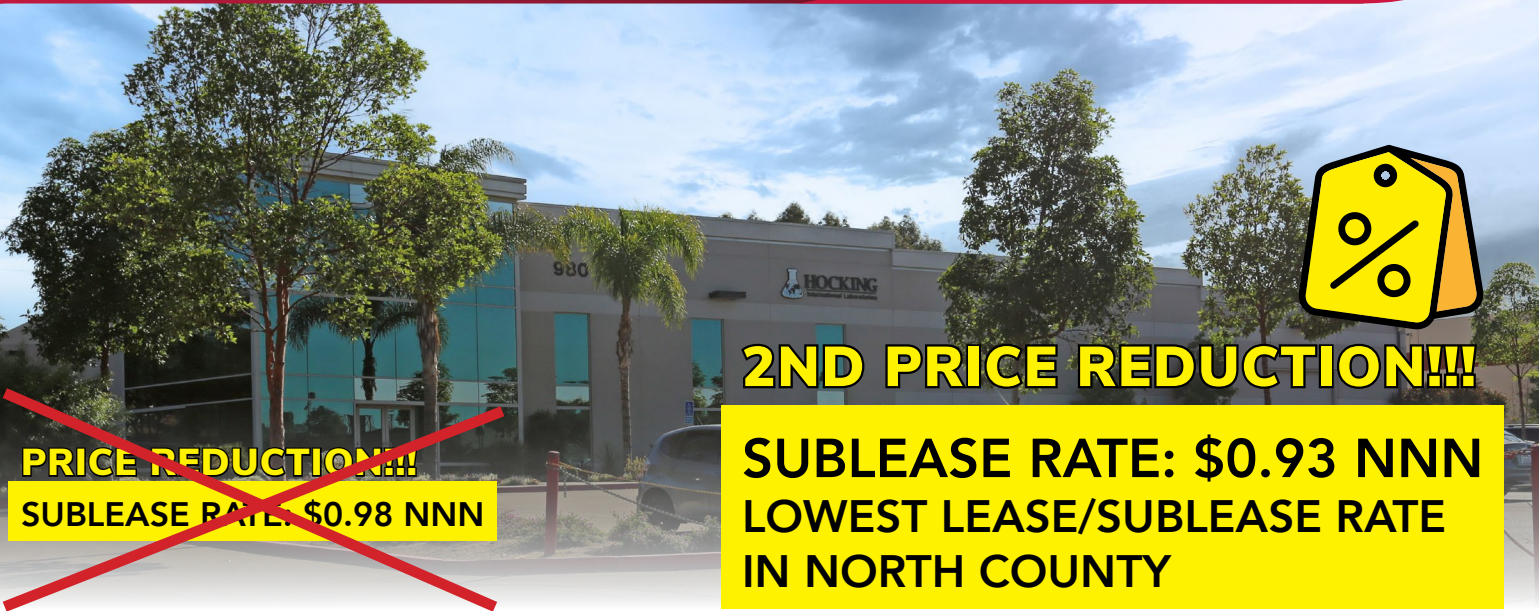


High-End Corporate HQ / Manufacturing / Warehouse / Facility
980 RANCHEROS DRIVE, SAN MARCOS, CA 92069
FOR SUBLEASE



~~PRICE REDUCTION!!!
SUBLEASE RATE: \$0.98 NNN~~

2ND PRICE REDUCTION!!!
SUBLEASE RATE: \$0.93 NNN
LOWEST LEASE/SUBLEASE RATE
IN NORTH COUNTY

LEASE EXPIRATION : 10/30/2029

PROPERTY HIGHLIGHTS

±48,878 SF High-End Corporate HQ/ Manufacturing/ Warehouse/ Facility on ±2.84 acres

±6,240 SF of High End Two-Story Office Space

120 Parking Spaces (approximately 2.46 per 1,000 SF)

7 Large Grade Level Loading Doors and 3 Interior Loading Docks

28' Clear height

1,200 Amps @ 480/277v 3 Phase 4 Wire Heavy Power

Heating - Gas, Sewer - City, Water - City

Close proximity to I-15 and Highway 78

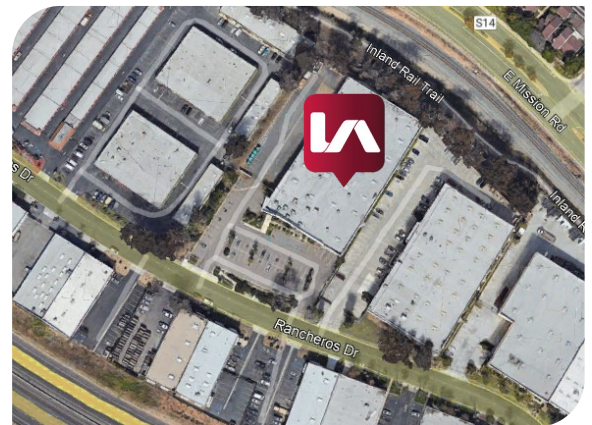
Located near North City, a 200 acre development that consists of brand new retail and office space

Healthcare, specialty food and beverage manufacturing, agriculture, professional services and precision manufacturing businesses nearby

1,270,267 population within 30 minutes from property

SUBLEASE RATE: \$0.93 NNN

BARRY HENDLER
bhendler@lee-associates.com
D 760.845.3854
CAL DRE LIC 01008239

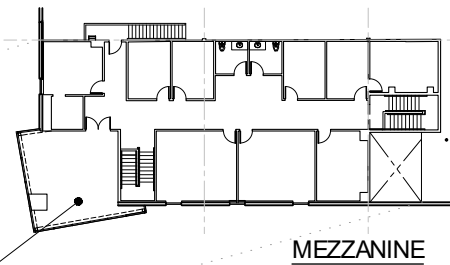
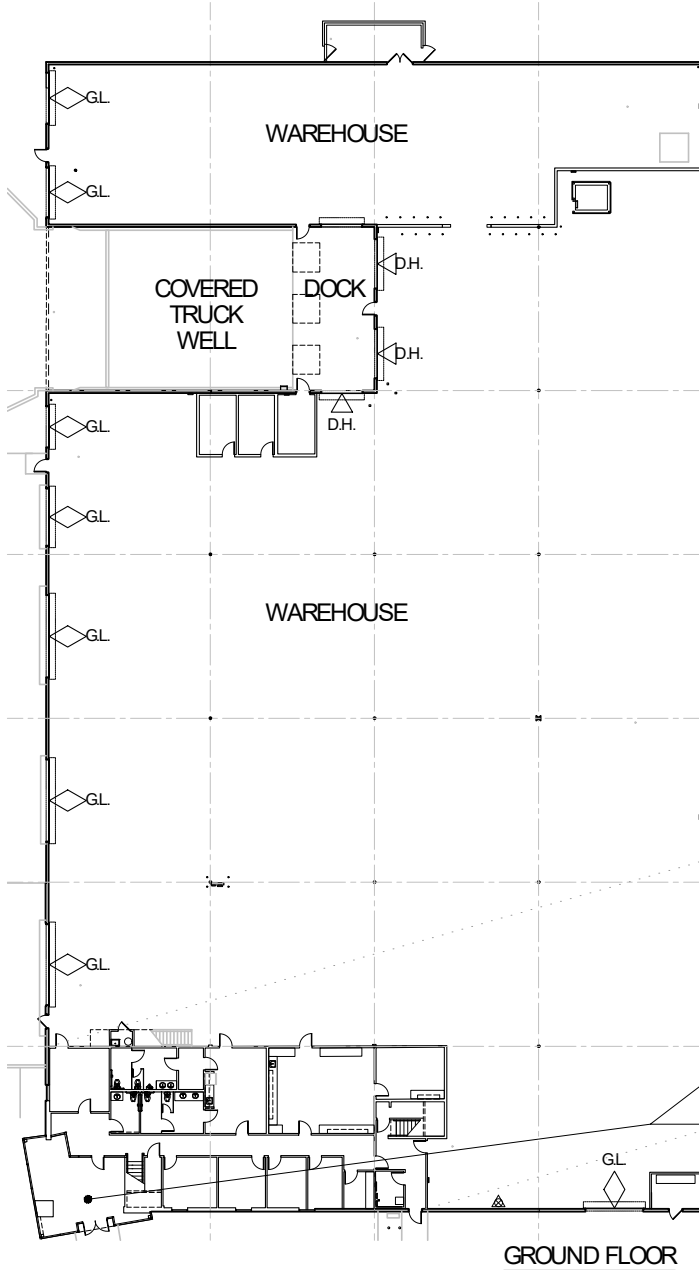


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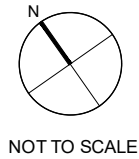
OVERALL FLOOR PLAN

48,878 SF

MEZZANINE FLOOR: 3,585 SF
 GROUND FLR OFFICE: 4,040 SF
 WAREHOUSE: 41,253 SF
TOTAL: 48,878 SF



OFFICE AREA
 GND FLOOR- 4,040 SF
 MEZZANINE FLOOR- 3,585 SF
 SEE ENLARGED PLANS
 ON NEXT PAGES



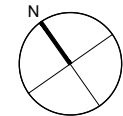
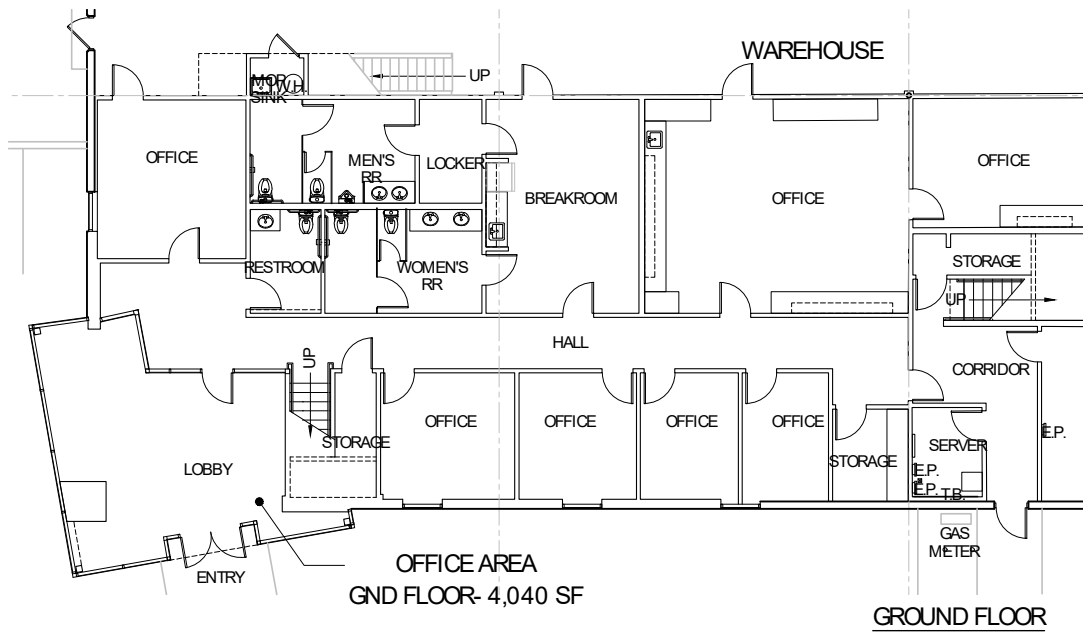
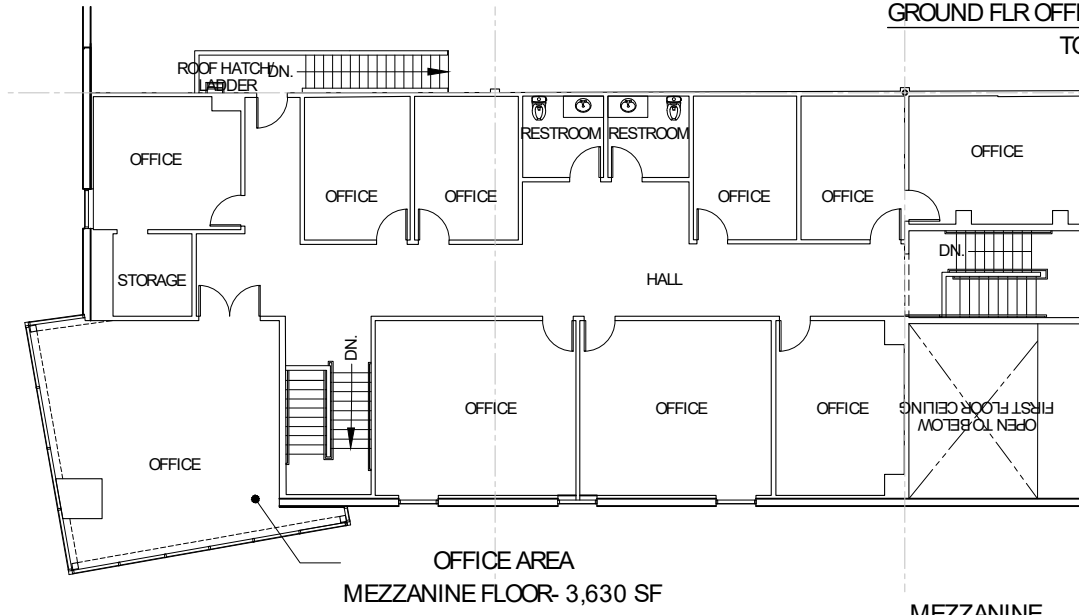
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

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ENLARGED OFFICE AREAS

7,625 SF

MEZZANINE FLOOR: 3,585 SF
 GROUND FLR OFFICE: 4,040 SF
TOTAL: 7,625 SF



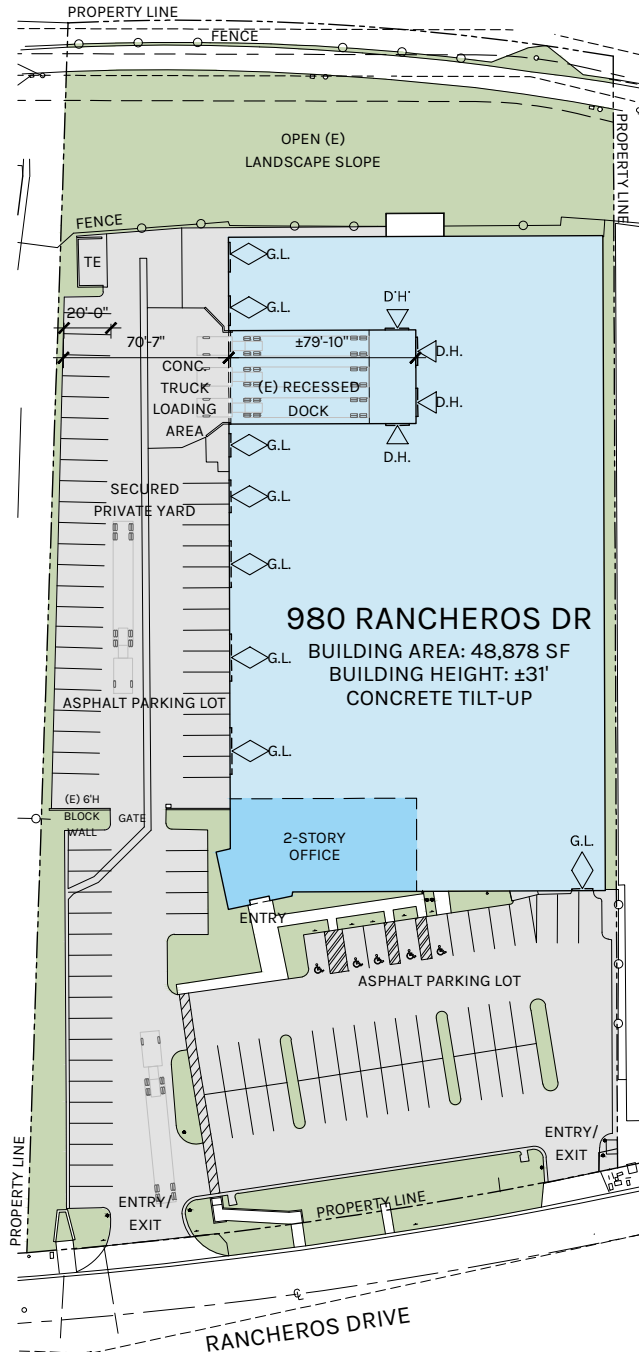
NOT TO SCALE



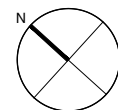
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SITE PLAN



TOTAL PARKING:	104
STANDARD:	99
HANDICAP:	5



NOT TO SCALE

980 RANCHEROS DRIVE	
TOTAL LOT AREA:	(2.83 ACRES) 123,480 S.F.
TOTAL BUILDING AREA: (TOTAL)	48,878 S.F.

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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FOR SUBLEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Rexford Industrial

DISTANCES

1 HR TO ORANGE COUNTY

35 MIN TO SOUTH RIVERSIDE COUNTY

30 MINUTES TO PALOMAR AIRPORT

40 MIN TO BEACH

40 MIN TO DOWNTOWN SAN DIEGO

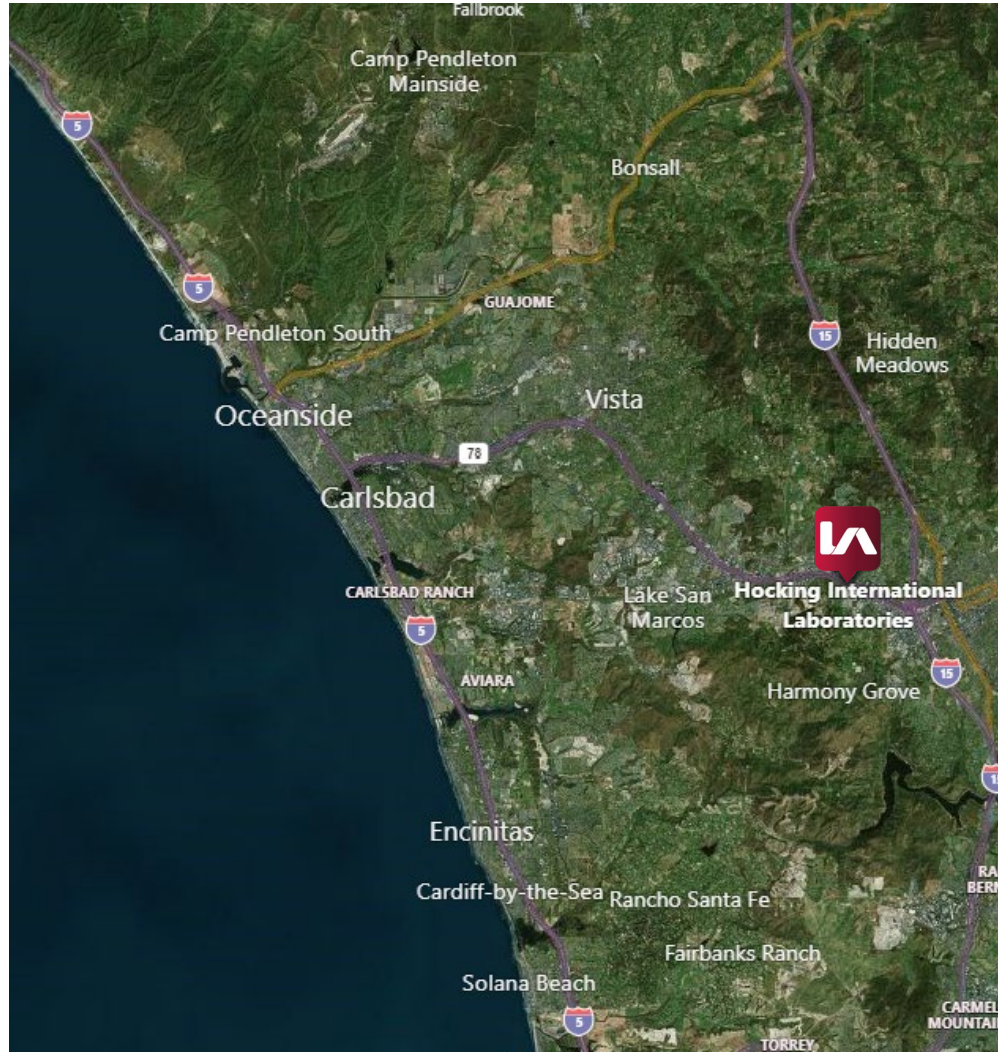
50 MIN TO SAN DIEGO INTERNATIONAL AIRPORT

1 MIN TO HIGHWAY 78

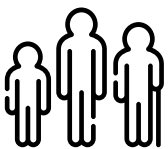
3 MIN TO INTERSTATE 15

1 HR TO MEXICO BORDER

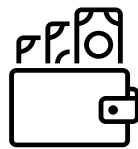
The warehouse being located near many major cities, roads, and landmarks presents a fantastic opportunity. It can potentially lead to increased efficiency and cost savings in terms of shipping and delivery. Additionally, being in close proximity to major cities and landmarks can also increase the visibility and accessibility of the warehouse for potential customers and clients.



SAN MARCOS AND ESCONDIDO DEMOGRAPHICS



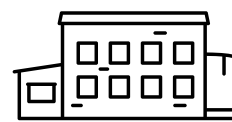
Median Age
36.9



Median Household Income
\$78,900



Number of Jobs
56,200



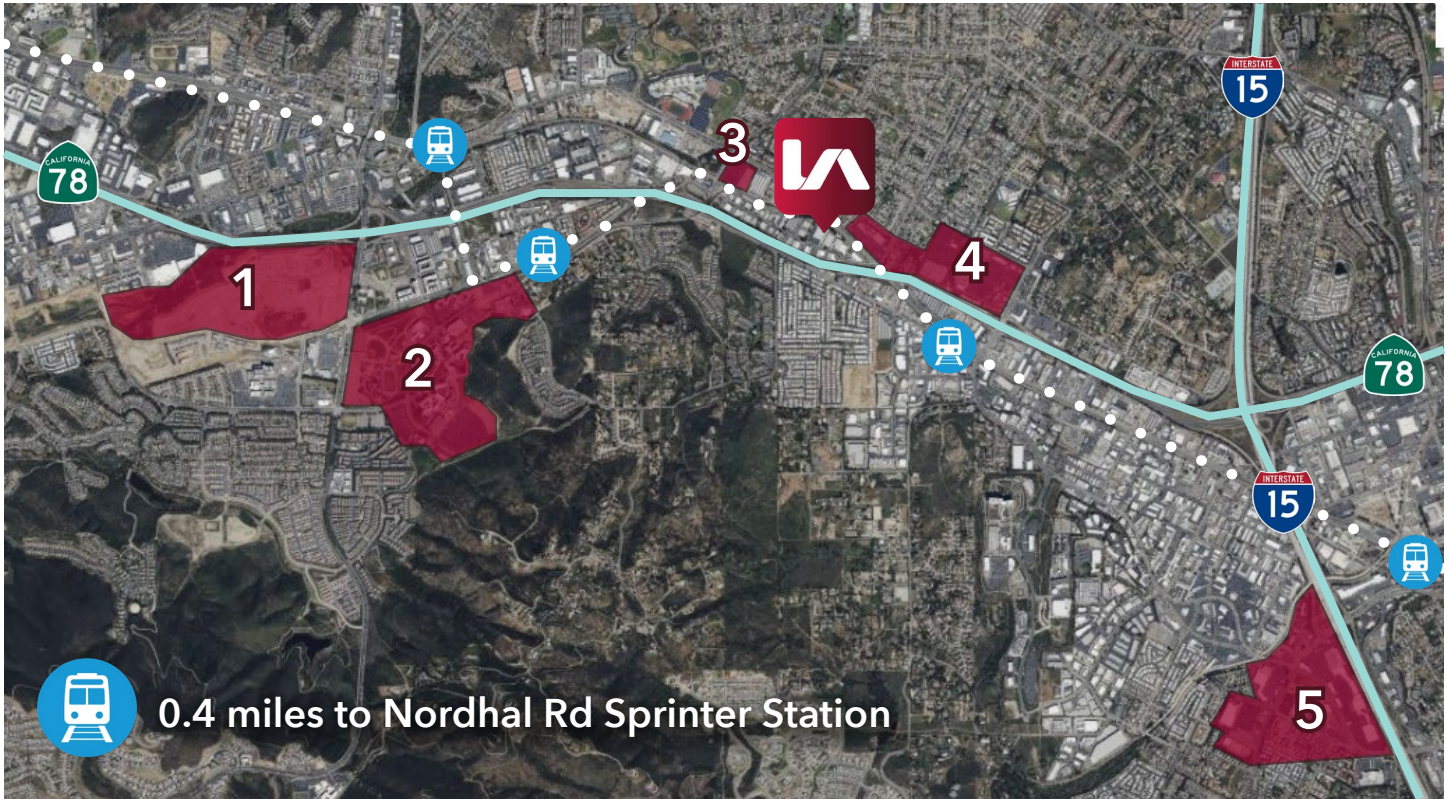
Business within 5 mi
9,640



Combined Population
127,000

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LOCATION AND AMENITIES



- 1** North City-- a 200-acre project that is the central hub for San Marcos' University district. Features 133,000 square feet of retail space, 500 new apartments, 854,300 square feet of office space, 300 beds for student housing, and 135 hotel rooms.
- 2** California State University, San Marcos
- 3** Albertsons | CVS | Little Caesars Pizza
- 4** Stater Bros. | Costco | Walmart | Bank of America | Dollar Tree | Yum Yum Donuts | Pho Boi | Rigoberto's Taco Shop | Kinaly Thai | Kohl's | Guitar Center | Rubio's | Starbucks | Long John Silver's | Hooters | Panda Express | McDonald's | Taco Bell | Navy Federal Credit Union
- 5** CVS | Albertsons | Big Lots | Home Depot | Wendy's | Wells Fargo | Staples | BevMo | El Pollo Loco | FedEx Office Print & Ship Center | Five Guys | Los Primos Mexican Food | Burger King | Pieology | 7-Eleven | Coco's Bakery | Del Taco | In-N-Out Burger | Holiday Inn | Target | Carl's Jr | Chick-Fil-A | Panera Bread | Starbucks | Chipotle | Jamba Juice | Sushiya | Souplantation | Applebee's | Which Wich

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LOCATION SUMMARY:

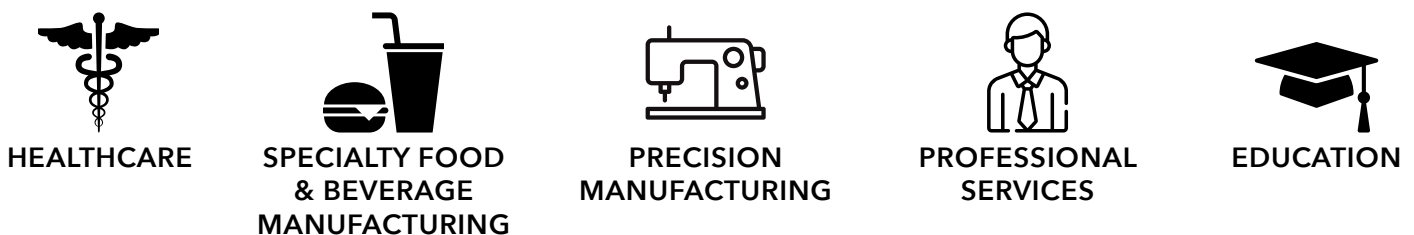
SAN MARCOS AND ESCONDIDO

This property is located in San Marcos, near Escondido. Both dynamic cities are located in San Diego County, California. They have a combined population of over 126,000 people and are home to numerous parks and open spaces, providing ample opportunities for outdoor recreation. San Marcos, California is an excellent city for education and business. The city is home to California State University San Marcos, a highly regarded public university, as well as Palomar College, a community college with a strong reputation. Additionally, San Marcos has a strong school system, with many excellent public and private schools to choose from. Overall, San Marcos is a great place to live and work, with a strong focus on education and a thriving business community. Escondido is home to a number of cultural attractions, including the California Center for the Arts, Escondido and the San Diego Zoo Safari Park. Escondido's economy is one of the most diversified in North County, featuring healthcare, specialty food and beverage manufacturing, agriculture, professional services, and precision manufacturing. Retail sales in the city are among the highest in San Diego County due to the presence of the Escondido Auto Park and Westfield North County mall. The city is also home to numerous innovative companies and entrepreneurs and has one of the highest numbers of recorded patents per capita in the nation. In addition, Escondido is home to two of North County's top tourism destinations: the San Diego Zoo Safari Park and Stone Brewing Company. Palomar Medical Center, located in the Escondido Research and Technology Center, is recognized as one of the most technologically advanced hospitals in the world.

IMPORTANT SAN MARCOS & ESCONDIDO COMPANIES



IMPORTANT SAN MARCOS & ESCONDIDO INDUSTRIES



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