

FOR SALE

688 RANCHEROS DRIVE
SAN MARCOS, CA 92069

RANCHEROS BUSINESS PARK



±10,778 SF MULTI-TENANT BUILDING IDEAL FOR OWNER/USER OR INVESTOR

RICKY JAMES, VICE PRESIDENT

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MICHAEL BILICKI, REALTOR

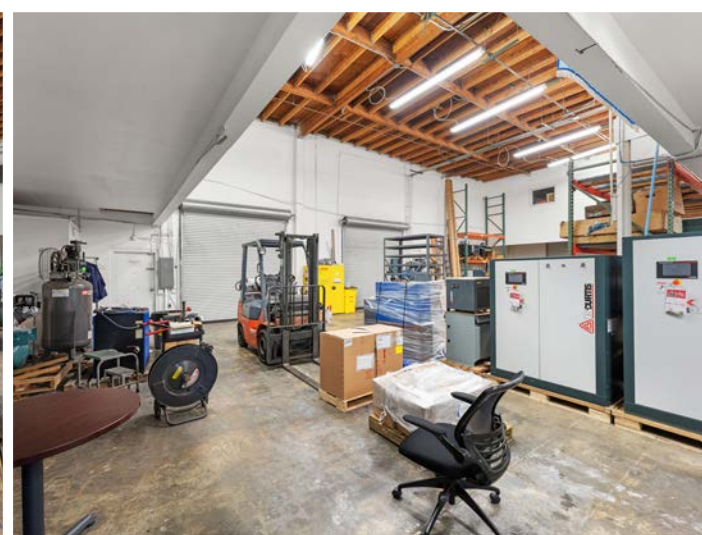
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REAL ESTATE SERVICES

COMPASS

PROPERTY HIGHLIGHTS

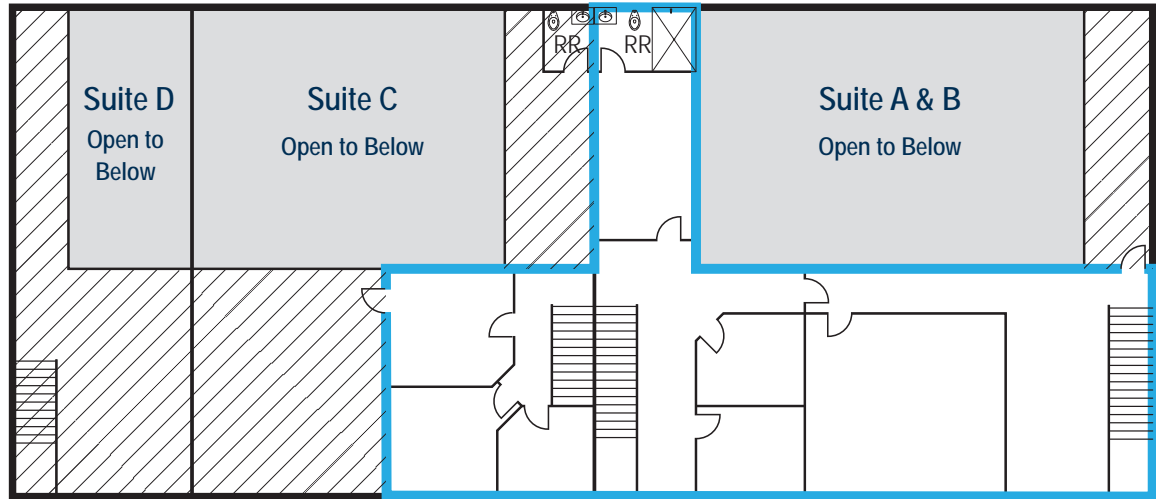
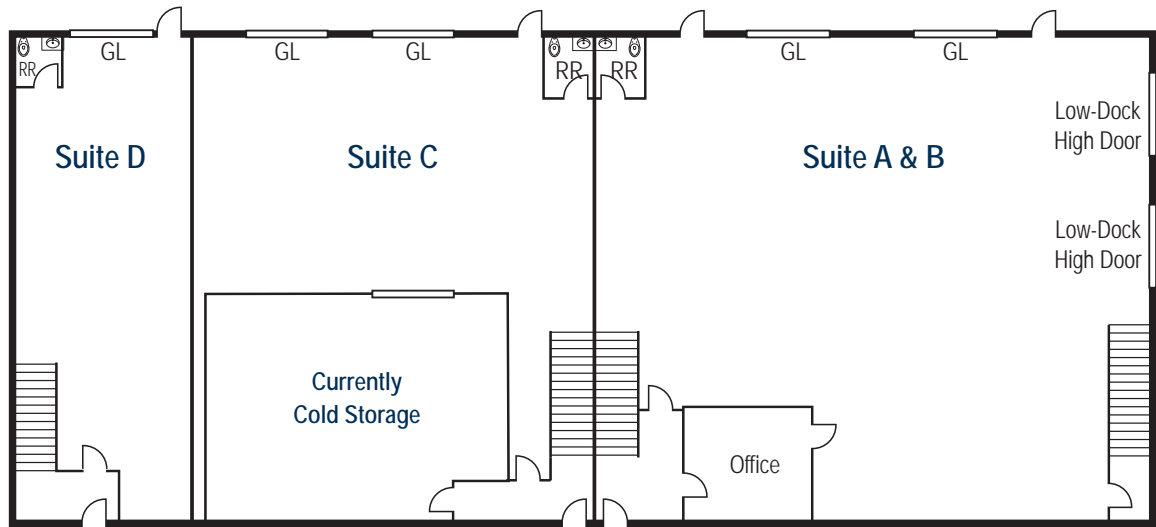
- » ±10,778 SF Freestanding Multi-Tenant or Single Tenant Industrial Building
- » ±8,400 SF ground floor & ±2,378 SF mezzanine
- » Short Term Leases to Allow Lease Up Time for Investor
- » Five (5) Grade Level Doors
- » Two (2) Semi-High Dock Doors (Suitable for Box Trucks)
- » Low Maintenance
- » No Association
- » Drive Around Access
- » Easy access to Highway 78
- » **Sale Price: \$2,975,000 (\$276/SF)**



FLOOR PLANS



FIRST FLOOR



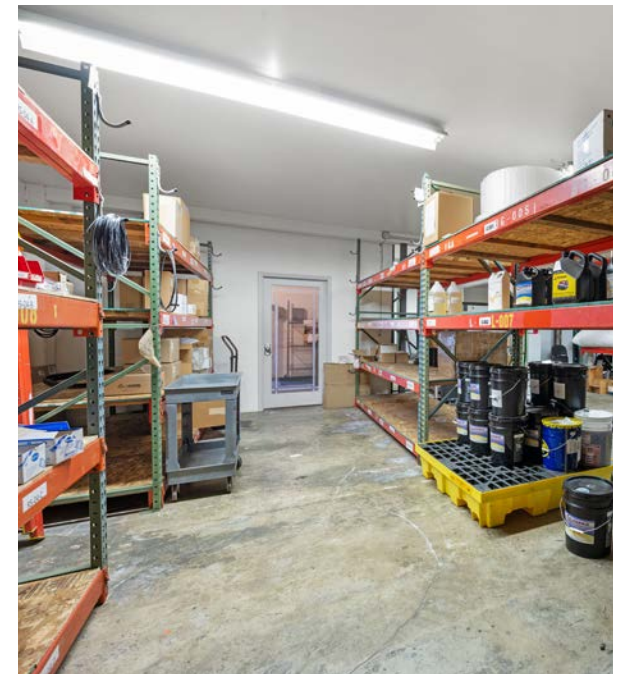
Permitted Mezzanine
 Bonus Mezzanine

SECOND FLOOR



RENT ROLL

SUITE	SIZE	LEASE RATE	EXPIRATION DATE
A & B	±5,856 SF (±1,656 SF permitted mezzanine)	\$0.95/SF/Mo* (*on 5,086 SF)	03/31/2025
C	±3,722 SF (±772 SF permitted mezzanine)	\$1.21/SF/Mo	MTM
D	±1,200 SF (±500 SF bonus mezzanine)	\$1.84/SF/Mo (3% annual increases)	10/31/2026





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