

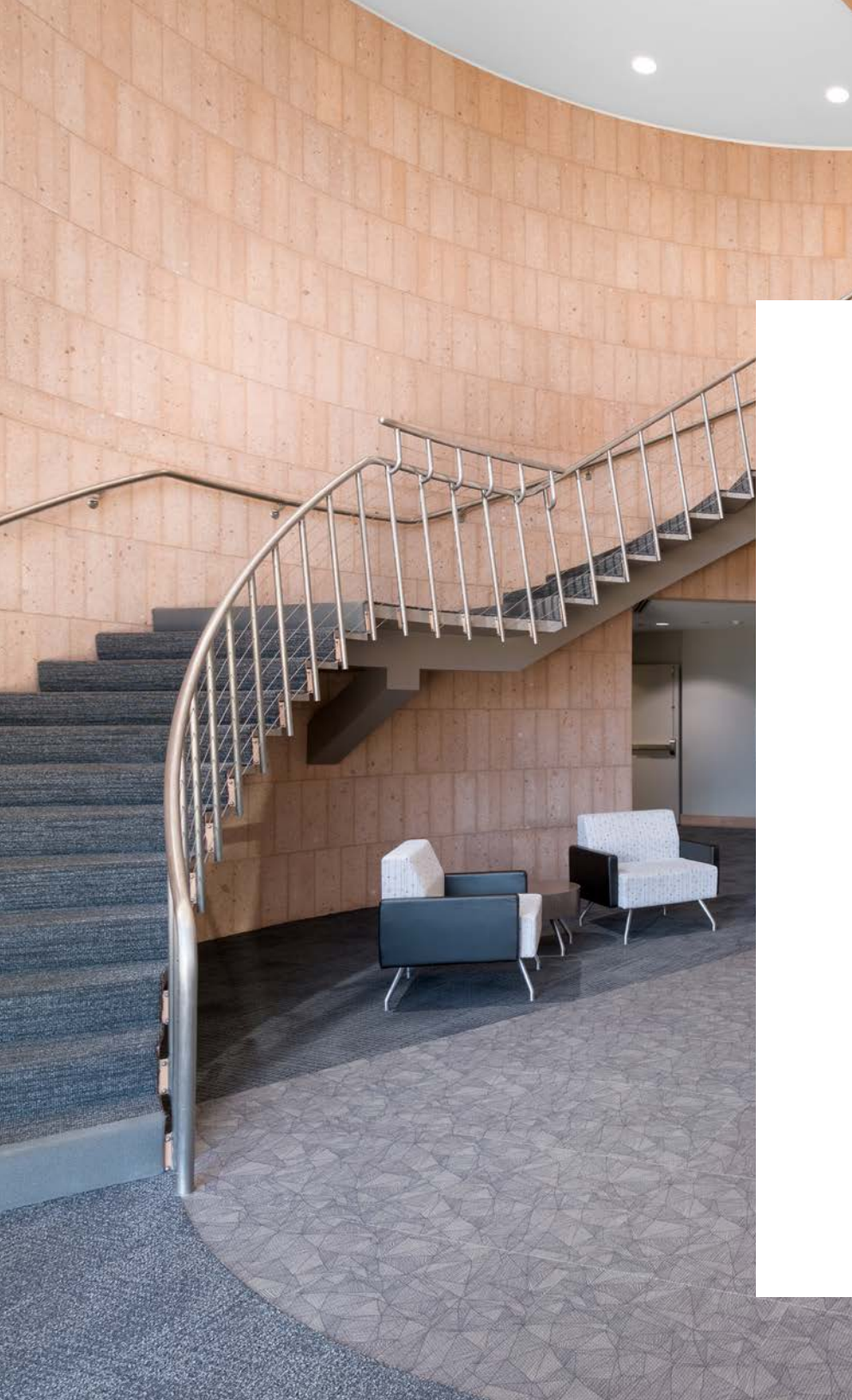


# NORTH COUNTY CORPORATE CENTER

Class A Office Space For Lease

277 Rancheros Drive,  
San Marcos, CA 92069





# PROPERTY OVERVIEW



Outstanding freeway visibility,  
frontage and exposure to Highway 78



Floor to ceiling window line  
with gorgeous views



Adjacent to  
San Marcos Creek



Located off of Twin Oaks Valley Road  
and walking distance to San Marcos  
Sprinter Light Rail Station



4.0/1,000  
parking ratio



\$2.75/SF/month, plus Electric  
including Janitorial Services



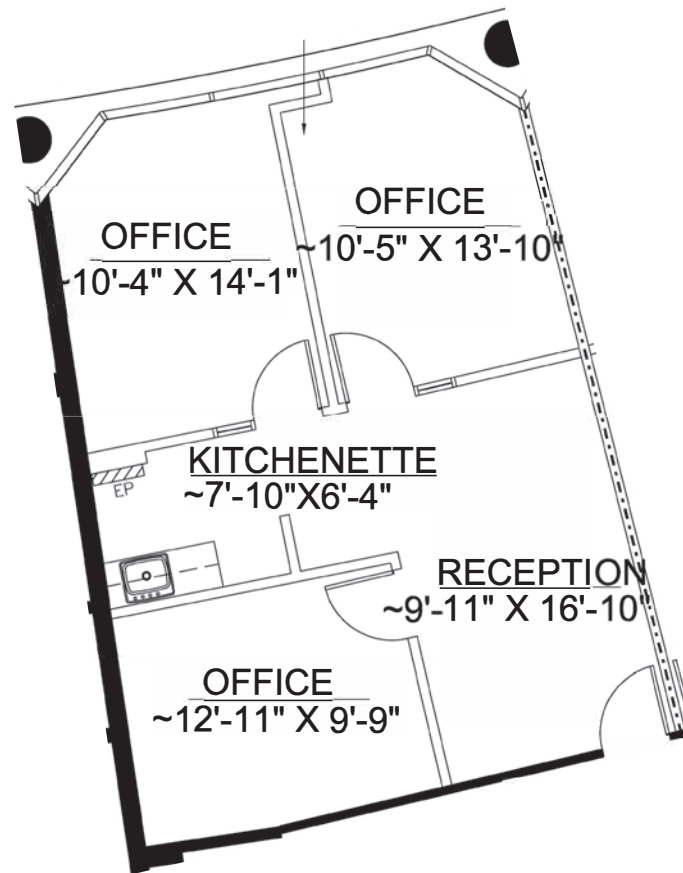
Walking trail to  
adjacent retail center



Solar powered electric vehicle  
charging stations

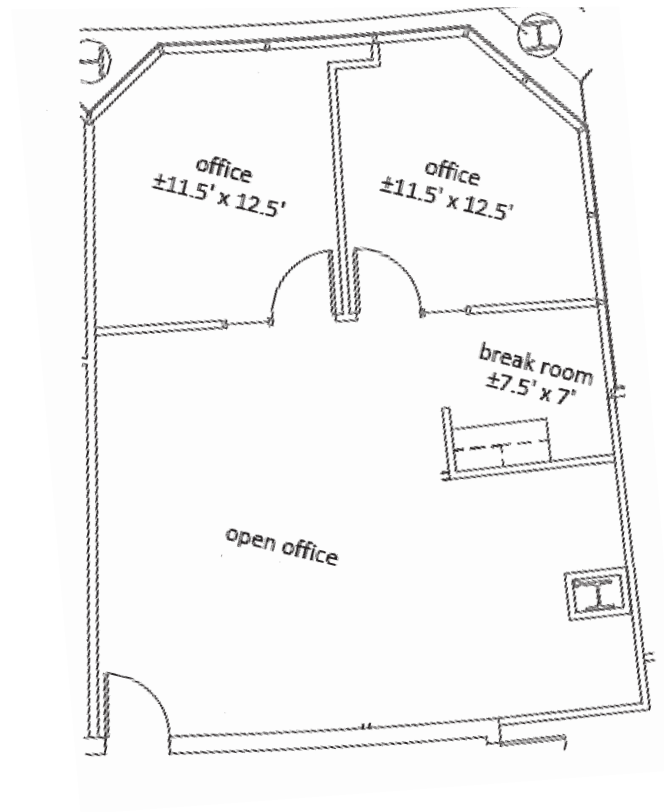
# FLOOR PLANS

**SUITE 160 - 810 SF | \$2.75/SF + ELECTRIC**



# FLOOR PLANS

**SUITE 365 – 908 SF | \$2.75/SF + ELECTRIC**







# NORTH COUNTY CORPORATE CENTER





# AMENITIES



E Mission Rd



SPRINTER

San Marcos Library

San Marcos City Hall



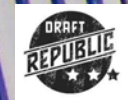
San Marcos Civic Center



New 650 unit residential development by Shea/Lennar

Twin Oaks Valley Road

North City - Future Downtown of all North County  
([www.northcity.com](http://www.northcity.com))





# LOCATION



Walking distance to San Marcos  
Sprinter Light Rail Station



Adjacent to San Marcos City Hall, San Marcos  
Public Library and Community Center



Across the freeway from  
CSU-San Marcos



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





# NORTH COUNTY CORPORATE CENTER



Twin Oaks Valley Road

**CAL STATE SAN MARCOS**

## **CHRIS WILLIAMS**

Senior Vice President

Lic. 01791013

+1 858 761 7376

chris.williams1@cbre.com

## **VICTORIA SOTO**

Sales Assistant

Lic. 02139648

+1 858 546 2675

chris.williams1@cbre.com

# **CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.