



340

**RANCHEROS
DRIVE**

SUITE 176-178

SAN MARCOS, CA 92069

NNN INVESTMENT / OWNER-USER FOR SALE

San Marcos Commerce Center — Industrial Condo for Sale

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PROPERTY FEATURES



Property Information

San Marcos Commerce Center
340 Rancheros Drive, Suite 176-178, San Marcos, CA 92069



Industrial Condo

Approx. 9,092 SF



Layout

Approx. 57% Warehouse & 43% Office
20' Clear Height
2 (12'x12') Grade Level Doors



Zoning

Heart of the City Specific Plan; CM ([View Link](#))



Accessibility

Immediate Access to Hwy 78 with Close Proximity to I-15



Parking

Ample Unreserved Parking Available



Year Built

1989, Exterior Renovated in 1999, Interior Renovated in 2022



Fire Sprinklers

Throughout Office & Warehouse



Power

200 Amps



Sale Price

\$2,591,220



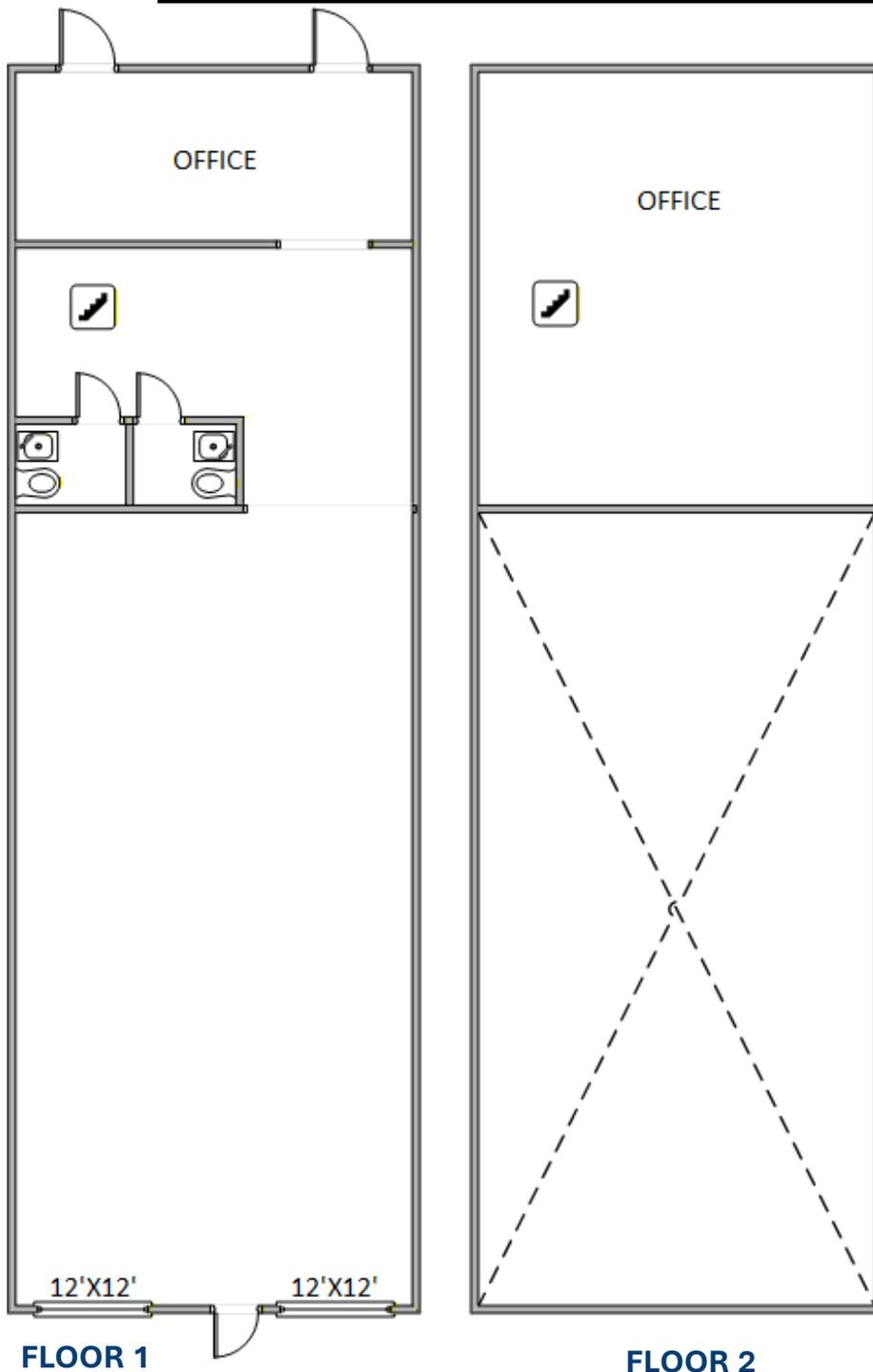
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



Suite 176-178	± 9,092 SF Industrial Condo
Features	Approx. 57% Warehouse & 43% Office, 20' Clear Height 2 Grade Level Doors
Sale Price	\$2,591,220

- INVESTMENT DETAILS:**
- Single Tenant NNN Investment
 - CAP Rate — 6.13%
 - Current NOI - \$158,855.40
 - Annual Rent Increase — April 2026
 - Lease Expiration — March 2027

- RECENTLY COMPLETED RENOVATIONS:**
- Interior Design
 - Demolition
 - Radiant Barrier
 - Automatic Garage Door Motors
 - Bathroom
 - Drop Ceiling
 - ProLighting Lights
 - Paint
 - Camera + Audio + TV
 - Glass
 - Electricity
 - Cabinet
 - HVAC
 - Electricity Light + Light Insulation
 - Dry Wall + Design
 - Floor Finishing Cosmetic
 - Grind + Seal

Floor Plan Not Fit to Scale; for Reference Purposes Only.



211,386
POPULATION



12,631
BUSINESSES



107,701
EMPLOYEES



\$720,050
AVG. HOME VALUE



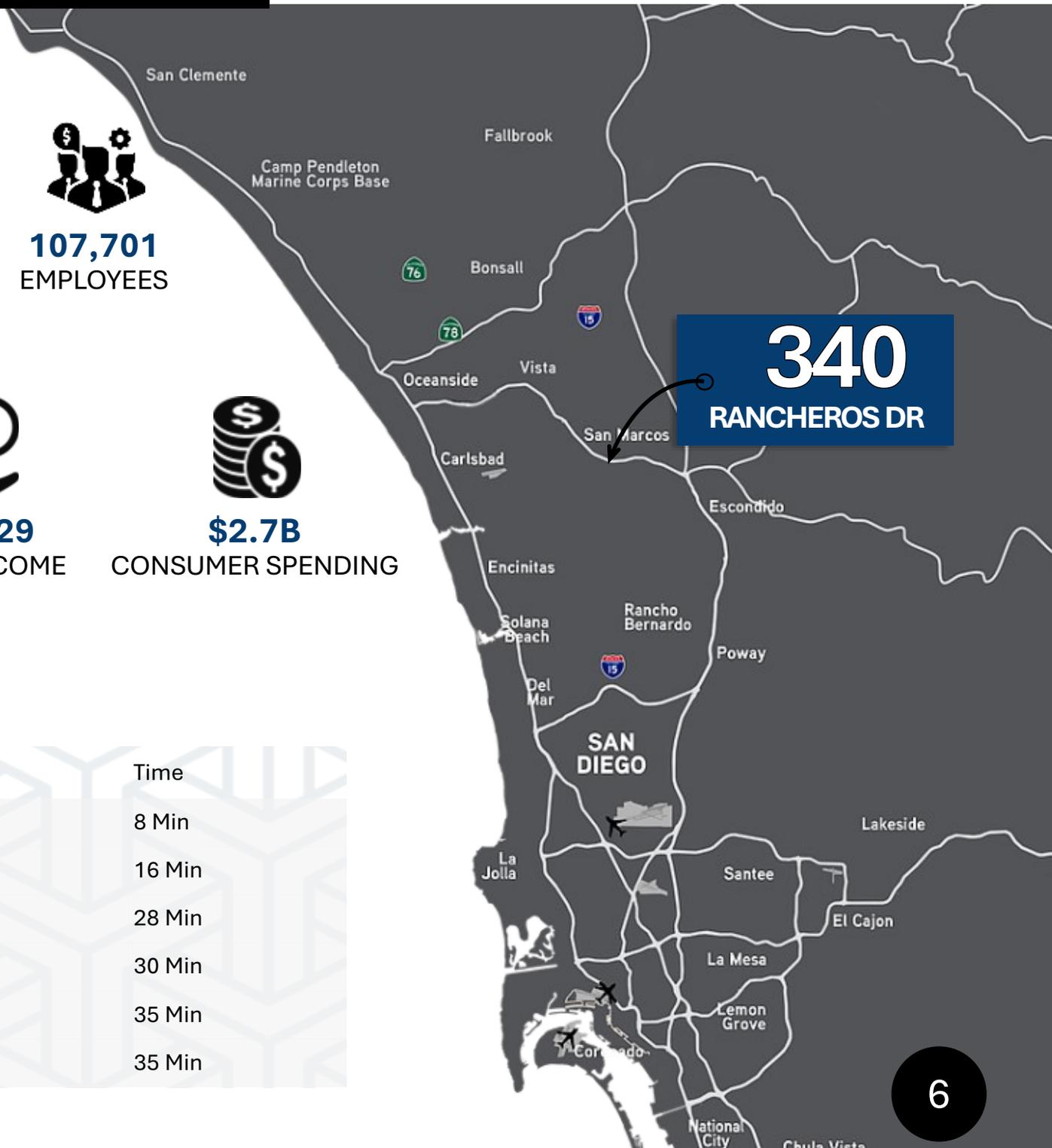
\$114,529
AVG. HH INCOME



\$2.7B
CONSUMER SPENDING

DRIVE TIMES

Location	Time
Escondido	8 Min
Carlsbad	16 Min
Encinitas	28 Min
Mission Valley	30 Min
San Clemente	35 Min
Downtown San Diego	35 Min



SAN MARCOS OVERVIEW



9.2M

Inventory



(70.9K)

YTD Net Absorption



\$285

Sale Price/SF



9.0%

Vacancy Rate



0

SF Under Construction



\$1.50

Asking Rent/SF

CoStar Analytics via San Marcos Industrial Market

San Marcos, CA, is a thriving North County San Diego community known for its strong business climate, growing population, and excellent accessibility. Strategically located along Highway 78 between Interstates 5 and 15, San Marcos offers convenient connections to major Southern California markets. The city boasts a diverse economy supported by education, healthcare, manufacturing, and retail, anchored by California State University San Marcos and Palomar College. With ongoing commercial development, a highly educated workforce, and a high quality of life, San Marcos presents an exceptional opportunity for business growth and investment.





TOURISM

More than 35 million people visit San Diego each year who spend nearly \$10.4 billion. With consistently desirable weather all year-round, 70 miles of coastline, ample amounts of family attractions, hiking, biking trails, as well as 90 golf courses and a large convention center, it is no surprise San Diego is ranked in the top 10 business and leisure destinations around the Country. Tourism employs more than 183,000 people in a variety of positions, as it ranks number three in San Diego's traded economies.

50% of San Diego's regional economy amounts from their local economy, this includes retailers, restaurants, professional and business service providers, and state-of-the-art healthcare. San Diego is consistently recognized as the Craft Beer Capital of America with more than 130 breweries, and ranked #2 best beer cities in America.



INNOVATION

San Diego is recognized as one of the leading high-tech hubs in the U.S, with the most diverse high-tech sector in the nation and voted best place in America to launch a startup by Forbes magazine.

With valuable innovations and technology, the city is anchored by established life science, communications, cleantech and software industries.

San Diego has six universities, and more than 80 research institutes receive around \$1.8 billion in annual federal and philanthropic funding to conduct ground-breaking technological and medical research.

There are over 63,000 professional in science and engineering jobs, while 40% of degree holders have their first degree in a STEM field. From 2010-2014, there was a 23.4% increase in millennial degree holders.



MILITARY

San Diego has the largest concentration of military in the world. The defense cluster plays a critical role in the region's innovation, economy, and National security. An estimated \$23.3 billion in direct spending related to defense has been spent to San Diego County during fiscal year 2016.

San Diego contains the highest number of active duty military, and numerous jobs are supported across all occupational types, representing one out of every five jobs in the region.

The network of Sailors, Marines, members of the Reserves, civilian employees, aerospace firms, shipbuilders, electronics companies, software developers, researchers, and the various supply chains in San Diego represent a vital military ecosystem unparalleled anywhere else in the world.



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