

# 880 RANCHEROS DR

FOR LEASE | INDUSTRIAL WAREHOUSE | ± 7,150 SF



FOR MORE INFORMATION PLEASE CONTACT

ZANE RIHAN  
zane.rihan@ip-cre.com  
858.205.7376  
Lic. #02218149

AIDAN JAMES  
aidan.james@ip-cre.com  
781.879.2872  
Lic. #02060510

  
INLAND PACIFIC

# PROPERTY HIGHLIGHTS



880 Rancheros Dr, San Marcos CA 92069



± 7,150 SF



0.46 Acres



Lease Price: \$1.70 Gross



Grade Level Doors: 3



Ceiling Height: 16'



Zoning: Light Industrial (L-1)



Proximity to I-5, 78 and I-15

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



PROPERTY  
PHOTOS



# LOCATION MAP

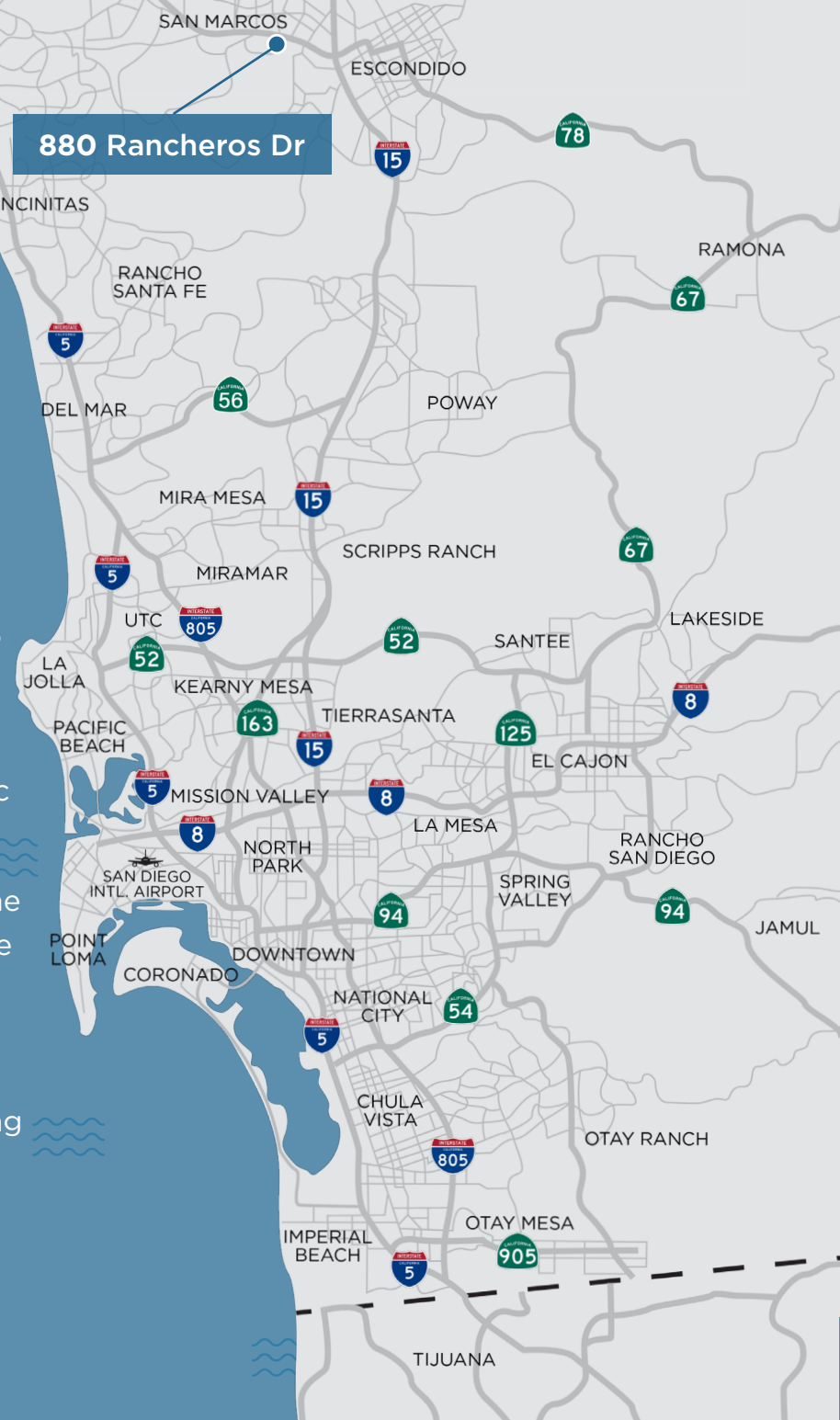
## SAN MARCOS INDUSTRIAL REAL ESTATE —MARKET OVERVIEW

As of Late 2023 / Early 2024

San Marcos, located in North County San Diego, is a dynamic and growing market within the broader San Diego industrial real estate sector. Its proximity to major transportation corridors like Interstate 5 (I-5) and Interstate 15 (I-15), along with easy access to the U.S.-Mexico border, makes it an attractive location for logistics, distribution, and manufacturing businesses.

The market benefits from strong demand, limited supply, and strategic positioning, which continues to drive its overall growth.

The San Marcos industrial real estate market is positioned as one of the most active and attractive submarkets in North County San Diego. The combination of limited supply, strong demand from e-commerce and logistics companies, and proximity to major transportation corridors creates a highly competitive environment for tenants and investors alike. Despite challenges such as constrained land availability and rising construction costs, the outlook for the market remains strong, with continued growth expected in the near term. For businesses seeking industrial space, the San Marcos market provides a strategic location with access to key regional markets and transportation infrastructure, while investors can benefit from favorable market conditions and attractive returns on investment.



# SAN MARCOS INDUSTRIAL REAL ESTATE—KEY MARKET DRIVERS

## 1. Strategic Location:

Transportation Infrastructure: San Marcos' location provides direct access to major highways and interstates, facilitating efficient distribution and shipping throughout Southern California. This is a key factor for companies in logistics, warehousing, and last-mile distribution.

- **Proximity to San Diego International Airport & Ports:** While not directly on the coast, San Marcos is less than 30 miles from the Port of San Diego, a major trade hub, as well as the international airport, further enhancing its attractiveness for logistics-oriented businesses.
- **Access to U.S.-Mexico Border:** San Marcos benefits from being part of the larger San Diego-Mexico cross-border trade corridor, crucial for companies with supply chains involving both the U.S. and Mexico.

## 2. High Demand for Industrial Space:

- **E-Commerce Boom:** With the rise of online shopping, there's a sustained demand for warehouse, distribution, and fulfillment center space. San Marcos has become increasingly attractive as a last-mile distribution hub due to its central location in Southern California, which allows companies to quickly serve both regional and national markets.
- **Manufacturing & Light Industrial:** While warehousing and logistics dominate, there is still demand for light manufacturing and tech-oriented industrial

space, particularly in areas like medical device manufacturing, precision engineering, and biotech, which are prevalent in nearby Carlsbad and other parts of North County.

- **Land Availability:** San Marcos is a well-developed city with limited available land for large-scale industrial development, which is contributing to the ongoing supply shortage. Zoning regulations and environmental considerations also play a role in restricting new development.

## 3. Strong Regional Economic Growth:

- **San Diego County Economy:** San Marcos benefits from the overall economic strength of San Diego County, which is one of the most diverse and robust economies in California. Growth in sectors like biotech, defense, tech, and healthcare further fuels demand for industrial real estate, as companies seek local space for research, development, and logistics.
- **Corporate Headquarters & Tech Hubs:** North County San Diego is home to many large companies, including several in biotech, life sciences, and telecommunications, which drives demand for both office and industrial space. Companies in these industries often need proximity to suppliers, manufacturers, or distribution networks, further supporting the industrial market.

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