

# 920 Rancheros Dr, San Marcos, CA 92069

## WAREHOUSE SUITES FOR LEASE: ±2,886 & ±2,902 SF



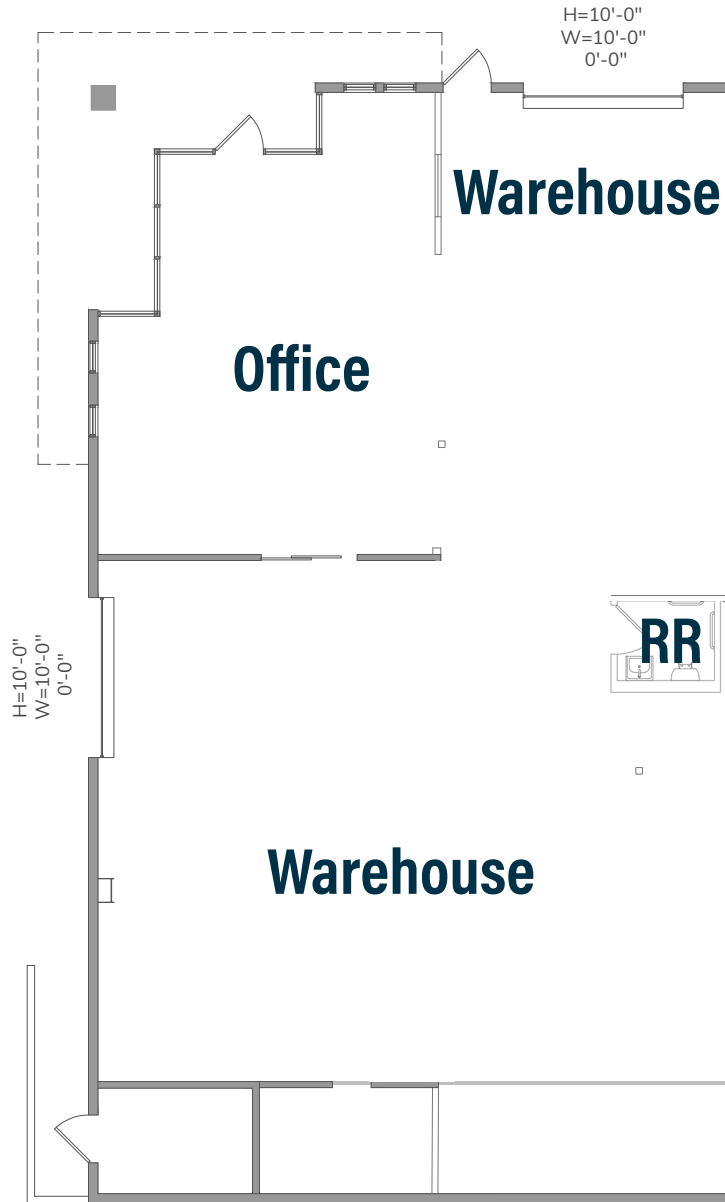
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# FLOOR PLAN

## Suite A - ±2,902 SF



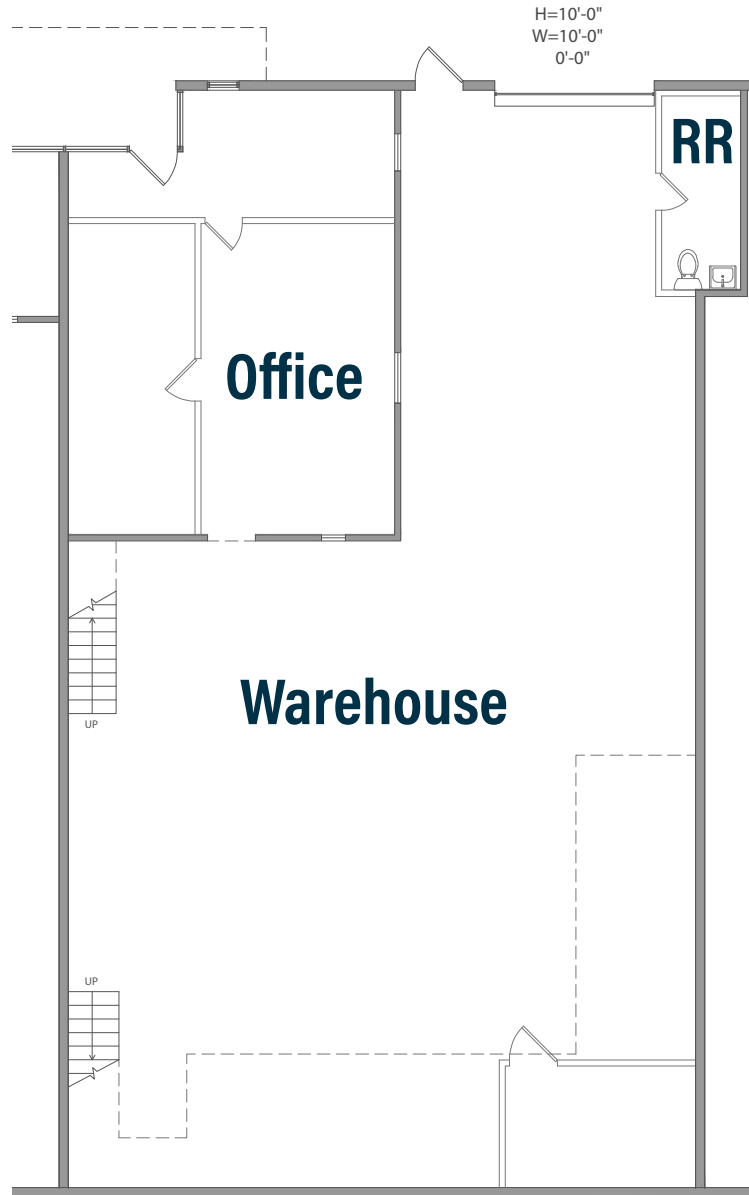
Not to scale



**Lease Rate: \$1.45/SF NNN**  
(estimated NNNs \$0.35/SF)

# FLOOR PLAN

Suite E - ±2,886 SF



Not to scale



**Lease Rate: \$1.33/SF NNN**  
(estimated NNNs \$0.35/SF)

## THE AREA



- 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

## SAN MARCOS/ESCONDIDO

**SAN MARCOS, CALIFORNIA**, located in the North County region of San Diego County, is a vibrant city with a rich history. The city is home to California State University San Marcos and Palomar College. San Marcos is bordered by Escondido to the east, Encinitas to the southwest, Carlsbad to the west, and Vista to the northwest. Additionally, Lake San Marcos is an enclave within the southwestern part of the city, although it remains an unincorporated community. The area has seen significant historical milestones, from its early days as a rural farming community to its current status as a thriving urban center. With a fantastic quality of life, San Marcos offers miles of trails, unique dining, and shopping opportunities for all to enjoy

**ESCONDIDO, CALIFORNIA**, nestled in the heart of San Diego County, is a vibrant city known for its unique blend of natural beauty and industrial prowess. The city's landscape is marked by a harmonious coexistence of industrial buildings and picturesque surroundings. With a diverse range of manufacturing and industrial facilities, Escondido plays a crucial role in Southern California's economy. Its industrial sector is driven by a diverse range of businesses, including electronics, aerospace, and food production. The city's strategic location, with easy access to major transportation routes and the bustling San Diego metropolitan area, makes it an attractive hub for industrial enterprises. These businesses contribute significantly to the local economy, providing employment opportunities and fostering economic growth.



## WITHIN 5 MILES

**241,329**  
POPULATION

**\$132,478**  
AVERAGE HH INCOME

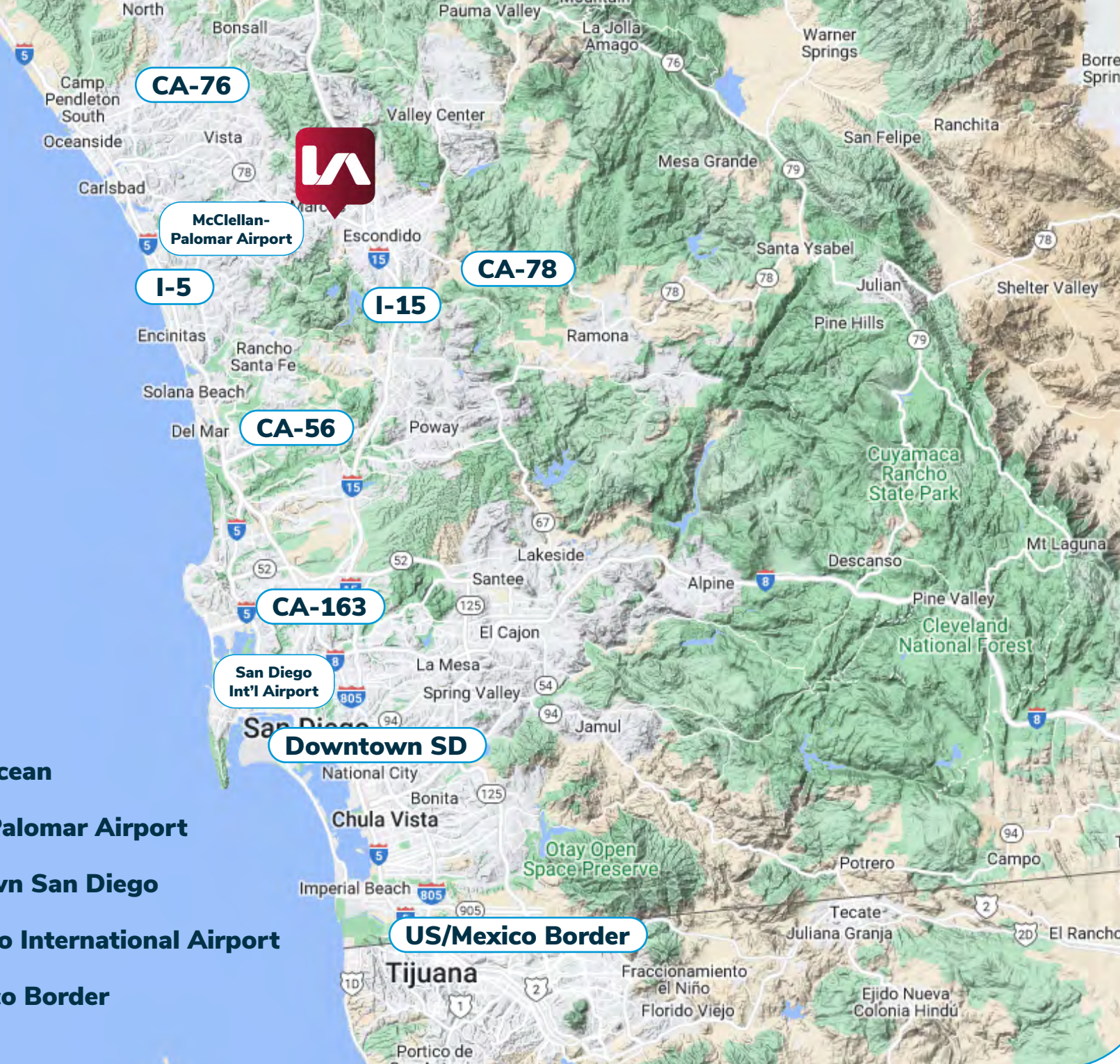
**36.9**  
MEDIAN AGE

**10,027**  
TOTAL BUSINESSES

**87,237**  
TOTAL EMPLOYEES

## LOCATION

- 1 Minute to **CA-78**
- 4 Minutes to **I-15**
- 17 Minutes to **I-5**
- 17 Minutes to **CA-76**
- 14 Minutes to **CA-56**
- 21 Minutes to **CA-163**
- 25 Minutes to **Pacific Ocean**
- 28 Minutes **McClellan-Palomar Airport**
- 36 Minutes to **Downtown San Diego**
- 39 Minutes to **San Diego International Airport**
- 42 Minutes to **US/Mexico Border**



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