LA COSTA MEADOWS BUSINESS CENTER

1611-1665 S. Rancho Santa Fe Road - San Marcos, CA 92078

FOR LEASE: HIGH IMAGE INDUSTRIAL & OFFICE SUITES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LITTLE DRAGOVIC TEAM
78 Corridor Industrial Advisors

Owned and Managed By: Birtcher Anderson & Davis

Eight (8) Building Multi-Tenant Business Park totaling 158,923 square feet

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonorth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

Project Highlights

Premium Location

- Located within the prestigious La Costa Meadow Meadows Submarket which is a highly sought after 1,370,000 SF industrial/flex submarket.
- This small industrial pocket was built to service upscale communities such as Encinitas, Carlsbad, south Vista, San Elijo Hills and Rancho Santa Fe.
- Excellent demographics: Estimated Household Income (5 mile) - $152,034 and population (5 mile) - 199,810 people.

Quality Construction

- Six 1-story industrial buildings and two 2-story industrial buildings.
- The buildings feature tilt-up construction with varied bay sizes that accommodate a wide range of configurations.
- Flexible size options with ability to accommodate tenant expansions overtime.
- Grade level and dock high loading options.

Availability Overview

Industrial & Flex Availability

Building	Suite	Size	Lease Rate	CAM/SF	Availability
1619 S. Rancho Santa Fe Rd	CDEF	13,920 SF	$1.85/SF	$0.24/SF	5/1/2026
1619 S. Rancho Santa Fe Rd	E-F	8,173 SF	$1.85/SF	$0.24/SF	Vacant
1619 S. Rancho Santa Fe Rd	C-D	5,747 SF	$1.85/SF	$0.24/SF	5/1/2026
1619 S. Rancho Santa Fe Rd	F	5,383 SF	$1.85/SF	$0.24/SF	Vacant
1619 S. Rancho Santa Fe Rd	E	2,790 SF	$1.85/SF	$0.24/SF	Vacant
1635 S. Rancho Santa Fe Rd	101	1,813 SF	$1.85/SF	$0.24/SF	Vacant
1635 S. Rancho Santa Fe Rd	103	740 SF	$2.00/SF	$0.24/SF	8/1/2026

Office Availability

Building	Suite	Size	Lease Rate	CAM/SF	Availability
1635 S. Rancho Santa Fe Rd	205	1,342 SF	$1.80/SF	$0.24/SF	Vacant
1645 S. Rancho Santa Fe Rd	202	1,076 SF	$1.80/SF	$0.24/SF	Vacant

Industrial Availability

Address:	1619 S. Rancho Santa Fe Rd, Suite CDEF		
Size:	13,920 SF	Clear Height:	16′ - 17′
Base Rent:	$1.85/SF	Availability:	5/1/2026
CAM:	$0.24/SF	Comments:	Suite consists of a reception area, 8 private offices, 6 restrooms, and remainder warehouse with 6 dock high positions and 2 grade level door.

● = Grade Level Loading

▲ = Dock High Loading

Industrial Availability

CLICK TO VIEW VIRTUAL TOUR - SUITE E

CLICK TO VIEW VIRTUAL TOUR - SUITE F

Address:	**1619 S. Rancho Santa Fe Rd, Suite E-F**
Size:	8,173 SF
Base Rent:	$1.85/SF
CAM:	$0.24/SF
Clear Height:	16′ - 17′
Availability:	Vacant
Comments:	Suite consists of 15% office with reception, 4 private offices, 4 restrooms and the balance is warehouse with 4 dock high positions & 1 grade level loading door.

Industrial Availability

Address:	1619 S. Rancho Santa Fe Rd, Suite C-D
Size:	5,747 SF
Base Rent:	$1.85/SF
CAM:	$0.24/SF
Clear Height:	16' - 17'
Availability:	5/1/2026
Comments:	Suite consists of a reception area, 4 private offices, 2 restrooms, and remainder warehouse with 2 dock high positions and 1 grade level door.

Industrial Availability

CLICK TO VIEW VIRTUAL TOUR - SUITE F

Address:	1619 S. Rancho Santa Fe Rd, Suite F
Size:	5,383 SF
Base Rent:	$1.85/SF
CAM:	$0.24/SF
Clear Height:	16′ - 17′
Availability:	Vacant
Comments:	Suite consists of a reception area, 2 private offices, 2 restrooms with warehouse with 2 dock high positions.

● = Grade Level Loading

▲ = Dock High Loading

Industrial Availability

CLICK TO VIEW
VIRTUAL TOUR - SUITE E

Address:	1619 S. Rancho Santa Fe Rd, Suite E
Size:	2,790 SF
Base Rent:	$1.85/SF
CAM:	$0.24/SF
Clear Height:	16′ - 17′
Availability:	Vacant
Comments:	Suite consists of a reception area, 2 private offices, 2 restrooms and warehouse with 2 dock high positions & 1 grade level door.

● = Grade Level Loading

▲ = Dock High Loading

Industrial Availability

CLICK TO VIEW VIRTUAL TOUR - SUITE 101

Address:	1635 S. Rancho Santa Fe Rd, Suite 101
Size:	1,813 SF
Base Rent:	$1.85/SF
CAM:	$0.24/SF
Clear Height:	18′
Availability:	Vacant
Comments:	Lessor will consider a fitness related use. Suite consists of open office showroom area with balance warehouse/fitness use area.

Industrial Availability

Address:	1635 S. Rancho Santa Fe Rd, Suite 103
Size:	740 SF
Base Rent:	$2.00/SF
CAM:	$0.24/SF
Availability:	8/1/2026
Comments:	1st Floor Showroom Space. Suite consists of a reception, open showroom, and one private restroom

Office Availability

CLICK TO VIEW
VIRTUAL TOUR - SUITE 205

Address:	1635 S. Rancho Santa Fe Rd, Suite 205
Size:	1,342 SF
Base Rent:	$1.80/SF
CAM:	$0.24/SF
Availability:	Vacant
Comments:	Located on the second story, this office suite consists of reception area, 3 private offices and a shared restroom. Excellent location with exposure and signage opportunity visible from S. Rancho Santa Fe Rd.

Office Availability

CLICK TO VIEW
VIRTUAL TOUR - SUITE 202

Address:	1645 S. Rancho Santa Fe Rd, Suite 202
Size:	1,076 SF
Base Rent:	$1.80/SF
CAM:	$0.24/SF
Availability:	Vacant
Comments:	Located on the second story, this office suite consists of a reception area, 3 private offices, a multi-use room, and a storage closet. Excellent location with exposure and signage opportunity visible from S. Rancho Santa Fe Rd.

Property Photos

Surrounding Tenants Aerial

This unique 1,370,000 SF industrial submarket is home to major companies like Nordic Naturals, M bar C Construction, Falmat and Hunter Industries. Hunter Industries, one of North County's largest companies, is headquartered in La Costa Meadows and occupies approximately one third of the submarkets industrial footprint totaling approximately 429,736 SF.

Location Map - Centrally Located Between Affluent Communities such as Encinitas, San Elijo Hills, Carlsbad, Rancho Santa Fe & Del Mar

Drive Times & Distances

Palomar Airport Rd - 11 min 4.5 Miles
El Camino Real/Leucadia Blvd - 11 min 4.5 Miles
McClellan Palomar Airport - 10 min 4.0 Miles
Interstate 5 - 14 min 6.8 Miles
Highway 78 - 10 min 3.9 Miles
Interstate 15 - 15 min 8.8 Miles
Rancho Santa Fe - 15 min 8.8 Miles

Location Map

Demographics & Submarket Statistics - La Costa Meadows

		1 MILE	3 MILE	5 MILE
Population	2025	11,085	79,958	199,810
Estimated Average Household Income	2025	$164,501	$167,520	$152,034

Product Type	# Buildings	Size (SF)	% of Submarket
MFG/DIST	14	468,937	34.25%
FLEX/R&D	15	490,316	35.81%
IMT	17	410,097	29.95%
Total Industrial	**46**	**1,369,350**	**100.00%**

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Isaac Little
ilittle@lee-associates.com
760.929.7862
CalDRE #01702879

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalDRE #01773106

Olivia Baffert
obaffert@lee-associates.com
760.448.1376
CalDRE # 02211874

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