



JCA INTERNATIONAL REALTY

PRIME INDUSTRIAL / FLEX OPPORTUNITY FOR LEASE

330 RANCHEROS DRIVE,
SUITE 130
SAN MARCOS, CA 92069

MOVE-IN READY
ON 3/1/2026



Kay Wolf

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PROPERTY OVERVIEW

Address

**330 Rancheros Drive,
Suite 130, San Marcos, CA
92069**

Type

**Industrial / Flex /
Commercial Condo**

Base Rent

\$1.50/SF/Month

NNN

\$0.65/SF/Month

Building Size

±2,930 SF

Rentable Size

2,578 SF

Year Built

1981

Zoning

Industrial (M)

APN

220-311-07-13

County

San Diego



HIGHLIGHTS

- 2,578 rentable square feet of versatile industrial/flex space
- Industrial zoning allowing for a variety of commercial uses
- Located within a professionally managed industrial complex
- Strong San Marcos location with convenient access to major arterials
- Part of a mature industrial corridor with surrounding commercial activity





BUILDING FEATURES

- Concrete tilt-up construction
- Functional floor plan adaptable to multiple business types
- On-site parking
- Clear-span industrial space
- Established utilities and infrastructure

LOCATION OVERVIEW

San Marcos is a central North County San Diego market known for its strong industrial base, educated workforce, and proximity to major transportation routes. The property benefits from easy access to Highway 78, Interstate 15, and surrounding business hubs including Vista, Escondido, and Carlsbad.

Nearby amenities include retail, restaurants, and service providers, supporting both employees and customers.



AREA AMENITIES



**TO LEARN MORE ABOUT
THIS LISTING &
SCHEDULE A TOUR,**

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