



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**



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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

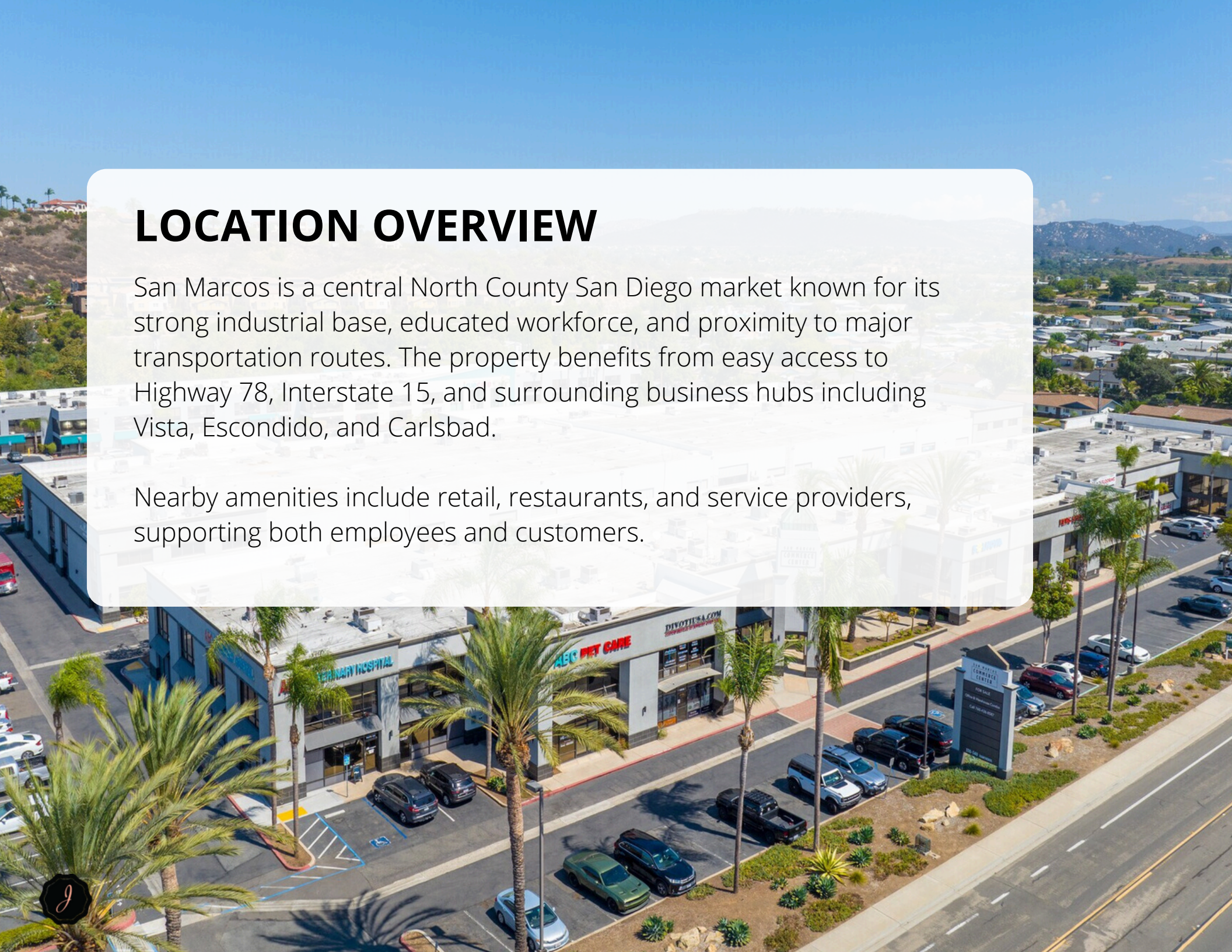
- Concrete tilt-up construction
- Functional floor plan adaptable to multiple business types
- On-site parking
- Clear-span industrial space
- Established utilities and infrastructure



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.



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

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