

RSE

RANCHO SANTA FE ROAD
PROFESSIONAL BUILDING



OFFERING MEMORANDUM

365 S RANCHO SANTA FE ROAD
SAN MARCOS, CA 92078

RECENTLY RENOVATED MEDICAL OFFICE BUILDING
OWNER/USER OR INVESTMENT OPPORTUNITY



RANCHO SANTA FE ROAD PROFESSIONAL BUILDING

365 S RANCHO SANTA FE ROAD, SAN MARCOS CA 92078

±27,250 SF, THREE-STORY MEDICAL OFFICE BUILDING
SALES PRICE: CONTACT BROKERS



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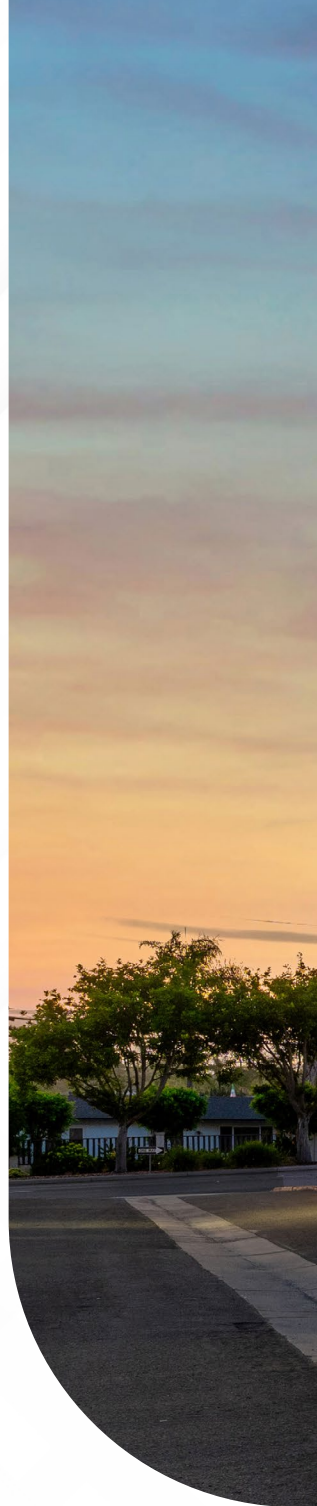
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A PRIME MEDICAL OFFICE OPPORTUNITY AT THE EPICENTER OF HEALTHCARE GROWTH

Rancho Santa Fe Road Professional Building is a ±27,250 square-foot, three-story medical office building located in the heart of San Marcos, California—the fastest-growing healthcare hub in San Diego County. Situated on approximately ±1.52 acres, the Property was built in 1982 with steel-frame construction and underwent an extensive renovation program in 2026. **The Seller invested over \$800,000** in capital improvements, including a complete roof replacement, new HVAC units, upgraded waterlines, and significant enhancements to the building's interior and exterior. Renovated lobbies, hallways, and restrooms, coupled with refreshed landscaping and exterior finishes, have repositioned the Property to better serve today's healthcare providers and patients.

Strategic San Marcos Location: Rancho Santa Fe Road Professional Building benefits from outstanding visibility along South Rancho Santa Fe Road, convenient access to Highway 78, and proximity to a growing concentration of medical providers, healthcare systems, and expanding patient populations. The building's combination of accessibility, functionality, and recent capital investment creates an attractive opportunity for owner-users, investors, and healthcare providers alike.

Positioned for Healthcare Growth: San Marcos has emerged as one of the most important healthcare markets in North County, supported by strong demographics, expanding patient demand, and significant investment from many of the region's leading healthcare systems. As providers continue to expand their presence throughout North County and healthcare delivery of care increasingly shifts toward outpatient settings, Rancho Santa Fe Road Professional Building presents a rare opportunity for owner-users and investors to establish a strategic foothold within one of Southern California's most dynamic healthcare ecosystems—benefiting from long-term growth, stability, and demand.





Building Area:

±27,250 SF on ±1.52 Acres

Submarket:

San Marcos | North County San Diego

Year Built:

1982 | Renovated 2026

Roof:

Renovated 2026

Parking Ratio:

4.1 / 1,000 SF

Established Tenancy

Medical & Professional
Tenant Base | 63.9% Occupancy

Healthcare Growth Area

Proximity to Significant Healthcare
Expansion and Investment

Ownership Potential:

Owner/User or Investment
Opportunity

Recently Renovated:

Modernized Medical
Office Asset



AT THE CENTER OF NORTH COUNTY'S EXPANDING HEALTHCARE HUB

San Marcos and Vista are at the center of a healthcare boom, making North County one of San Diego's fastest-growing medical markets. With major health systems investing in advanced facilities, the region is quickly becoming a premier destination for medical care, innovation, and patient services.

Palomar Health & UC San Diego Health Partnership

Palomar Health and UC San Diego Health are joining forces to bring world-class specialty care to North County. Their new joint powers authority will create a hub for advanced services, including a comprehensive cancer center, giving patients access to cutting-edge treatments close to home.

Scripps Health New Hospital in San Marcos

Scripps Health is developing a state-of-the-art campus in San Marcos, featuring a modern ambulatory center and a 200–250 bed hospital. Strategically located along Twin Oaks Valley Parkway, the campus will serve the growing population and reinforce San Marcos as a regional healthcare hub.

Kaiser Permanente—New Facility in San Marcos

Kaiser Permanente's new San Marcos Medical Center is a 433,000-square-foot, seven-story facility with private rooms, advanced surgical suites, labor & delivery services, and a NICU. LEED Platinum-certified, it strengthens North County's position as a destination for modern, high-quality healthcare.

Tri-City Medical Center & Sharp HealthCare Partnership

Tri-City Medical Center's partnership with Sharp Healthcare includes a \$100 million investment to modernize facilities, restore key services, and integrate into a broader North County network, ensuring top-tier care while reinforcing the region's growing medical reputation.



KAISER PERMANENTE SAN MARCOS

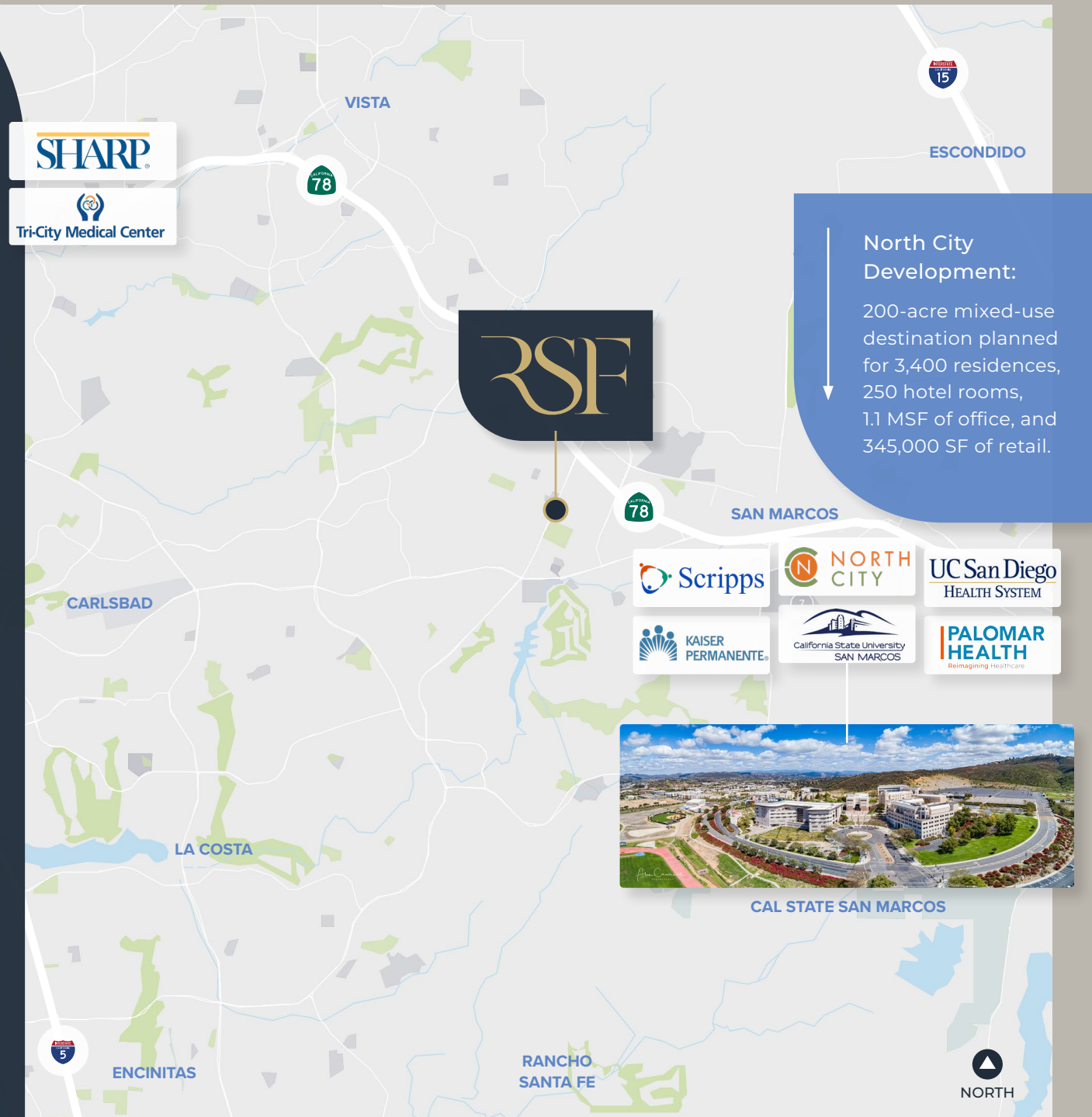


SCRIPPS HOSPITAL SAN MARCOS CONCEPT DRAWING

Close to North County's Growing Medical Hubs

- 3 Minutes
To Kaiser Permanente San Marcos
- 4 Minutes
SR 78
- 7 Minutes
Future Scripps San Marcos Medical Center
- 7 Minutes
North City
- 7 Minutes
Cal State San Marcos
- 11 Minutes
Tri-City Medical Center / Sharp Hospital Vista
- 12 Minutes
I-15
- 14 Minutes
I-5
- 15 Minutes
Palomar UC San Diego Medical Center Escondido

Surrounding Healthcare Systems





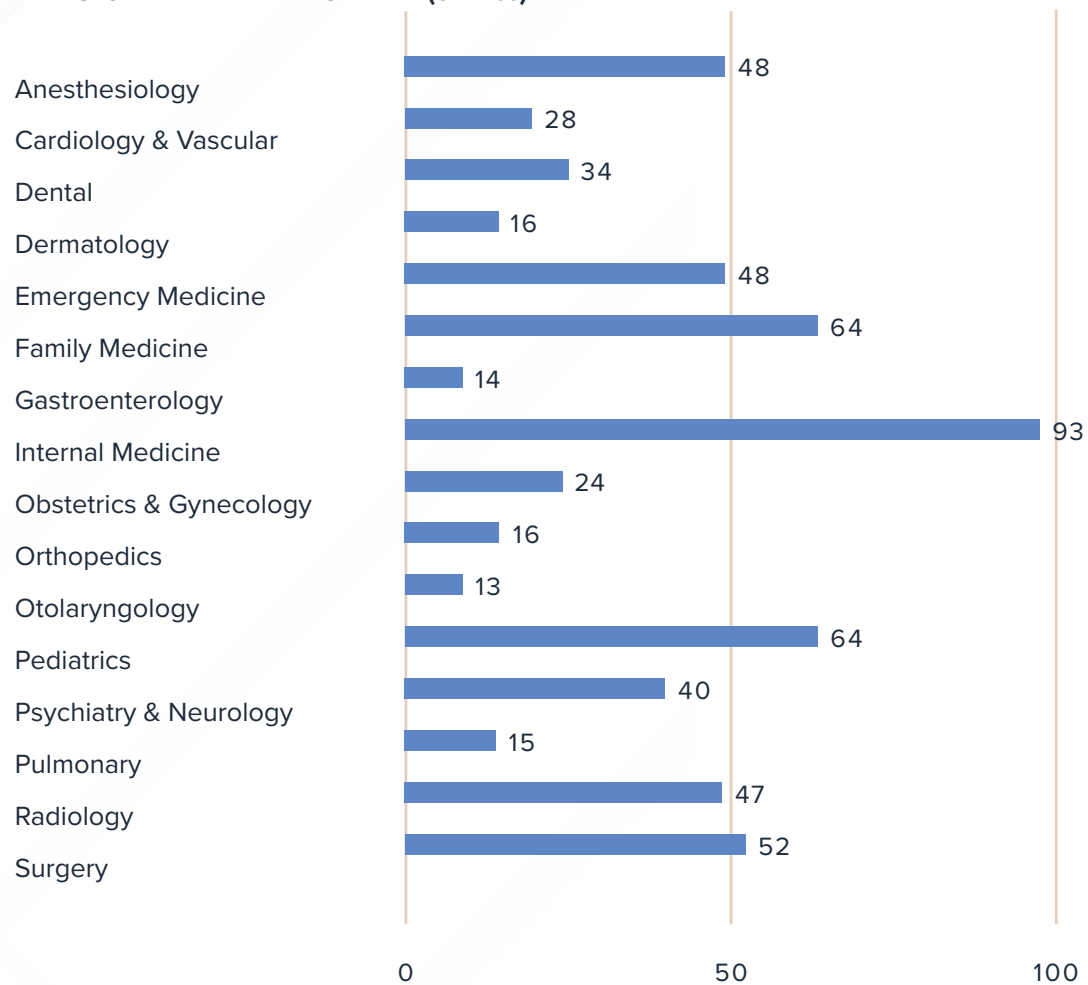
PATIENT DEMAND FORECAST RANCHO SANTA FE ROAD PROFESSIONAL BUILDING

revista_{med}

Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep insights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around Rancho Santa Fe Road Professional Building in San Marcos, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physician tenants.



PHYSICIAN DEMAND CHART (5 Miles)



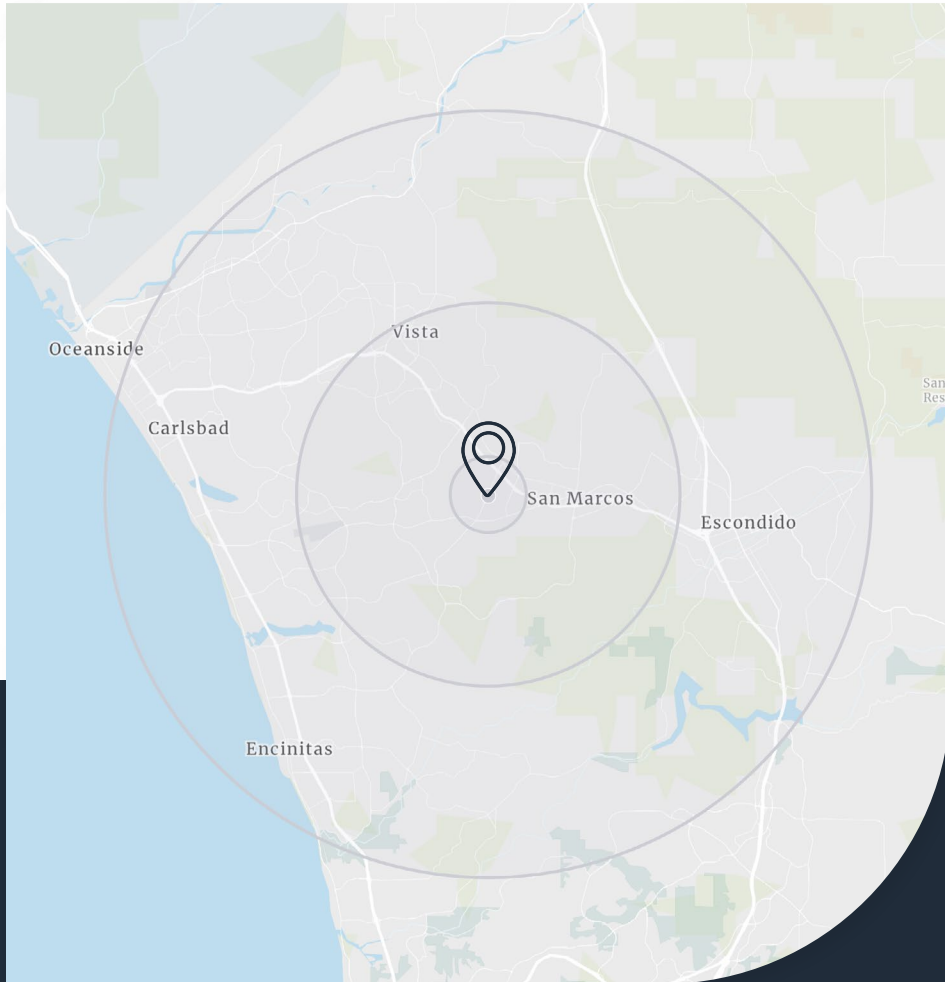
**SERVICE
LINES**



ELITE RADIANCE MED SPA

DISCOVER THE DETAILS

YOUR PRACTICE AT THE CENTER OF IT ALL



8,000+

Average Daily
Traffic Count at
Linda Vista Dr &
S Rancho Santa Fe Rd

AT THE HEART OF NORTH COUNTY'S PATIENT GROWTH

2026 Total Population

Mile 1	17,567
Mile 3	93,331
Mile 5	208,962

2026 Population Over 45

Mile 1	29%
Mile 3	40%
Mile 5	41%

2026 Average Household Income

Mile 1	\$120,550
Mile 3	\$151,718
Mile 5	\$149,696

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