



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 **\$1.20/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

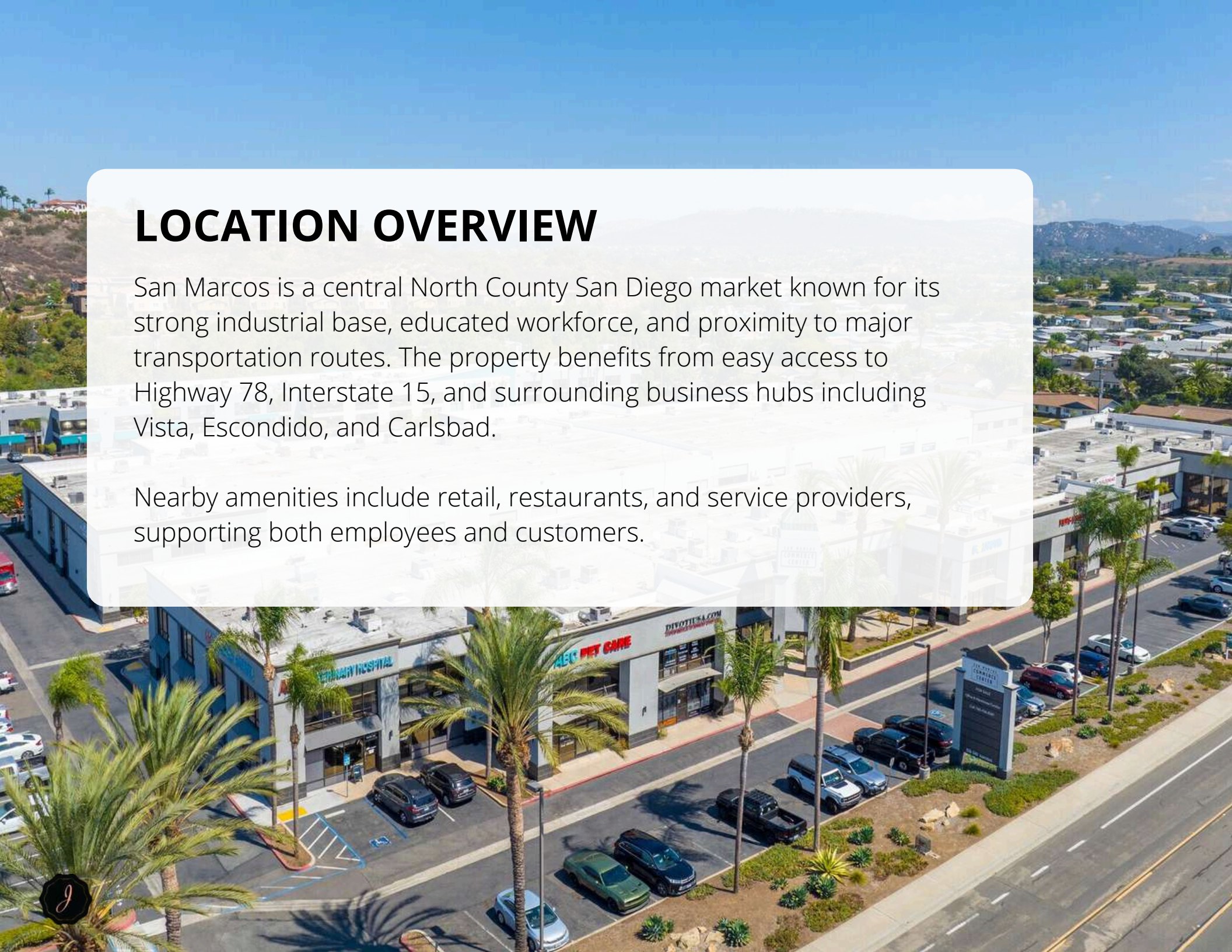
- Concrete tilt-up construction
- Functional floor plan adaptable to multiple business types
- On-site parking
- Clear-span industrial space
- Established utilities and infrastructure



# 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.

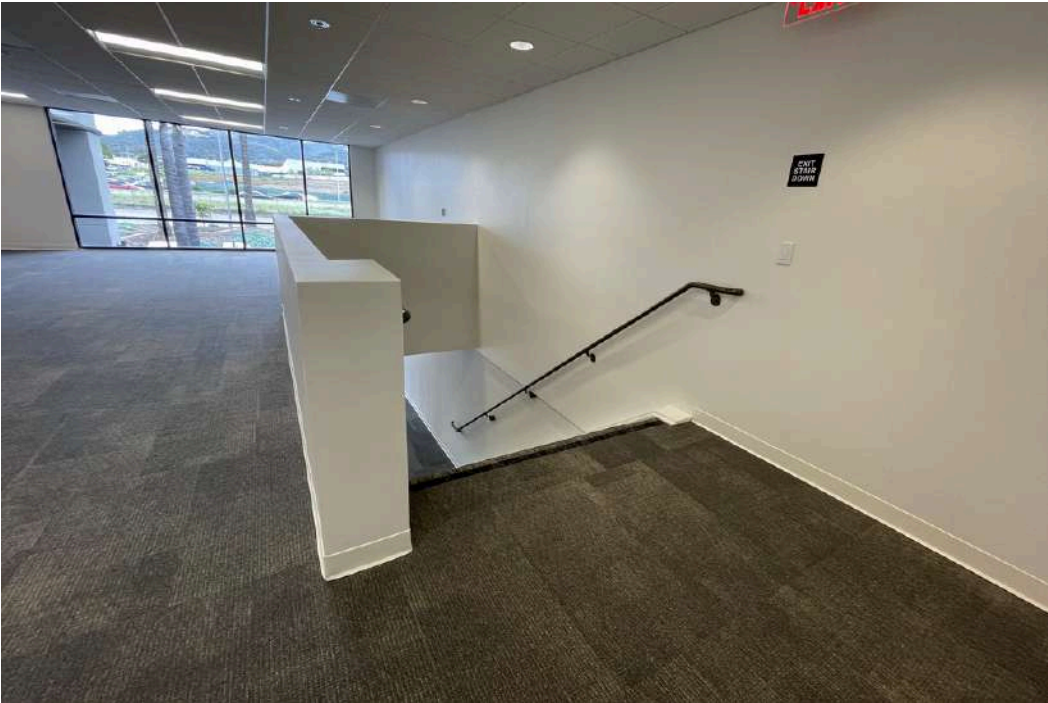
Nearby amenities include retail, restaurants, and service providers, supporting both employees and customers.



# AREA AMENITIES



# PHOTO GALLERY



# PHOTO GALLERY



# PHOTO GALLERY



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

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