



DOLPHIN BUSINESS PARK

960-974 RANCHEROS DR, SAN MARCOS, CA

INDUSTRIAL • FLEX | AVAILABLE FOR LEASE



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PROJECT HIGHLIGHTS

DOLPHIN BUSINESS PARK
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Extensive renovations completed (New roof, paint, etc.)



Ample parking & flexible zoning



Mix of office, showroom & industrial



Quick freeway access to 78



Flexible suite sizes with functional layouts



Strong local employment base & demographics



Albertsons
CVS
POSTAL ANNEX
YOUR HOME OFFICE
ExtraSpace Storage

Walmart
COSTCO WHOLESALE
Freddy's STEAKBURGERS
McDonald's
TACO BELL
Starbucks
Jockey MEXO
crumbl cookies
HOOTERS
rubio's COASTAL BISTRO
Guitar Center
Gibby's



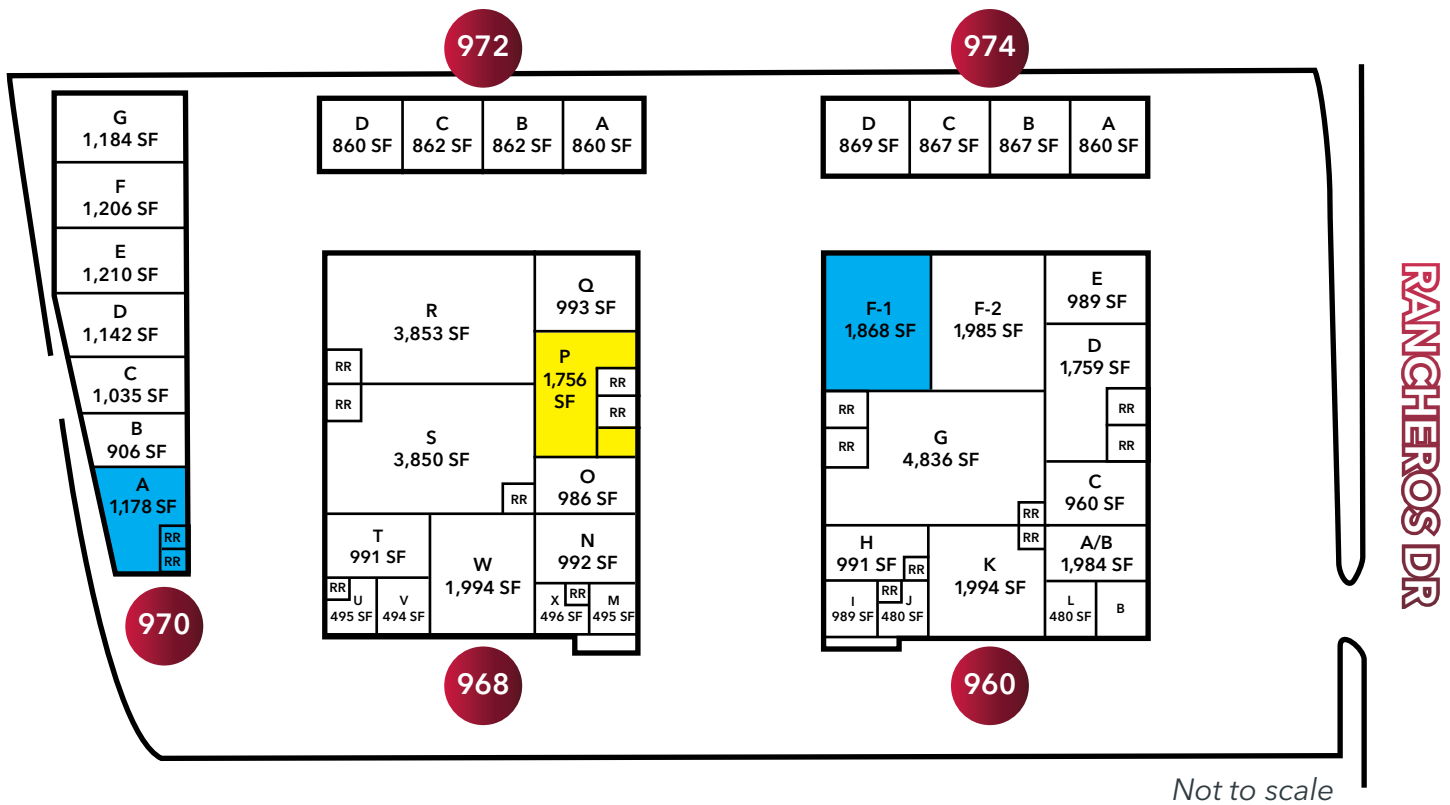
PALOMAR HEALTH
MEDICAL GROUP
Reimagining Healthcare

IN-N-OUT BURGER
Chick-fil-
CANE'S
Chick-fil-
STARBUCKS
BURGER KING
TARGET
Holiday Inn
Applebees
Panera BREAD

SITE PLAN & AVAILABILITY

Address	Suite	SF	Loading	Lease Rate	Availability
960 Rancheros Dr	F-1	1,868	1 GL	\$1.25/SF (\$0.35/SF NNN)	5/1/2026
968 Rancheros Dr	P	1,756	1 GL	\$1.25/SF (\$0.35/SF NNN)	Now
970 Rancheros Dr	A	1,178	1 GL	\$1.40/SF (\$0.35/SF NNN)	4/1/2026

= Available Now = Coming Soon



RANCHEROS DR

Not to scale



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CONTACT BROKERS FOR MORE INFO

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