

San Marcos

Commerce Center

330 - 340 RANCHEROS DRIVE

FOR LEASE OR SALE | MEDICAL/OFFICE CONDOMINIUMS

546 SF AVAILABLE

CBRE



330
RANCHEROS DR

Building & Monument
Signage Available, Freeway
Frontage and walking
distance to restaurants

San Marcos

Commerce Center

NEW ELEVATOR
& COFFEE BAR

FULLY RENOVATED
LOUNGE AND
RESTROOMS

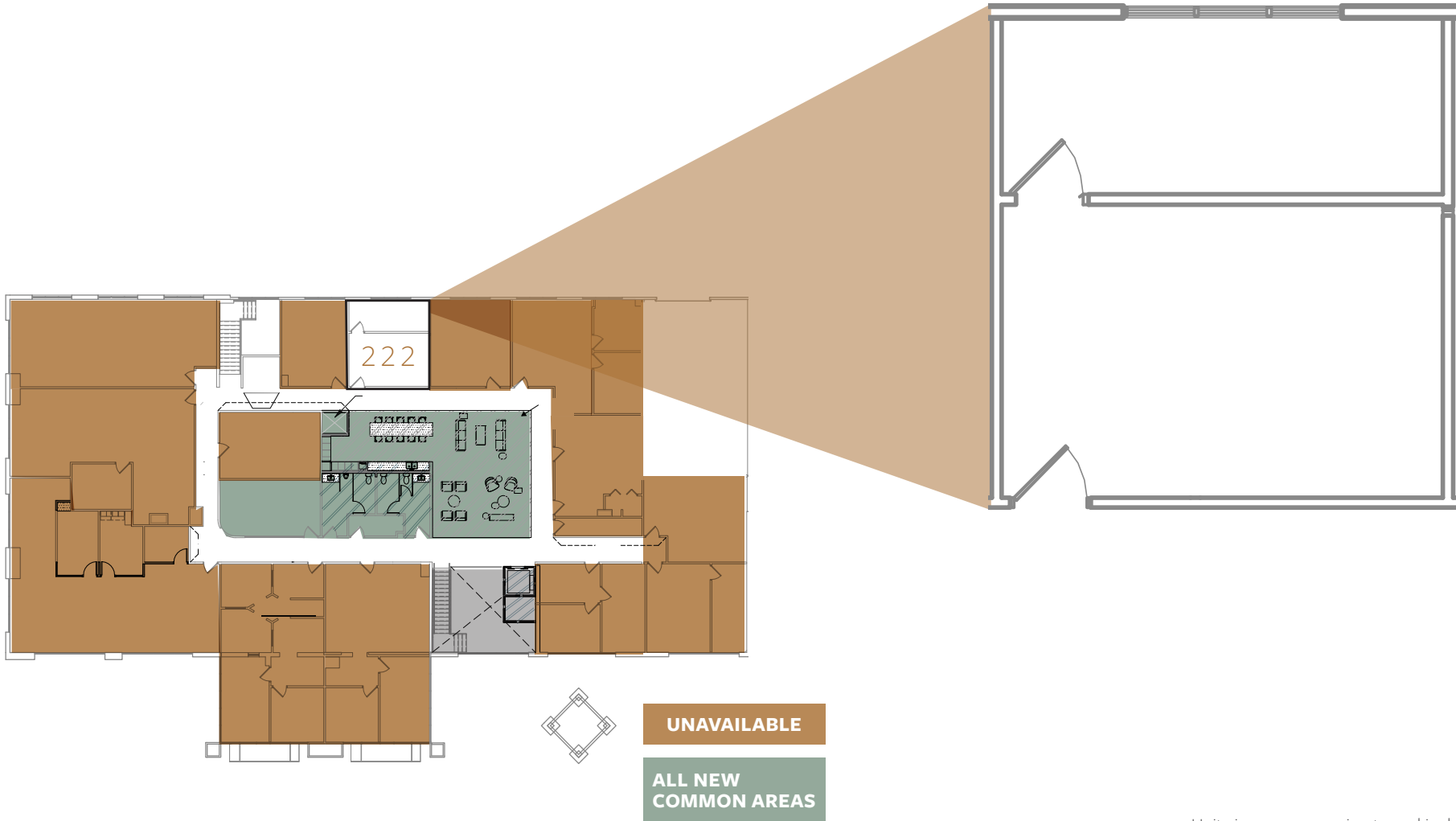
UNITS REFURBISHED WITH
NEW CARPET, PAINT, LIGHT,
& INTERIOR DOORS

BUILDINGS
HAVE BEEN
REPAINTED

PARKING LOTS
ARE ENTIRELY
RESURFACED

Unit 222 plan

\$2.25 FS | 546 RSF | VACANT
330 RANCHEROS DRIVE



Unit sizes are approximate and include a proportionate share of the common area.

**Plans not to scale.*

LOCATOR MAP



AMENITIES



BOYS & GIRLS CLUB

RYAN PROS PIZZA NOVA
SUBWAY PITA GUYS
ROBEKS

SPRINTER

SAN MARCOS LIBRARY

SAN MARCOS CITY HALL

truecare

SAN MARCOS CIVIC CENTER

FAIRFIELD by Marriott

LA FITNESS

San Marcos
Commerce Center

3 MILES

PALOMAR HEALTH

78

Scripps

THE HILL DISTRICT
AT NORTH CITY

N NORTH CITY

FUTURE DEVELOPMENT
Scripps

N NORTH CITY
NORTH CITY - FUTURE DOWN TOWN OF ALL NORTH COUNTY
(WWW.NORTHCITY.COM)

California State University
SAN MARCOS

KAISER PERMANENTE

PALOMAR HEALTH

N NORTH CITY
NEW 650 UNIT RESIDENTIAL DEVELOPMENT BY SHEA/LENNAR

CALIFORNIA STATE UNIVERSITY SAN MARCOS
17K+ STUDENTS & PLANNED ENROLLMENT OF OVER 3K STUDENTS


NORTH COUNTY OVERVIEW

Demographics within a 20 minute drive of 330-340 Ranchero's Dr., San Marcos, CA

 605,596
POPULATION

 28,243
BUSINESSES

 \$141,695
AVERAGE HOUSEHOLD
INCOME

 \$939,333
AVERAGE VALUE OF OWNER
OCC. HOUSING UNITS

Reasons to lease in San Marcos:

- ▶ Business Friendly
- ▶ Central North County Location
- ▶ Strong Local & Regional Economy
- ▶ Excellent Transportation Network
- ▶ City Commitment to Education, Development, Infrastructure



UPCOMING DEVELOPMENTS

North City Master Plan

- ▶ 1,400,00 SF Office Space
- ▶ 250,000 SF Retail Space
- ▶ 3,000 Residential Units (Including 650 Shae/Lennar residential development)
- ▶ 450 Hotel Rooms
- ▶ 30 Acres Green Space

Kaiser Permanente Hospital

- ▶ Under Construction
- ▶ 7 Stories, 206 Patient Rooms

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