

# LA COSTA MEADOWS BUSINESS CENTER

1665 S. Rancho Santa Fe Road - San Marcos, CA 92078

FOR SUBLEASE: INDUSTRIAL SUITE - 2,699 SF



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Located within the Prestigious  
La Costa Meadows Submarket.

# Project Highlights

## Premium Location

- Located within the prestigious La Costa Meadow Meadows Submarket which is a highly sought after 1,370,000 SF industrial/flex submarket.
- This small industrial pocket was built to service upscale communities such as Encinitas, Carlsbad, south Vista, San Elijo Hills and Rancho Santa Fe.
- Excellent demographics: Estimated Household Income (5 mile) - \$152,034 and population (5 mile) - 199,810 people.

## Quality Construction

- Six 1-story industrial buildings and two 2-story industrial/flex/office buildings.
- The buildings feature tilt-up construction with varied bay sizes that accommodate a wide range of configurations.
- Flexible size options with ability to accommodate tenant expansions overtime.
- Grade level and dock high loading options.



# Availability Overview

## Industrial Availability

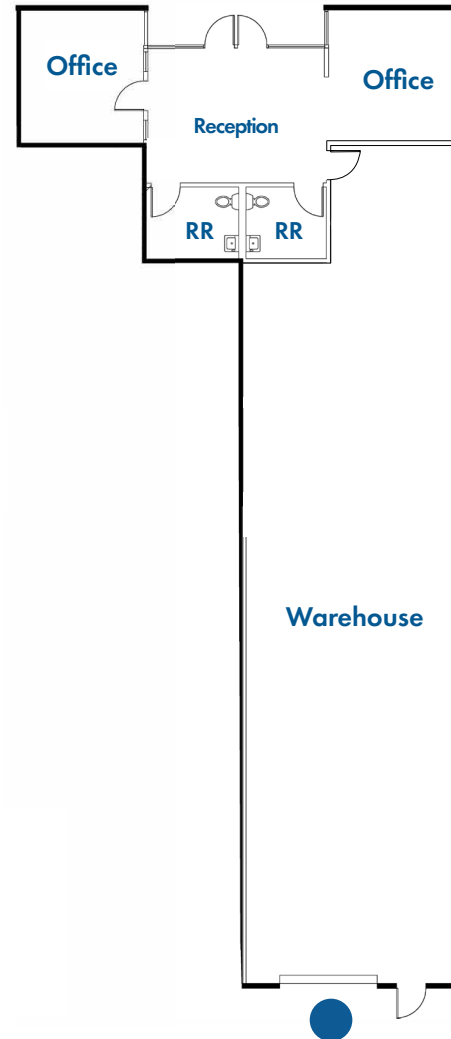
Building	Suite	Size	Lease Rate	CAM/SF	Sublease Term	Availability
1665 S. Rancho Santa Fe Rd	B	2,699 SF	Contact Agents	\$0.15/SF	June 30, 2028	Available



# Industrial Availability

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<b>Address:</b>	1665 S. Rancho Santa Fe Rd, Suite B
<b>Size:</b>	2,699 SF
<b>Base Rent:</b>	Contact Agents
<b>CAM:</b>	\$0.15/SF
<b>Availability:</b>	Available
<b>Sublease Term:</b>	June 30, 2028 Direct long term lease available with landlord.
<b>Comments:</b>	Suite consists of a reception, open office area, 1 private office, 2 restrooms, and remainder warehouse.



## Surrounding Tenants Aerial

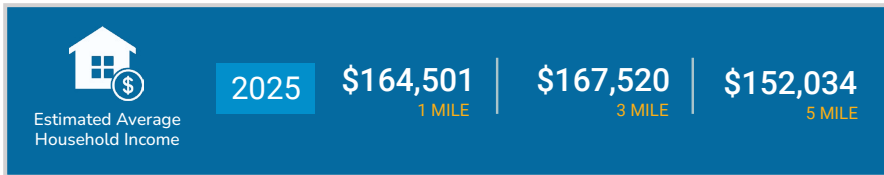
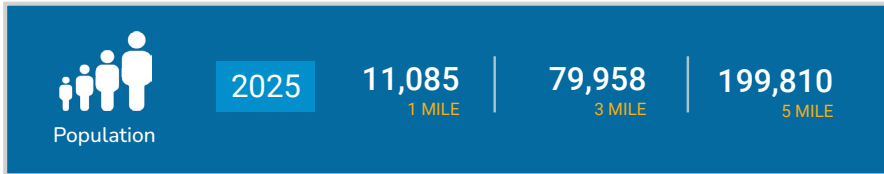
This unique 1,370,000 SF industrial submarket is home to major companies like Nordic Naturals, M bar C Construction, Falmat and Hunter Industries. Hunter Industries, one of North County's largest companies, is headquartered in La Costa Meadows and occupies approximately one third of the submarkets industrial footprint totaling approximately 429,736 SF.



# Location Map



# Demographics & Submarket Statistics - La Costa Meadows



Product Type	# Buildings	Size (SF)	% of Submarket
MFG/DIST	14	468,937	34.25%
FLEX/R&D	15	490,316	35.81%
IMT	17	410,097	29.95%
<b>Total Industrial</b>	<b>46</b>	<b>1,369,350</b>	<b>100.00%</b>



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