

371-375 S. RANCHO SANTA FE RD SAN MARCOS, CA 92078

FOR LEASE: OFFICE & INDUSTRIAL SPACES AVAILABLE



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SAN MARCOS, CA 92078

Project Highlights



LOCATION:

- » Prime frontage on S Rancho Santa Fe Rd
- » Less than 1 mile to Hwy 78 on-ramp
- » Convenient access to Vista, Escondido, Rancho Bernardo, Carlsbad & Oceanside

AMENITIES:

- » Excellent Visibility
- » In-Suite Private Restrooms
- » Ample parking
- » Surrounded by retail, restaurants & services
- » 28,353 AVG Daily Traffic Count

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Project Overview



Address:	371-375 S Rancho Santa Fe Rd, San Marcos, CA 92078
Submarket:	SR-78 Corridor
Year Built:	1991
Bulk Floor Area:	17,737 SF
Zoning:	Mixed_Use-1, MU-1
Construction:	Wood Frame
Parking Ratio:	3.38/1,000 SF
Site Area:	56,628 SF / 1.30 AC
APN:	219-221-48-00
Price:	\$1.20-\$1.25/SF + Utilities



Availability - Office Space

371-375

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375 SUITE 101

- » 1,040 SF
- » 2 Offices
- » Reception Area
- » Private Restroom
- » Exclusive Use Patio

375 SUITE 102

- » 960 Square Feet
- » 3 Executive Offices
- » Conference Room
- » Private Restroom

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375 SUITE 202

- » 960 SF
- » 8 Work Stations
- » Open Work Area
- » Private Restroom

375 SUITE 204-205

- » 2,080 SF
- » Reception
- » 1 Private Office
- » 2 Open Work Spaces
- » 2 Restrooms

Availability - Office Space



Availability - Industrial / Auto Space

371-375

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371 SUITE 103

- » 1,000 SF Industrial/Auto
- » 2 Offices + Lofted Area
- » Ideal for light industrial or auto
- » Restroom



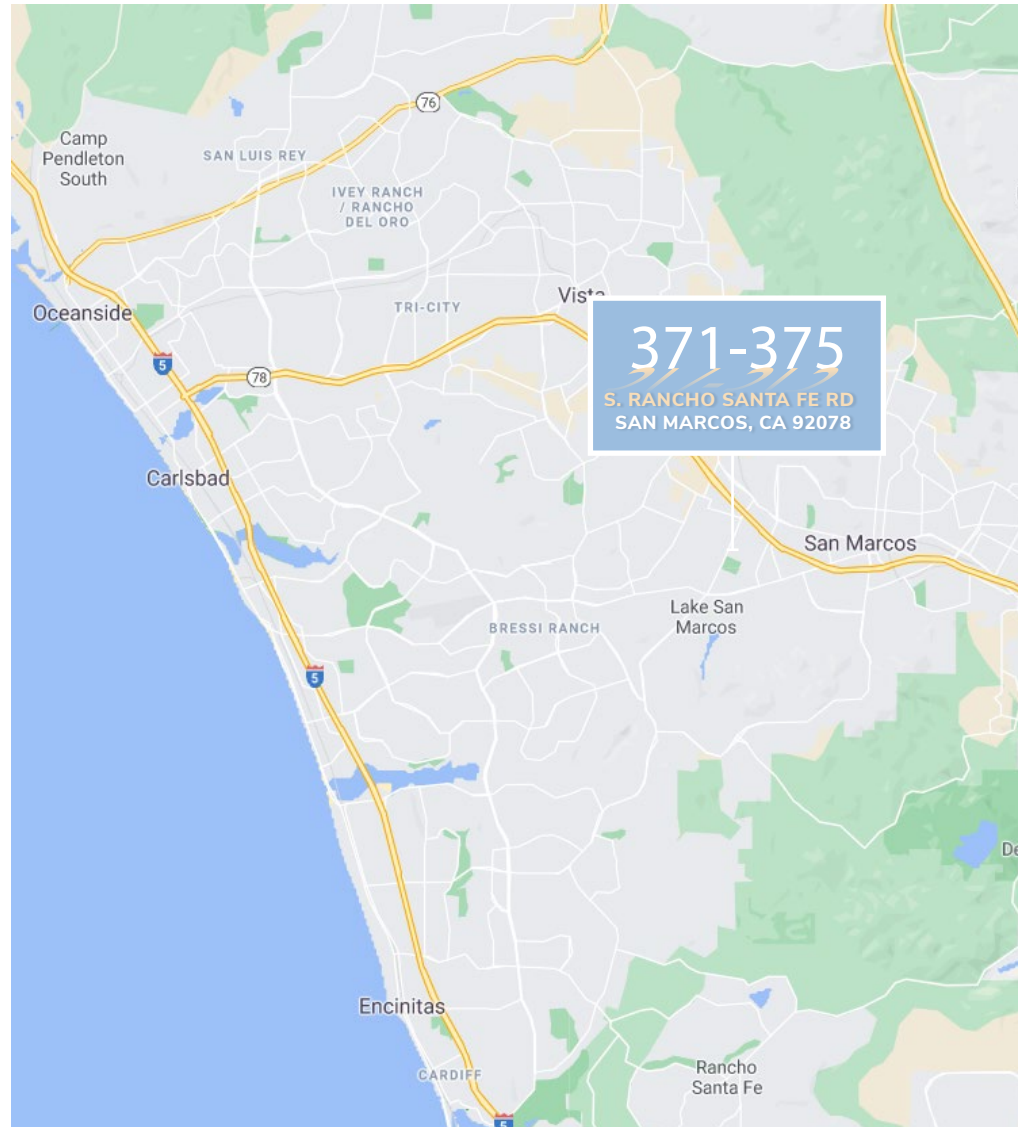
Industrial/Auto Photos

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Location Overview



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2020 Demographics | 5 MILE RADIUS



217,901
Population



0.4%
Population Growth (2025)



37.9
Avg. Age



76,894
Total Households



\$616,251
Median Home Value



\$119,691
Avg. HH Income



114,800
Daytime Employees



26,507
S Rancho Santa Fe Ave



9,488
Linda Vista Dr

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