

BROKER BONUS!
2 YEAR MINIMUM

FOR LEASE

SAN MARCOS PLAZA

330-340 RANCHEROS DRIVE, SAN MARCOS, CA 92069

EXECUTIVE SUITES, SHOWROOM/FLEX & OFFICE SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

JOHN ORLANDO
760.448.2455
jorlando@lee-associates.com
DRE #01248992

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

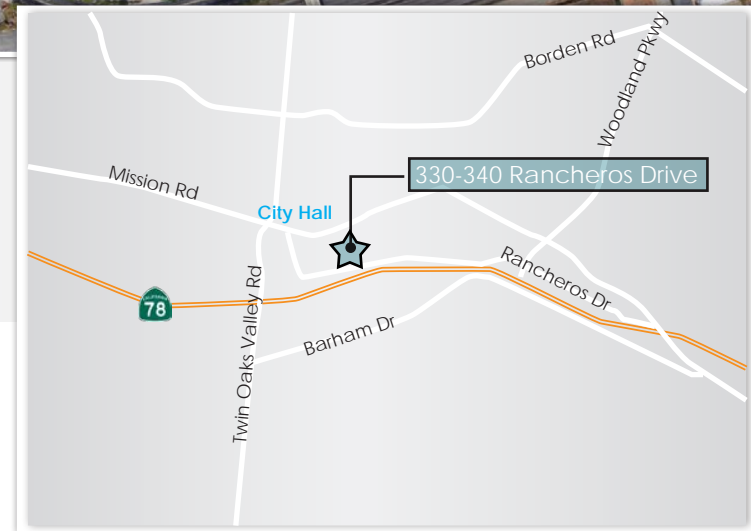
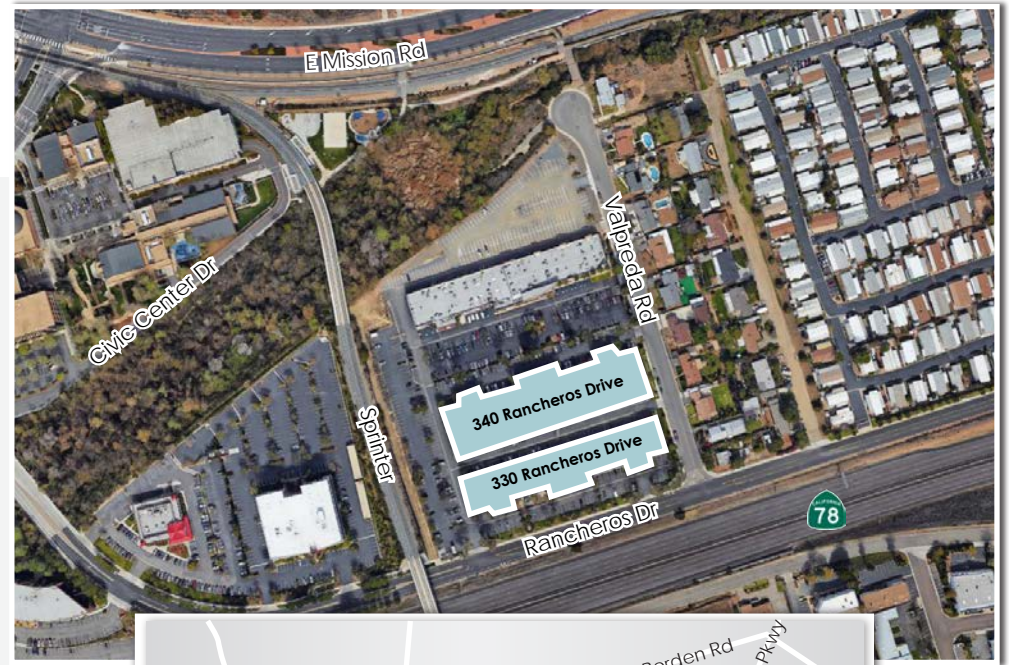
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PROPERTY FEATURES

- **Industrial, Office & Showroom Availabilities**
- **Executive Office Suites**
- Direct 78-Freeway Visibility
- Easy Access from Twin Oaks/78 off ramp
- Monument and Facade Signage Opportunities
- Close to Numerous Restaurant and Retail Options, San Marcos Civic Center and Cal State San Marcos
- Creative Tenant Improvement Options
- Best Value for Freeway Visible Suites



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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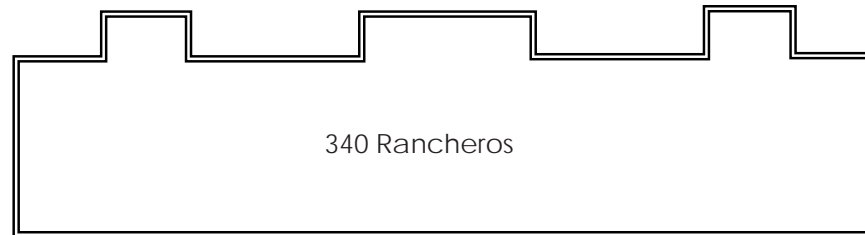
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Industrial Space

Bldg.	Suite	Sq. Ft.	Sq. Ft.	Comments
340	192/292	7,046	\$1.05/SF + \$.15/SF CAMS	4 Private Offices Upstairs/2 Open Areas/Restroom/Warehouse (20'+ Clear Height)



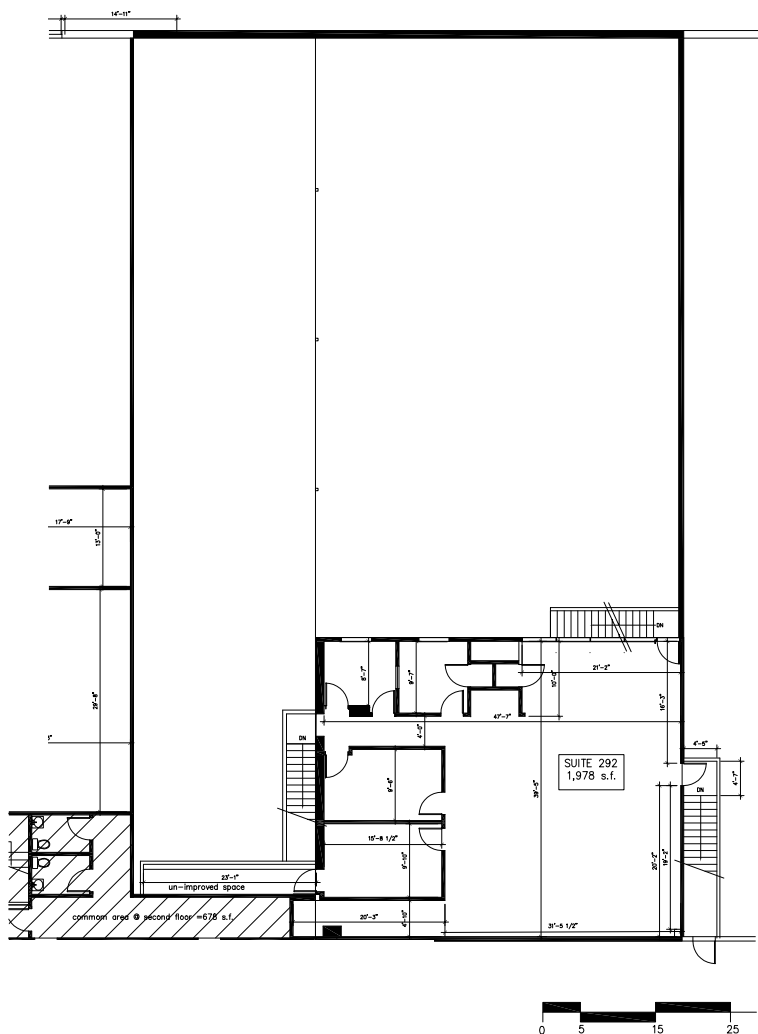
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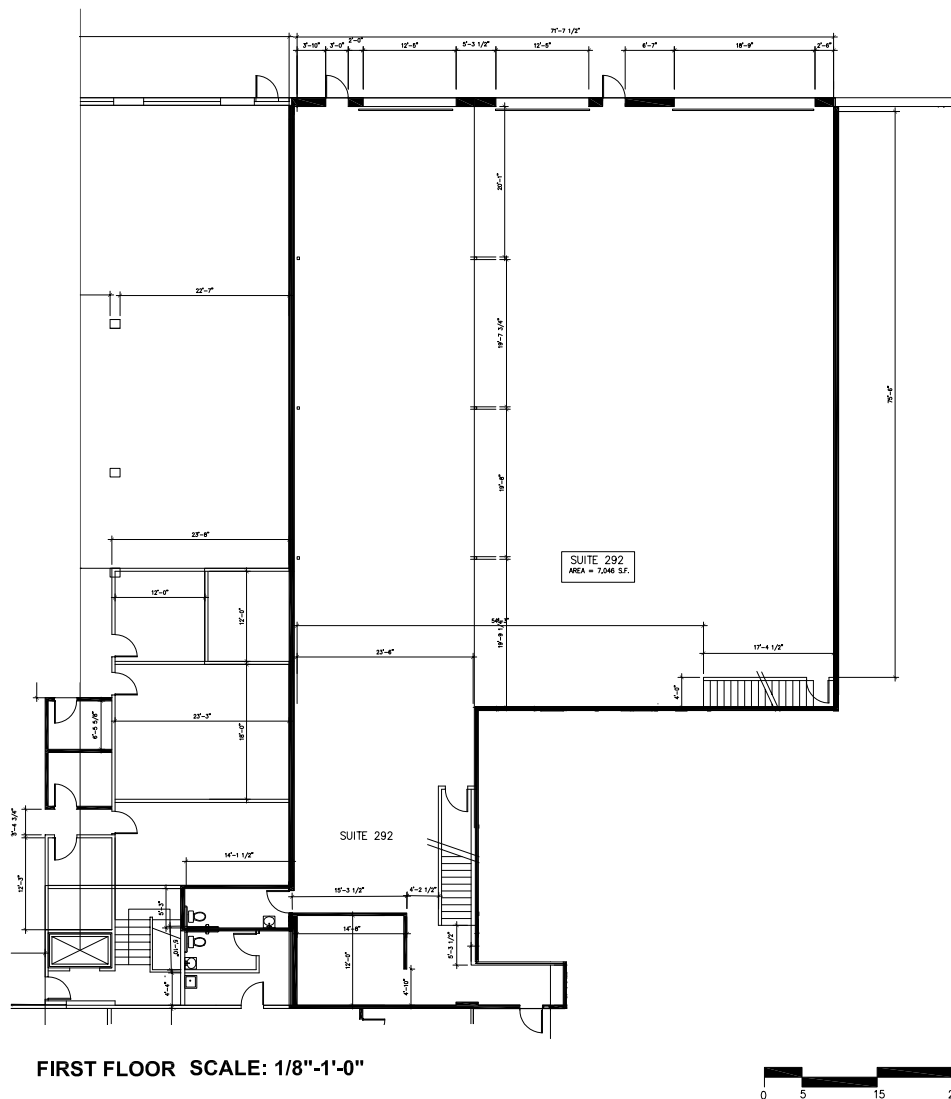
330-340 RANCHEROS DRIVE, SAN MARCOS, CA 92069

Industrial Space

Suite 192/292
7,046 SF



SECOND FLOOR SCALE: 1/8"-1'-0"



FIRST FLOOR SCALE: 1/8"-1'-0"

**Photos on following page*

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330-340 RANCHEROS DRIVE, SAN MARCOS, CA 92069

Industrial Space

Suite 192/292 Warehouse



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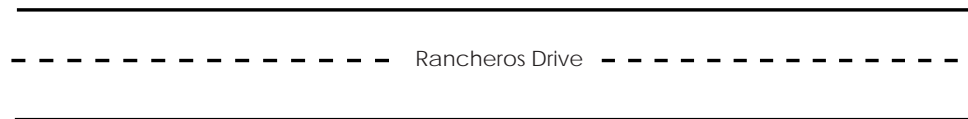
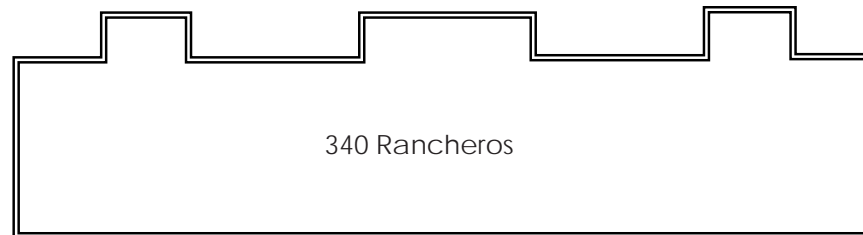
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Office Space

Bldg.	Suite	Sq. Ft.	Sq. Ft.	Comments
330	114	1,855	\$1.50 + CAM (\$0.20)	Reception/Two Separate Office Areas/RR/Kitchen
330	236	4,147	\$1.15 + U	6 Offices/Conference Room/Work Area/Performance Area/RR
330	238	1,406	\$1.15 + U	Reception/Large Work Area/Storage Area
330	250	3,029	\$1.00 + U	Reception/3 Offices/Kitchen/Restroom/Large Open Area
340	172B/272/274	4,659	\$1.15 + U	Ground Floor Entrance w/Upstairs Offices and RR. Great Window Line.
340	260	5,775	*\$0.60 + U	Multiple Offices/Window Line

*As-is Condition



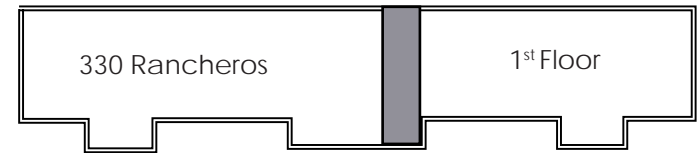
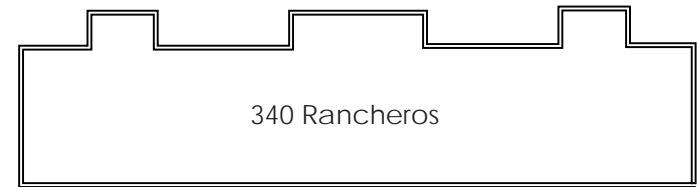
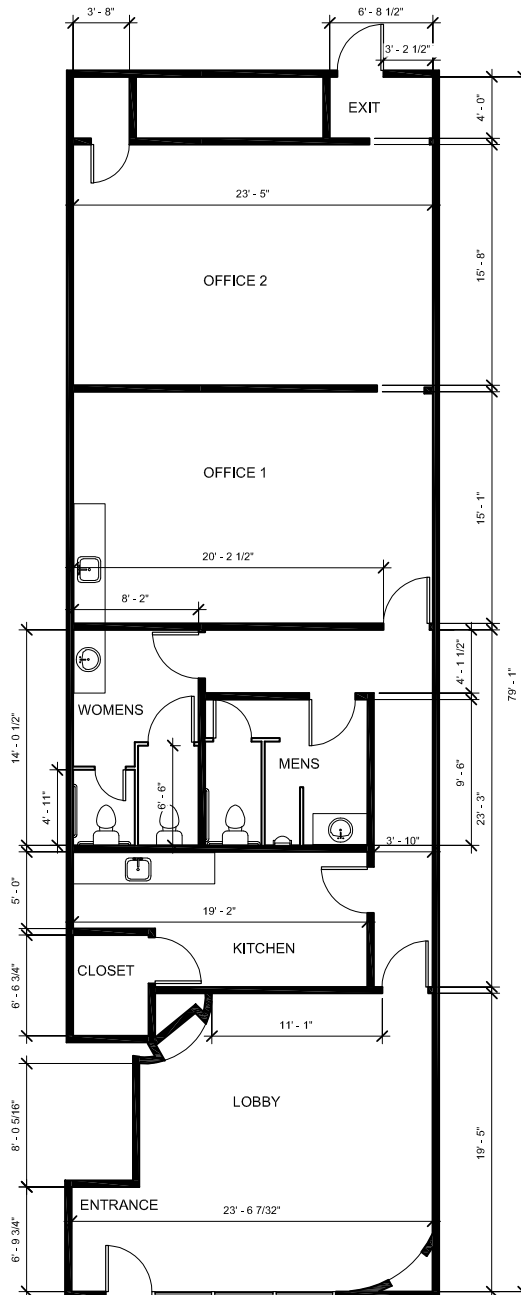
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330-340 RANCHEROS DRIVE, SAN MARCOS, CA 92069

Office Space

Suite 114
1,855 SF

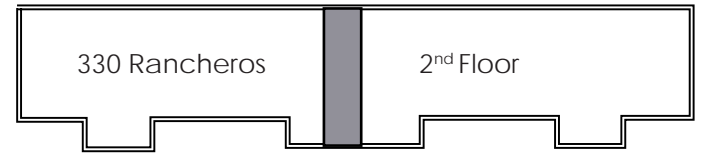
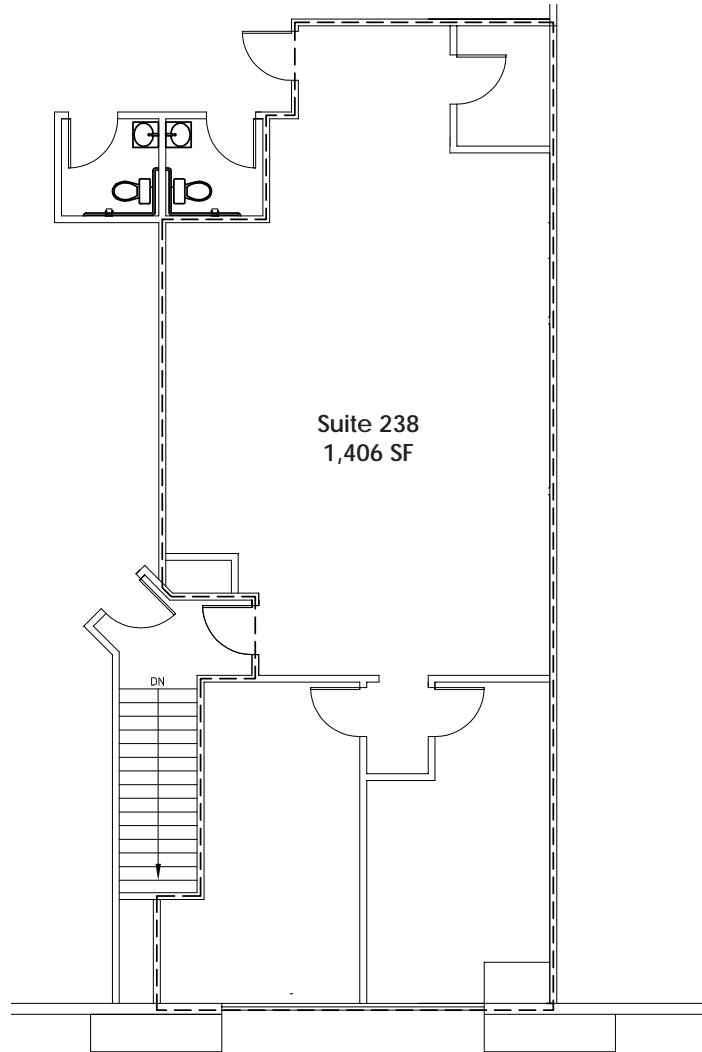


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Office Space

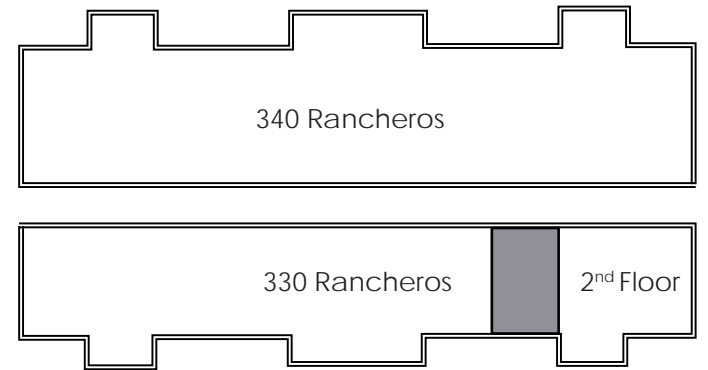
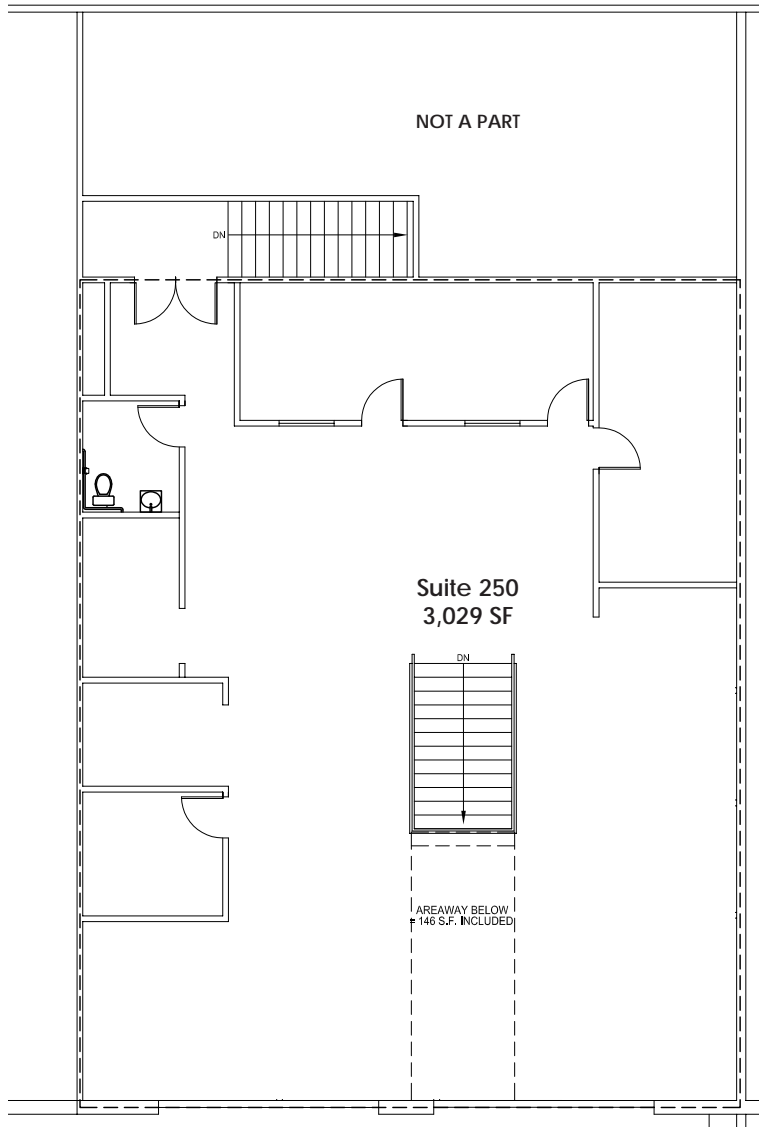


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Office Space



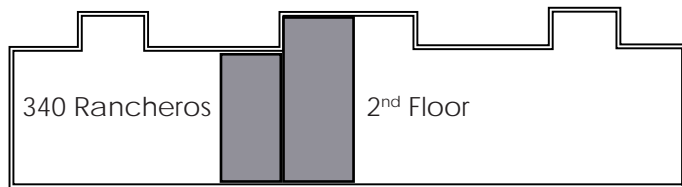
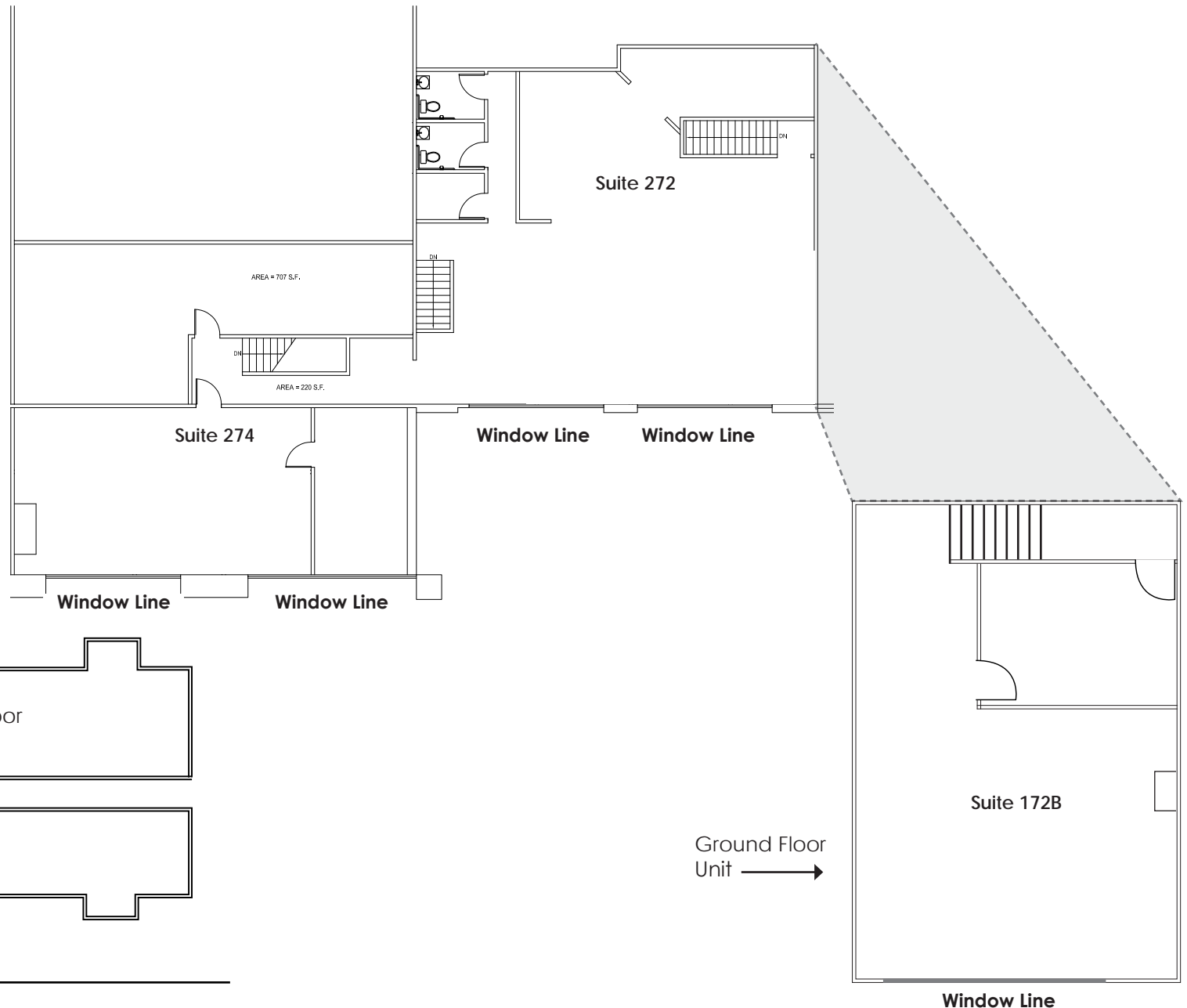
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Office Space

Suite 172B / 272 / 274
4,659 SF



Ground Floor Unit →

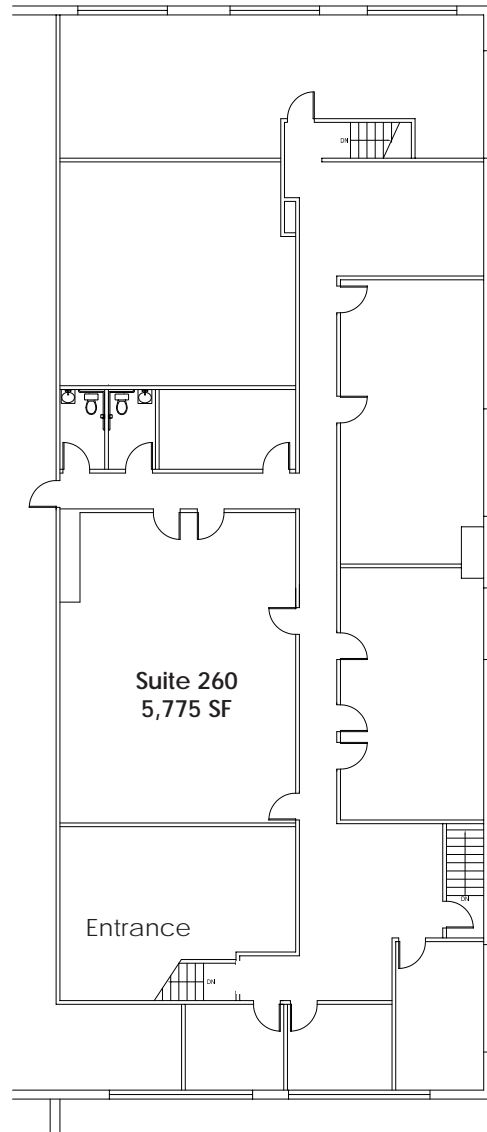
Rancheros Drive

FOR LEASE

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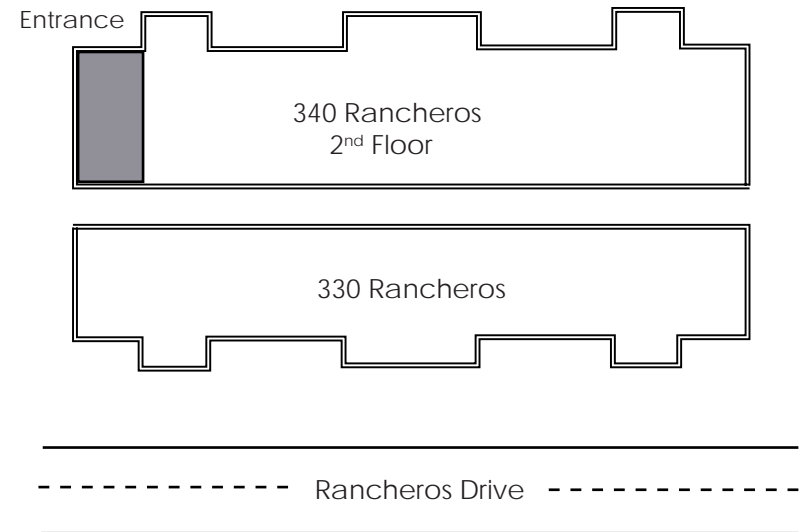
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Office Space



Suite 260
5,775 SF

Entrance



Entrance

340 Rancheros
2nd Floor

330 Rancheros

Rancheros Drive

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Executive Suites

- Well Priced small suites with Outstanding Amenities
- Conference Room available at no extra charge
- Collaboration space with open seating
- Common Area Kitchen
- Clean modern restrooms



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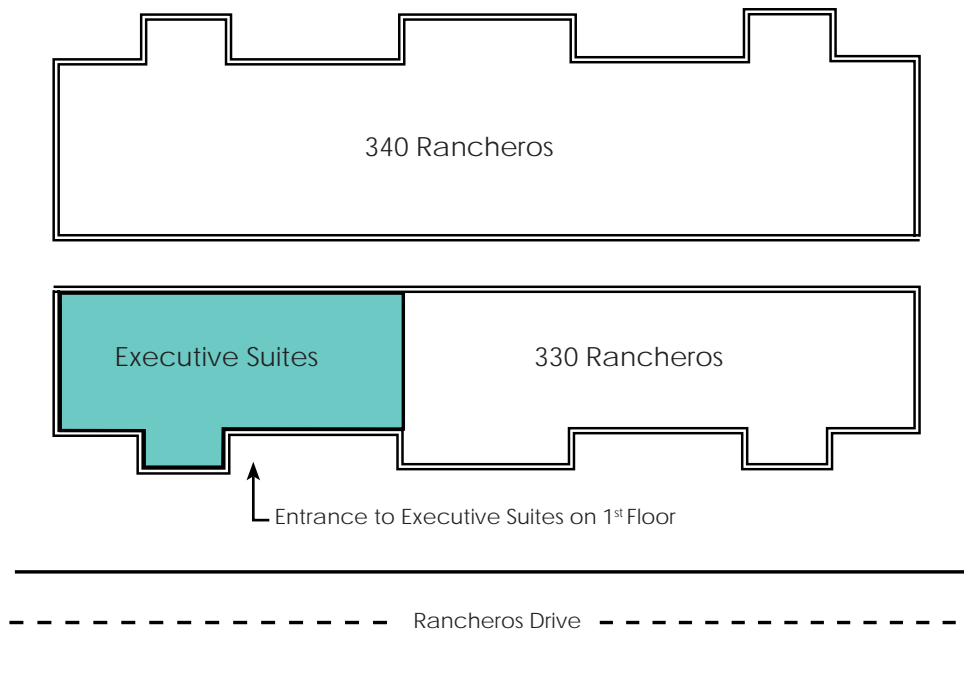
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Executive Suites

Bldg.	Suite	Sq. Ft.	Sq. Ft.	Comments
330	202	1,287	\$1.35 G + T/D	2 Offices/Large Reception Area/Files-Storage Area
330	206	451	\$1.35 G + T/D	Open Office Area
330	210	1,424	\$1.35 G + T/D	Large Room/1 Private Office
330	212/214	1,177	\$1.35 G + T/D	1 Large Office w/Great Window Line
330	220	393	\$1.35 G + T/D	Open Office Area
330	224	471	\$1.35 G + T/D	1 Office/Open Area
330	228	592	\$1.35 G + T/D	1 Office/Open Area

**Some Suites Can Be Combined*

**Office Gross Includes Electricity, Tenant Pays Telephone/Data.*

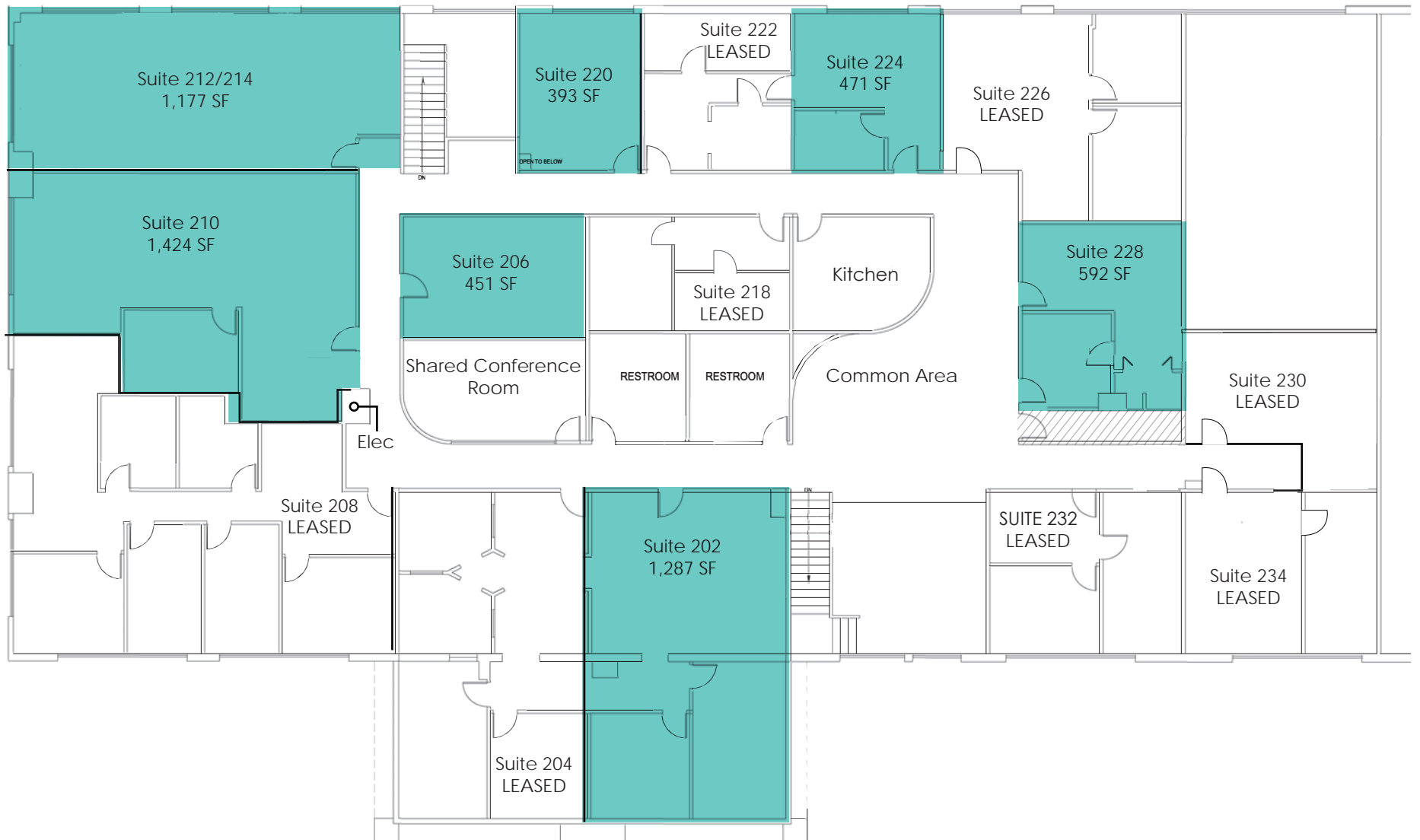


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