

947

rancheros drive
san marcos, ca



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Isaac Little
ilittle@lee-associates.com
760.929.7862
CalBRE #01702879

Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalBRE #01773106

TJ Donnelly
tjdonnelly@lee-associates.com
760.929.7843
CalBRE #02014349

Isaac Little
ilittle@lee-associates.com
760.929.7862
CalBRE #01702879

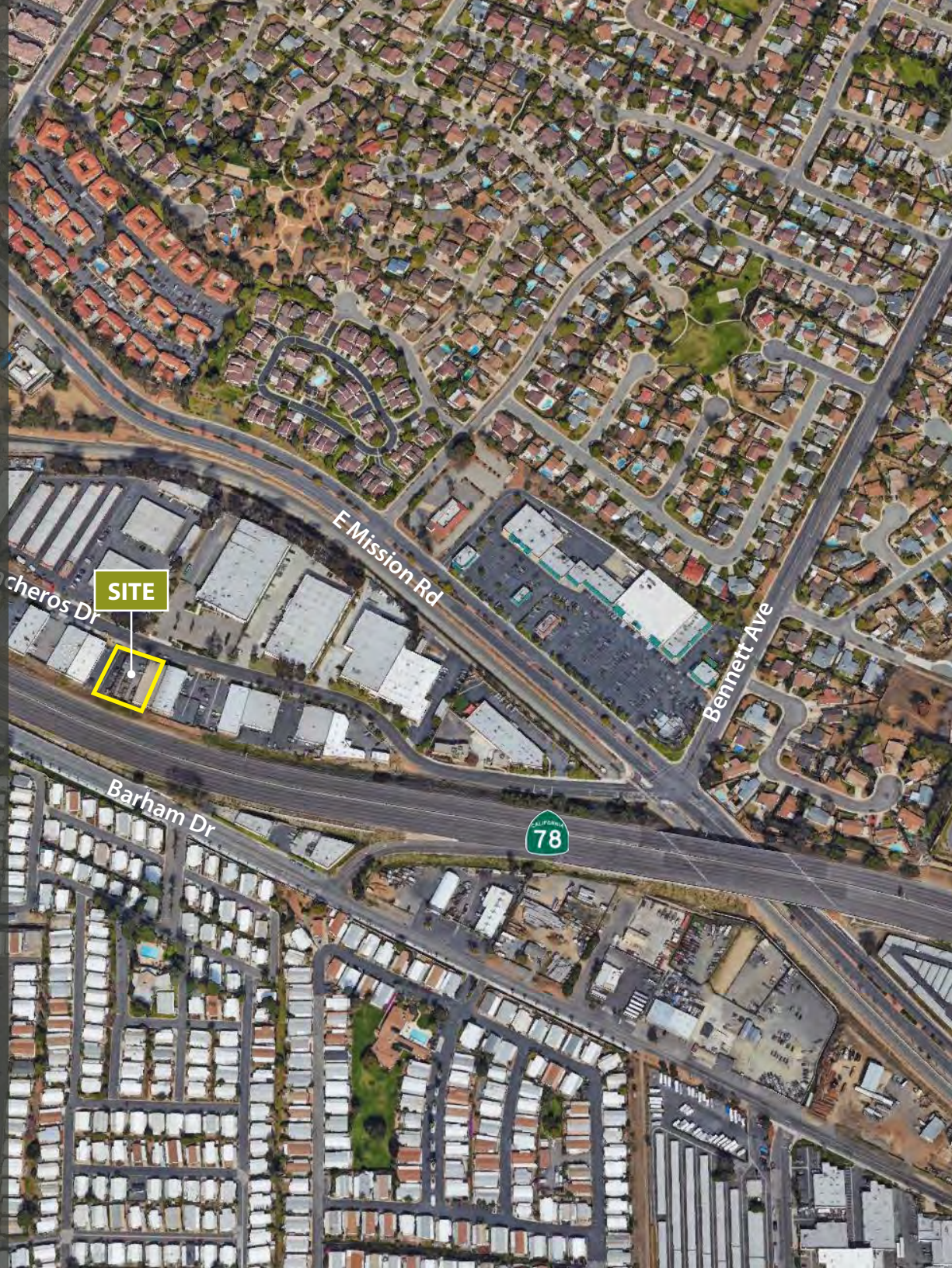
Marko Dragovic
mdragovic@lee-associates.com
760.929.7839
CalBRE #01773106

TJ Donnelly
tjdonnelly@lee-associates.com
760.929.7843
CalBRE #02014349



Lee & Associates Commercial Real Estate Services, Inc. - NSDC
1900 Wright Place, Suite 200, Carlsbad, CA 92008
P: 760.929.9700 F: 760.929.9977
www.lee-associates.com/sandiegonth

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



project highlights

Signage & Exposure:

- Irreplaceable signage opportunity facing Hwy 78
- Excellent traffic counts: 170,000 cars per day - Hwy 78

Identity & Image:

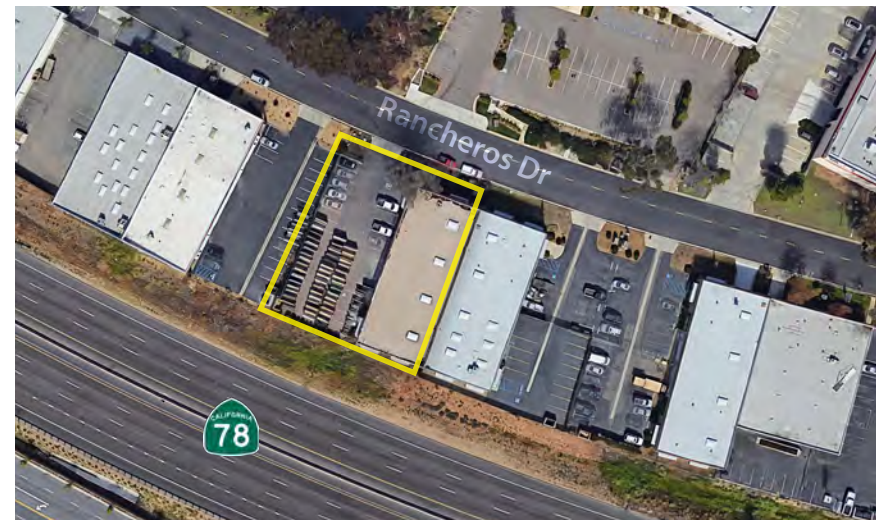
- Creative interior office improvements
- Located among large corporate and high end uses
- Freestanding facility with its own private and gated parking lot and/or fenced yard

Location:

- Central North County location
- Direct and prompt access to Hwy 78 and I-15
- Strong nearby employment base

Amenities:

- Proximity to restaurants & retail
- Heavy power to accommodate manufacturing/fabrication uses
- Nearby employee and executive housing

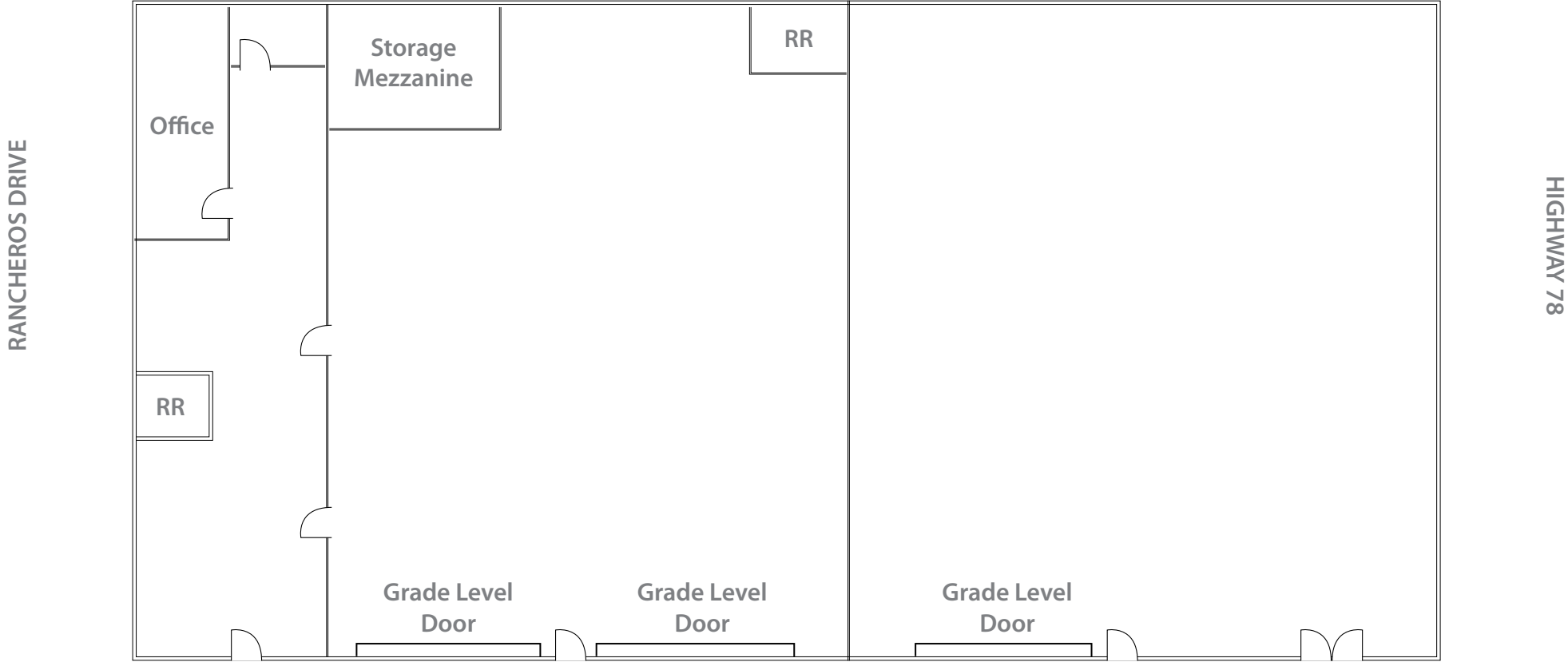


premises overview

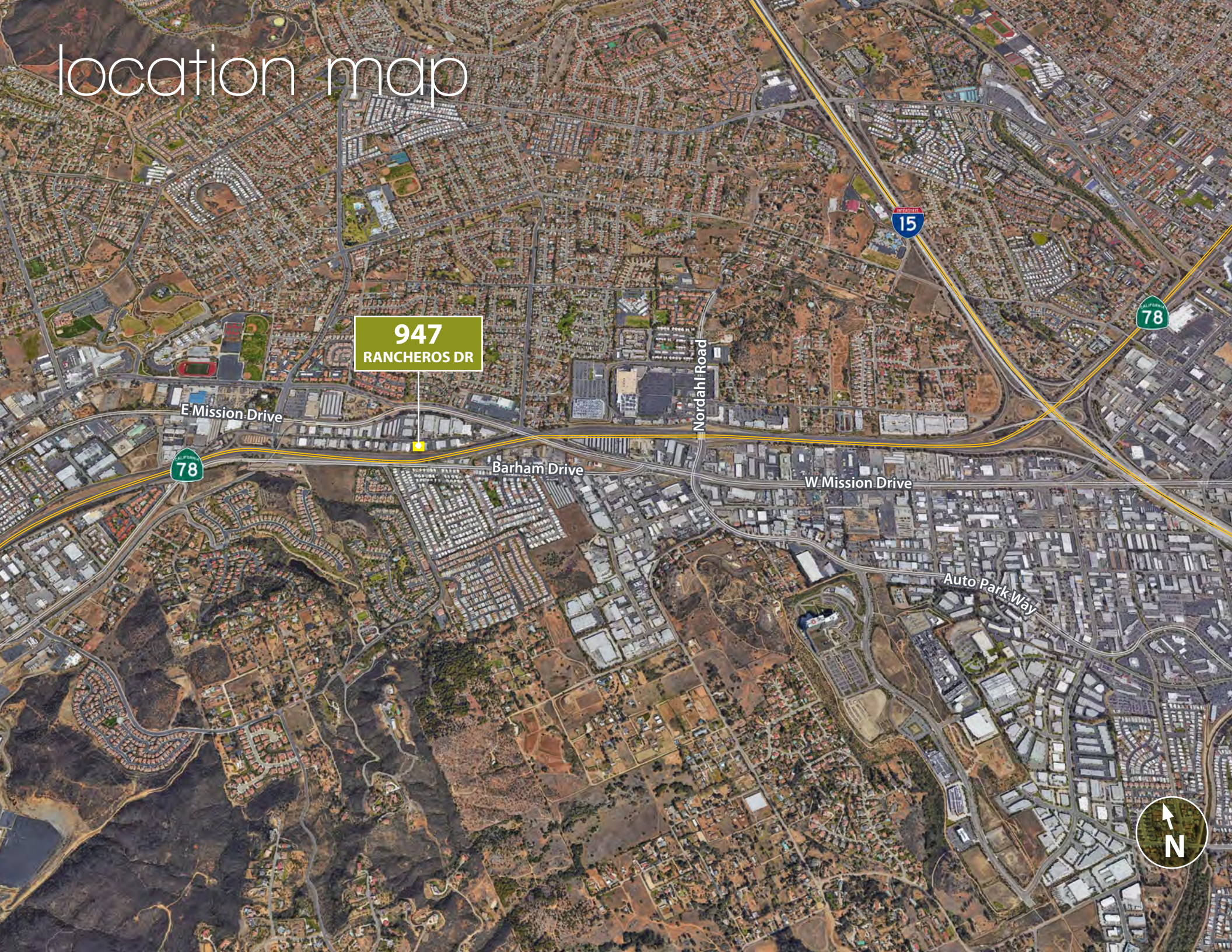
ADDRESS:	947 Rancheros Drive
SUBMARKET:	San Marcos
RENTABLE SQUARE FEET:	7,888 SF
LOT SIZE:	0.49 acre lot
PERCENT IMPROVED:	15% - creative office improvements
LOADING:	Three (3) grade level doors
POWER:	200 amps, 120/208V
CLEAR HEIGHT:	16' clear ht.
SECURE PARKING/YARD:	Private fully gated and fenced parking/yard area
VISIBILITY:	Irreplaceable visibility on Hwy 78
AVAILABILITY:	Available March 1, 2018
LEASE RATE:	\$1.15/SF Single Tenant Gross



floor plan



location map



947
RANCHEROS DR

E Mission Drive

78

Barham Drive

Nordahl Road

W Mission Drive

15

78

Auto Park Way

