

FOR SALE

340 RANCHEROS DRIVE
SUITE 232 | 942 SQ. FT.

PROJECT CLOSE OUT
~~\$260,000~~ \$200,000

 PLAY VIDEO

 PROPERTY
WEBSITE

SAN MARCOS COMMERCE CENTER

340 RANCHEROS DRIVE, SUITE 232
SAN MARCOS, CALIFORNIA 92069

CBRE

PROPERTY HIGHLIGHTS



Newly Renovated Suite and Common Area Amenities

- + 942 square foot suite with two private offices with large windows and admin/waiting room
- + New carpet and paint throughout the suite
- + New elevator
- + Two new shared ADA restrooms
- + New shared break room with coffee bar, lockers
- + New shared lounge for dining, work, or relaxing
- + Shared conference room may be reserved by unit owners
- + New directory and business identity signs are being installed



Ease of Management & Maintenance

- + Owners' association is responsible for maintenance, management, repair, and replacement of structure elevator, roof, parking lot, and common restrooms
- + Renovations in 2022-2023 include: sealed and painted building exteriors, resurfaced parking lots, renovated storm drainage system, improved handicap parking and travel paths to the buildings, updated highway monument sign and business ID building signage program
- + Reserve fund in place for future repair needs of project



Market

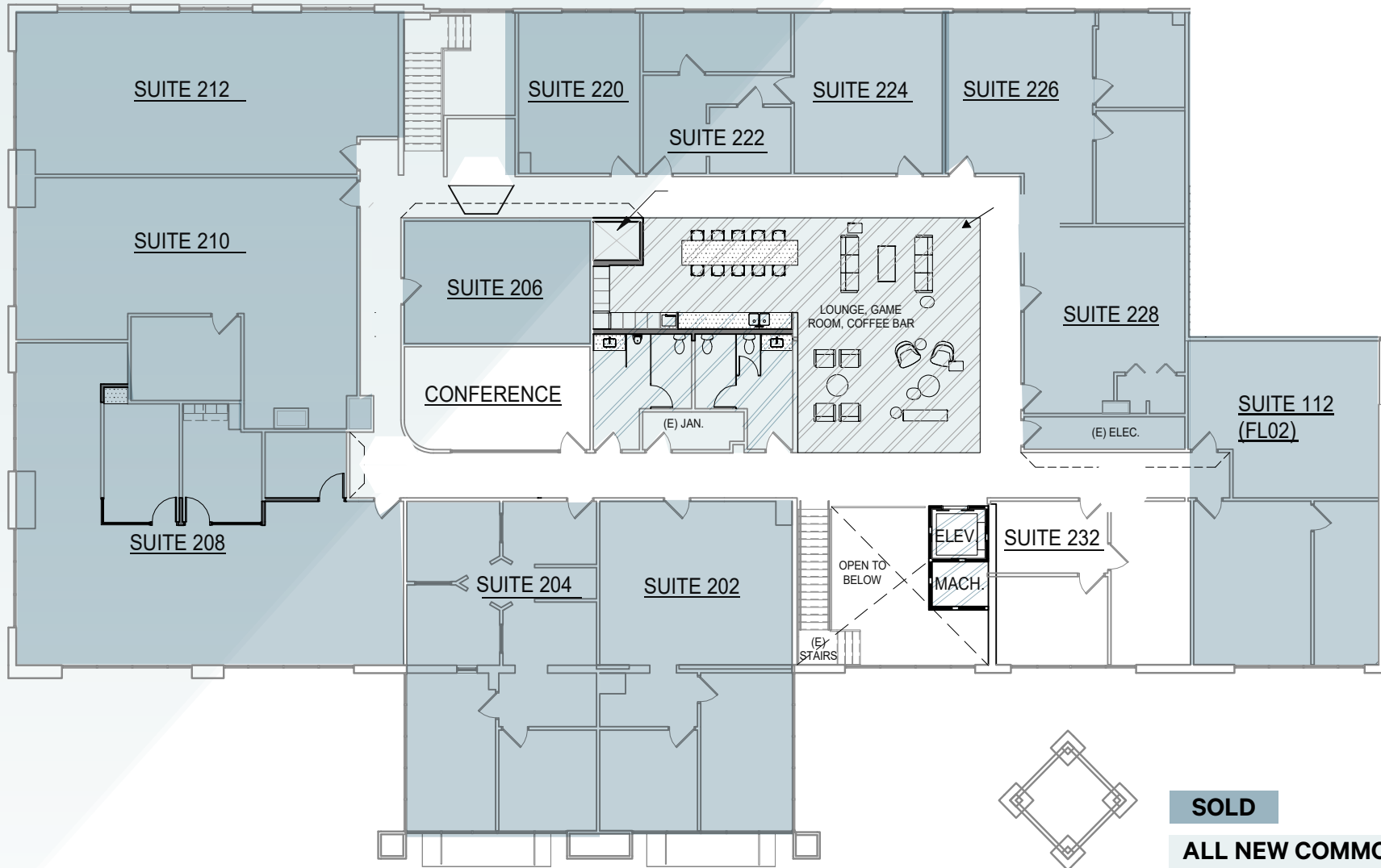
- + Heart Of The City Specific Plan, CM Commercial land use designation – permits office and myriad other commercial uses
- + Strong demand for commercial condominiums – the median price for industrial condominiums in San Diego County rose in 2023 to \$293 per square foot



Location

- + Freeway and highway visibility, building signage
- + Easy access to CA 78 freeway, connecting to US I-15
- + Busy 70,000 square foot medical and office building adjacent
- + DMV, restaurants, and brew pubs nearby
- + Central location near municipal offices, library, and commuter train station
- + New North City master planned urban center, including new residential and office buildings, retail, and hotels, new hospital being developed nearby <https://www.northcity.com/leasing>
- + Near Cal State University San Marcos which has plans to double its current 16,000 student population <https://www.csusm.edu>

330 RANCHEROS DRIVE, PROFESSIONAL SUITES

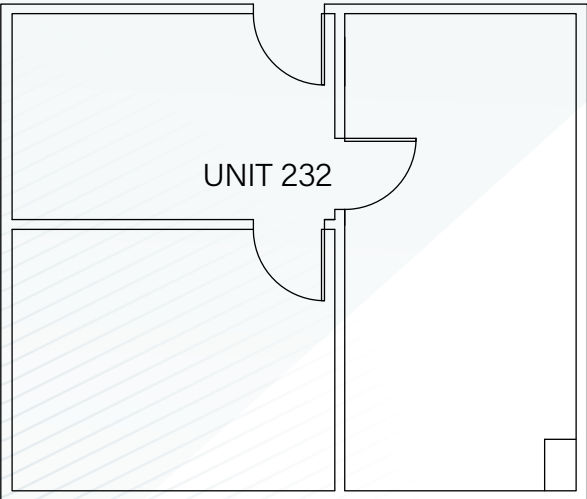


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*Plans not to scale.

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

330 RANCHEROS DRIVE | UNIT 232



A detailed floor plan of the entire building. Unit 232 is highlighted in a darker shade of blue. The plan shows various rooms including suites (200-212, 220-228), a conference room, restrooms, a lounge, and a game room. Stairwells and elevators are also indicated.

Unit	232
SF	942



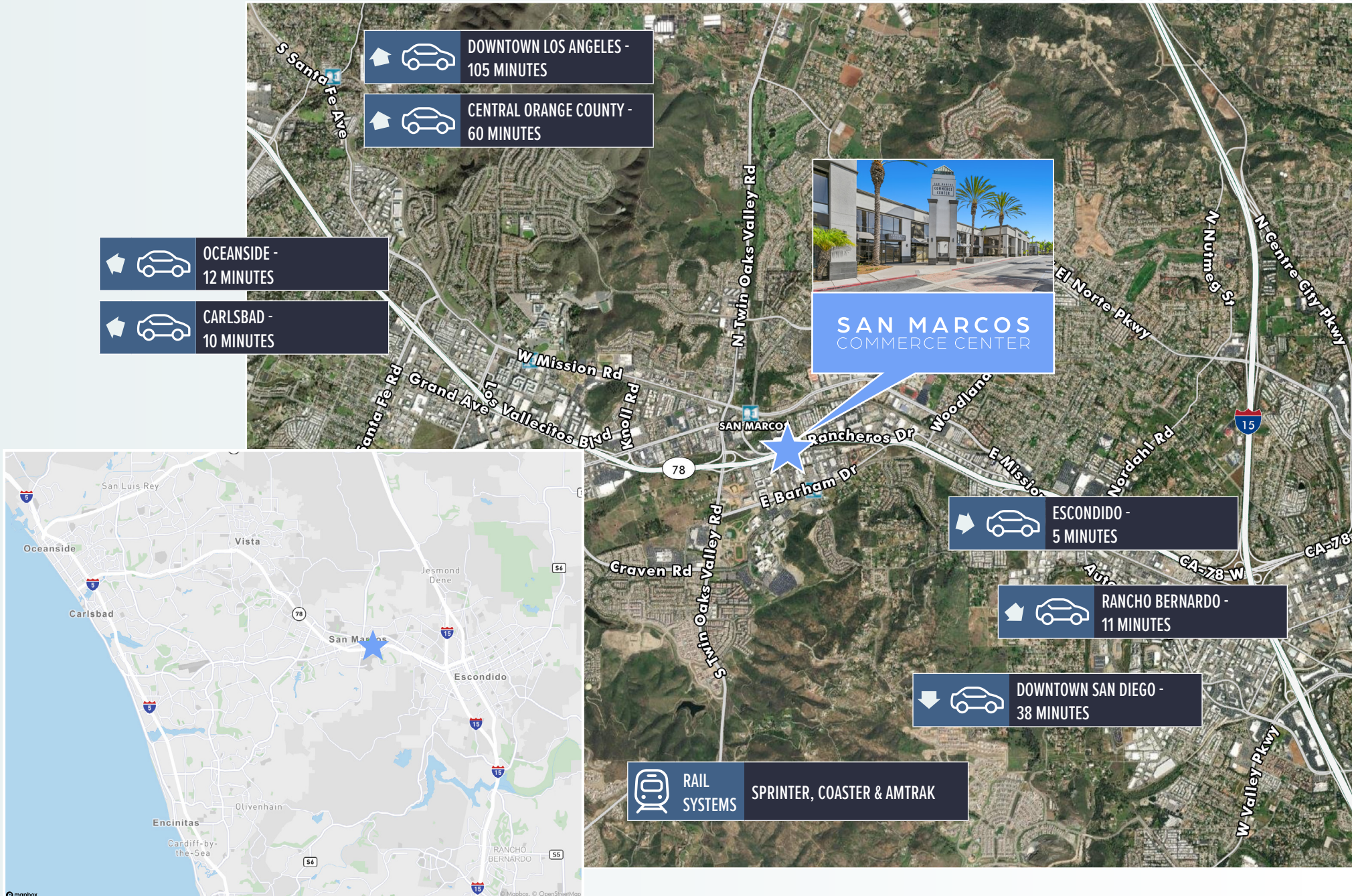
SPECIAL BENEFITS AVAILABLE TO OWNERS OF COMMERCIAL CONDOMINIUMS

Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple. They can customize, refinance, rent out, or sell their units at any time.

Business owners who occupy their units enjoy many benefits that are not available to tenants, including:

- Control of their business facilities
- Protection from rent increases
- Favorable financing at historically low, fixed rates
- Equity growth by paying down their mortgages instead of a landlord's
- Potential appreciation in the strong California real estate market
- Valuable tax deductions
- They are able to maintain the quality and value of their property and control their operating costs through their owners' associations and professional property managers.

LOCATOR MAP



AREA AMENITIES



NORTH COUNTY OVERVIEW

Demographics Within a 20 Minute Drive of 340 Rancheros Dr, San Marcos, CA



691,561
POPULATION



31,189
BUSINESSES



\$138,432
AVERAGE HOUSEHOLD
INCOME



\$138,432
AVERAGE VALUE OF OWNER
OCC. HOUSING UNITS

*2022 Estimates



REASONS TO PURCHASE IN SAN MARCOS

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

UPCOMING DEVELOPMENTS

NORTH CITY MASTER PLAN

- + 1,400,000 Sq. Ft. Office Space
- + 250,000 Sq. Ft. Retail Space
- + 3,000 Residential Units (including 650 Shea/Lennar residential development)
- + 450 Hotel Rooms
- + 30 Acres Green Space

KAISER PERMANENTE HOSPITAL

- + (under construction)
- + 7 stories, 206 patient rooms

SAN MARCOS COMMERCE CENTER

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CBRE

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