

RANCHEROS COMMERCIAL PARK

CBRE

**570 Rancheros Drive,
San Marcos, CA 92069**

BUILDING FEATURES

- › 45,327 SF, two story office building
- › Building top signage available with prominent exposure to Highway 78
- › Double lobby design reduces common area and parking congestion
- › Elevator served
- › Showers and lockers on-site
- › Generous 4.0/1,000 SF parking ratio
- › Rental Rate: \$2.25/SF/month plus Utilities



LOCATION



Outstanding freeway visibility and exposure to Highway 78



Direct Highway 78 access via Woodland and Twin Oaks



Across the freeway from CSU-San Marcos



Close Proximity to restaurants, hotels, and residential communities of San Marcos

RANCHEROS COMMERCIAL PARK

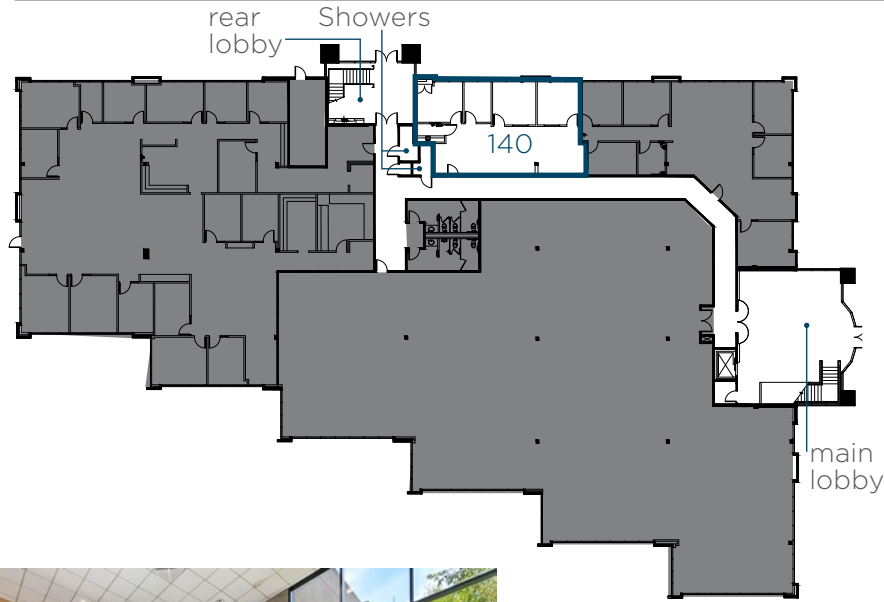


AVAILABILITY

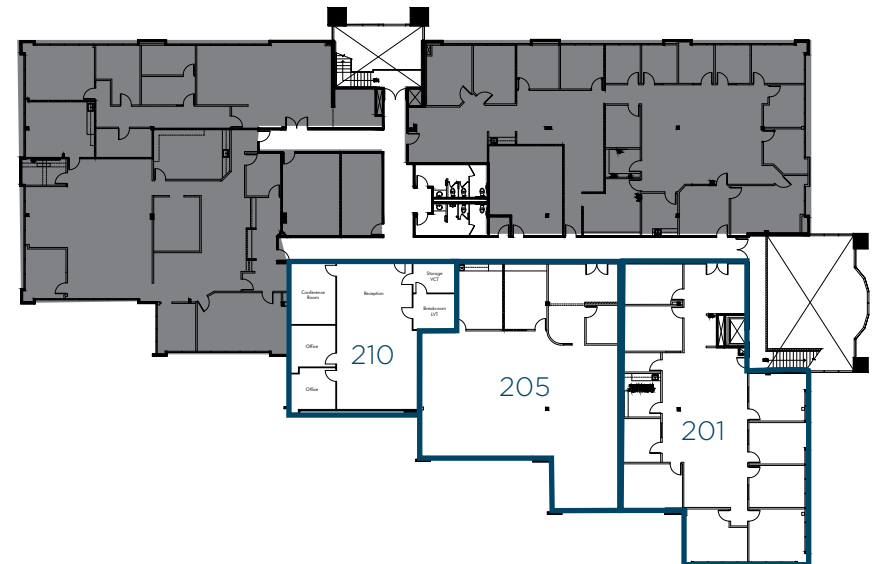
Suite	SF
Suite 140	1,332 SF
Suite 201	3,917 SF
Suite 205	3,515 SF
Suite 210	1,789 SF
Suite 205/210	5,304 SF
Suite 201/205/210	5,304 - 9,221 SF



1ST FLOOR



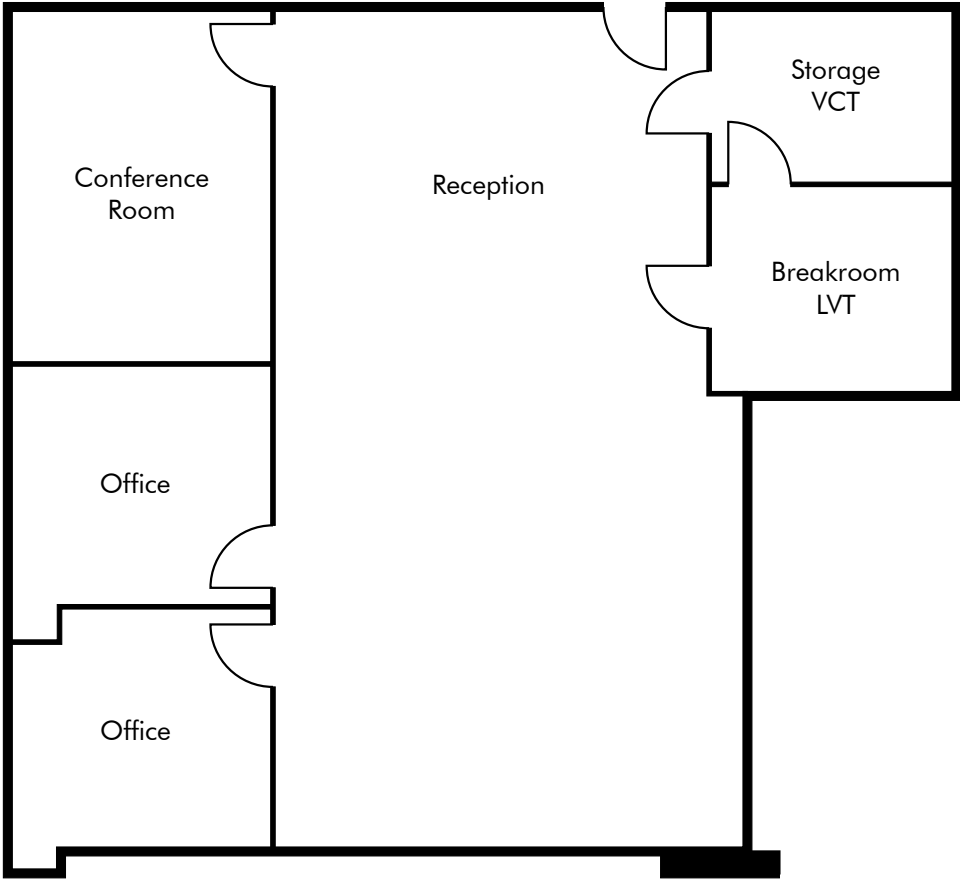
2nd FLOOR



NEW SPEC SUITE

SUITE 210 | 1,789 SF

Open concept with glass conference room, 2 Private Offices, Open Work Area, Kitchen, IT/Storage Close



AMENITIES

RANCHEROS COMMERCIAL PARK

E Mission Rd

SPRINTER

SAN MARCOS
Discover Life's Possibilities

78

California State University
SAN MARCOS

Win Oaks Valley Road

Ryan Bros
SUBWAY
ROBEKS
FRESH JUICES & SMOOTHIES
PIZZA NOVA
PITA GUYS

FAIRFIELD
Inn
Marriott

OUTBACK
STEAKHOUSE

LA FITNESS

Hampton
Inn
Hilton

the old
spaghetti
factory

URGE

MY YARD

Mesa RMX

NORTH
CITY
www.northcity.com

New 650 unit residential development by Shea/Lennar

PREP KITCHEN
COPA VIDA
COFFEE TEA FOOD
LIFE
Fresh
healthy cafe
UMAMI
JAPANESE
MASON
WINE
N-CYBER

The Lost Abbey

DMV

WILD
BARREL

Albertsons
Little Caesars
CVS/pharmacy



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