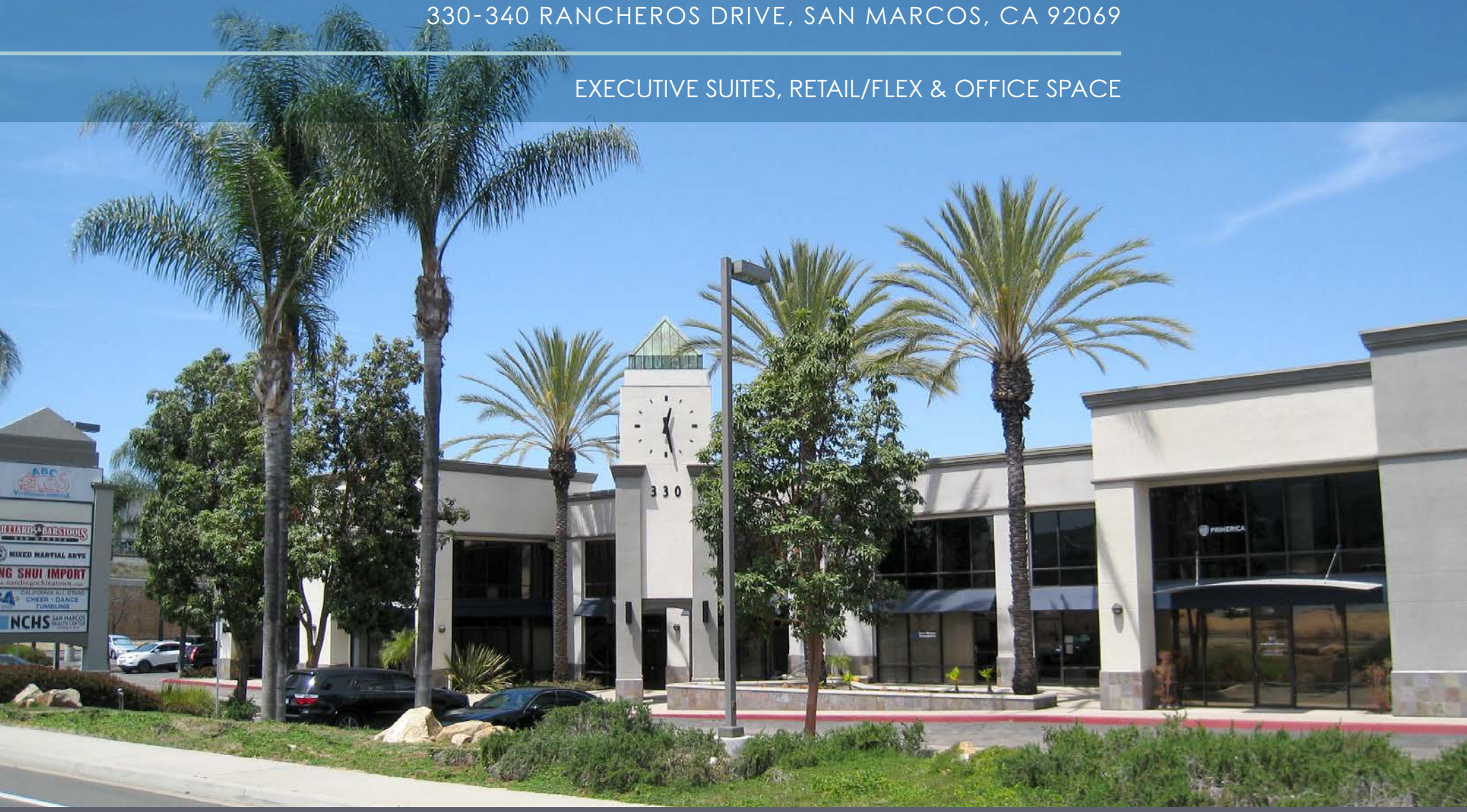


FOR LEASE

SAN MARCOS PLAZA

330-340 RANCHEROS DRIVE, SAN MARCOS, CA 92069

EXECUTIVE SUITES, RETAIL/FLEX & OFFICE SPACE



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

 **LEE &
ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES

MONIQUE MEDLEY
760.448.2438
mmedley@lee-associates.com
CaIBRE #01212444

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.

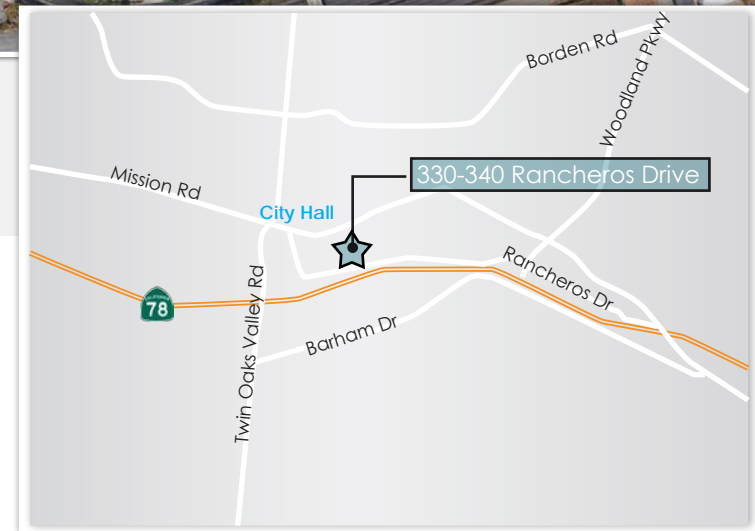
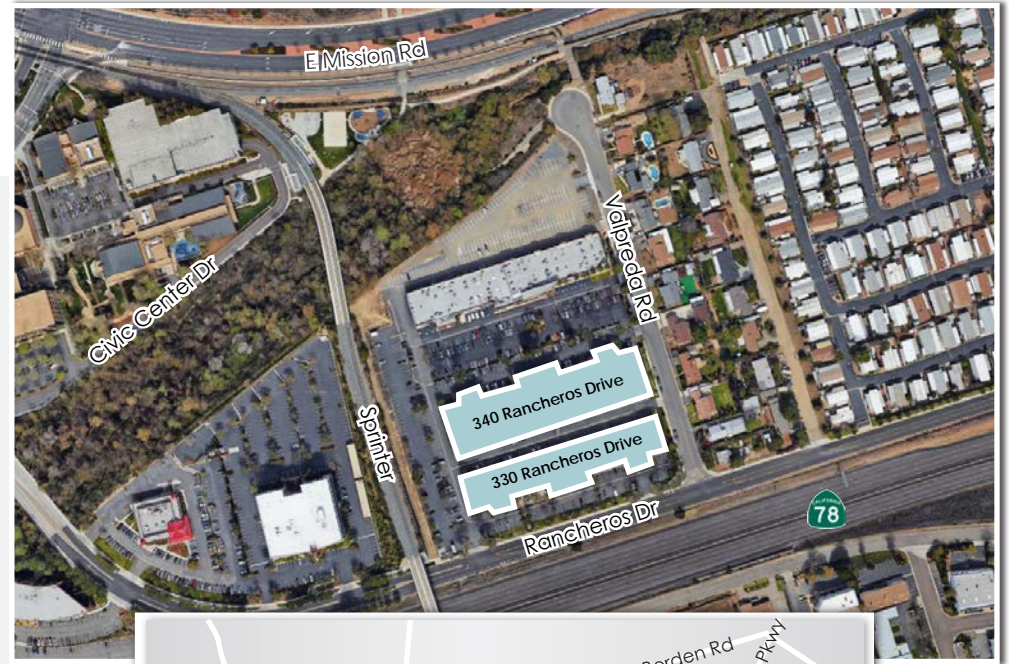
FOR LEASE

SAN MARCOS PLAZA

330-340 RANCHEROS DRIVE, SAN MARCOS, CA 92069

PROPERTY FEATURES

- Direct 78-Freeway Visibility
- Easy Access from Twin Oaks/78 off ramp
- Retail, Office and Industrial Showroom Availabilities
- 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



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Executive Suites

Bldg.	Suite	Sq. Ft.	Sq. Ft.	Comments
330	202	1,285	\$1.25 FSG	3 Offices/Large Reception Area/Files-Storage Area
330	204	1,253	\$1.25 FSG	Small Reception/ 2 Offices/1 Large Cubicle/Conf. Room
330	206	451	\$1.25 FSG	1 Office and Reception
330	210	1,359	\$1.25 FSG	Large Room/1 Small Office
330	212/214	1,217	\$1.25 FSG	3 Private Offices

**Some Suites Can Be Combined*

**25.7 Core Factor*

Retail/Flex

Bldg.	Suite	Sq. Ft.	Sq. Ft.	Comments
330	118	2,296	\$1.15 G + U + J	Large Reception/Large Open Office Area/Small Office/R/R/Warehouse

Office Space

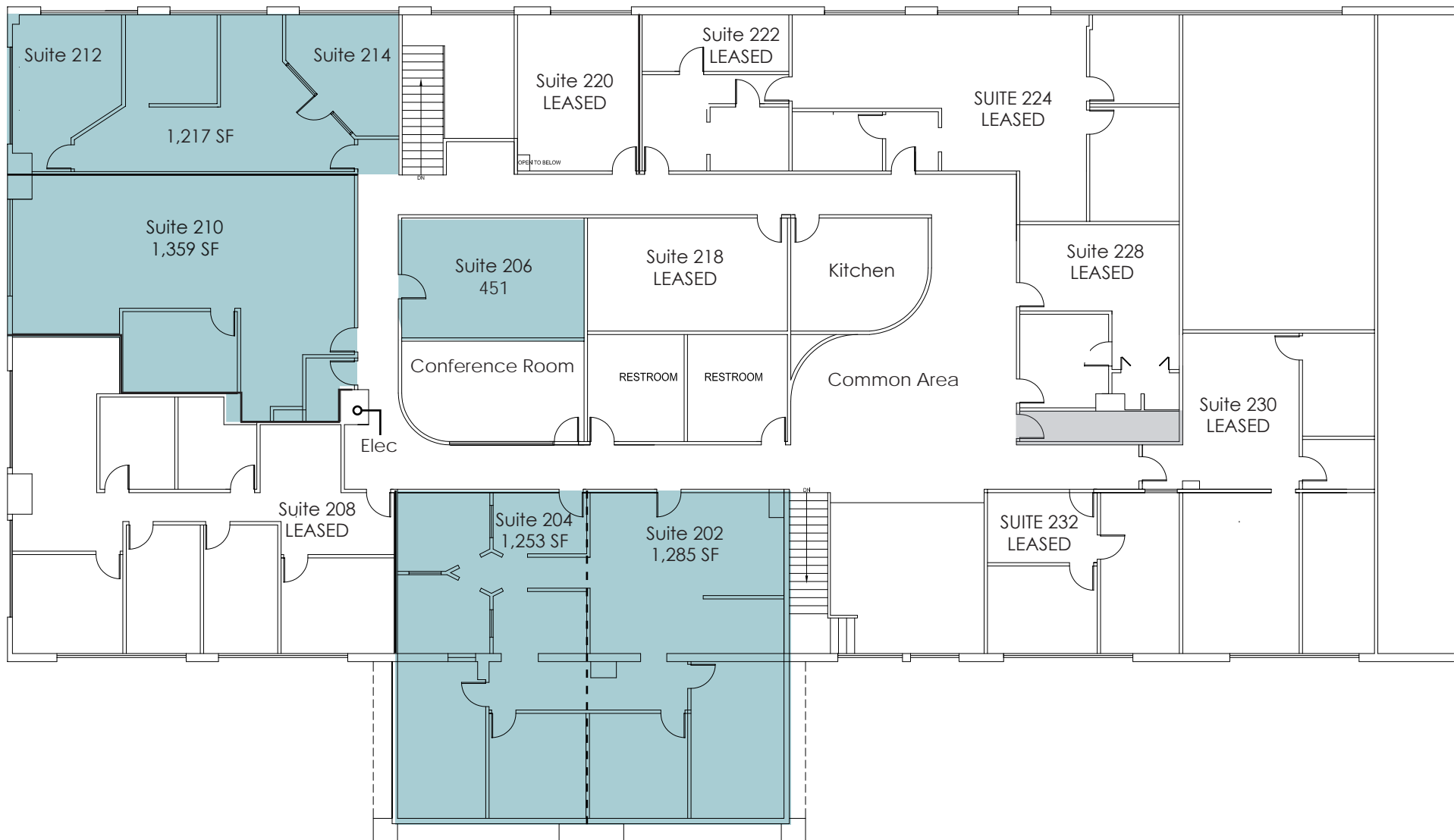
Bldg.	Suite	Sq. Ft.	Sq. Ft.	Comments
330	108/110	3,360	\$1.15 + U + J	6 Offices/Open Area/Reception/Ground Floor Entrance
330	238	1,291	\$1.15 + U + J	4 Offices/Reception/Large Work Area/Storage Area
330	250	3,029	\$0.60 + U + J	Reception/3 Offices/Kitchen/R/R/Large Open Area w/Built-In Cubicles
330	258	3,968	\$0.60 + U + J	Large Workroom/Kitchen/R/R/Storage Room
340	172/174A	6,874	\$0.60 + U + J	Multiple Offices - Modifiable Floor Plan
340	174/182A	3,607	\$0.60 + U + J	Multiple Offices - Modifiable Floor Plan
340	190	1,842	\$1.15 + U + J	Lobby/Central Support Area/6 Private Offices/R/R/Kitchenette
340	260	5,775	\$0.60 + U + J	Multiple Offices/Window Line
340	294	1,002	\$0.60 + U + J	Multiple Offices/ <u>ELEVATOR SERVED!</u>
340	298	7,348	\$0.60 + U + J	Multiple Offices & Open Area/ <u>ELEVATOR SERVED!</u>

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SAN MARCOS PLAZA

330-340 RANCHEROS DRIVE, SAN MARCOS, CA 92069

Executive Suites



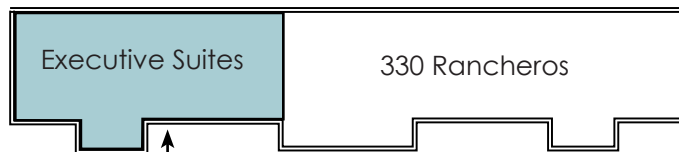
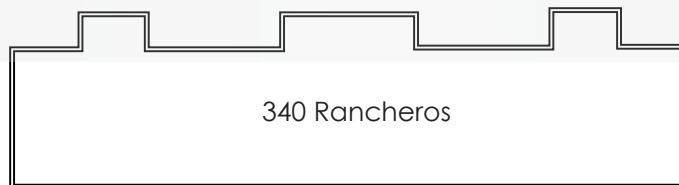
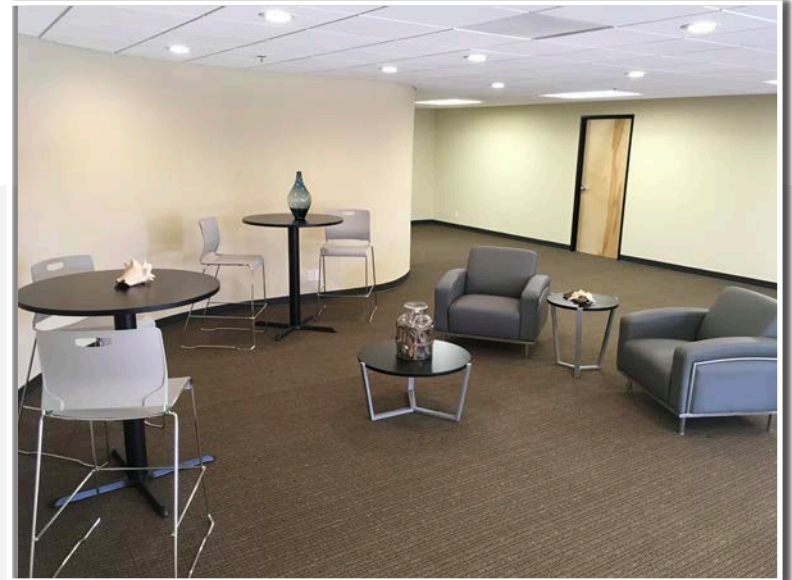
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SAN MARCOS PLAZA

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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



Entrance to Executive Suites on 1st Floor

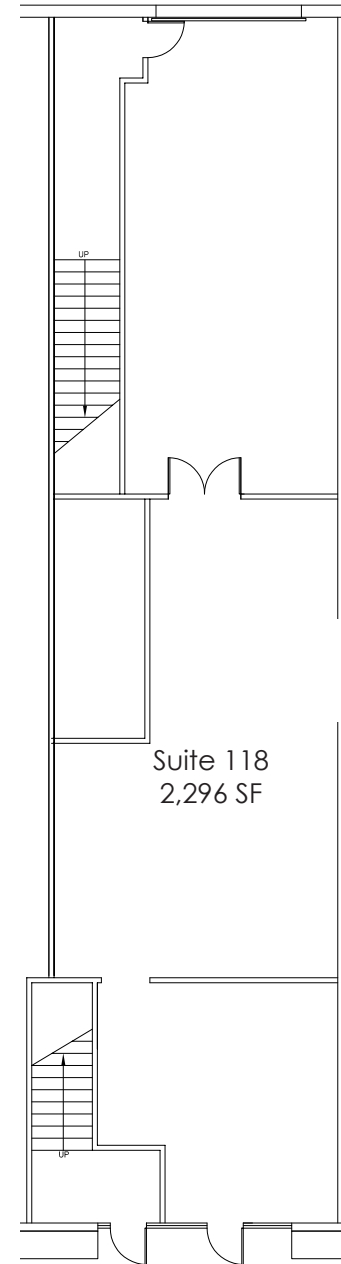
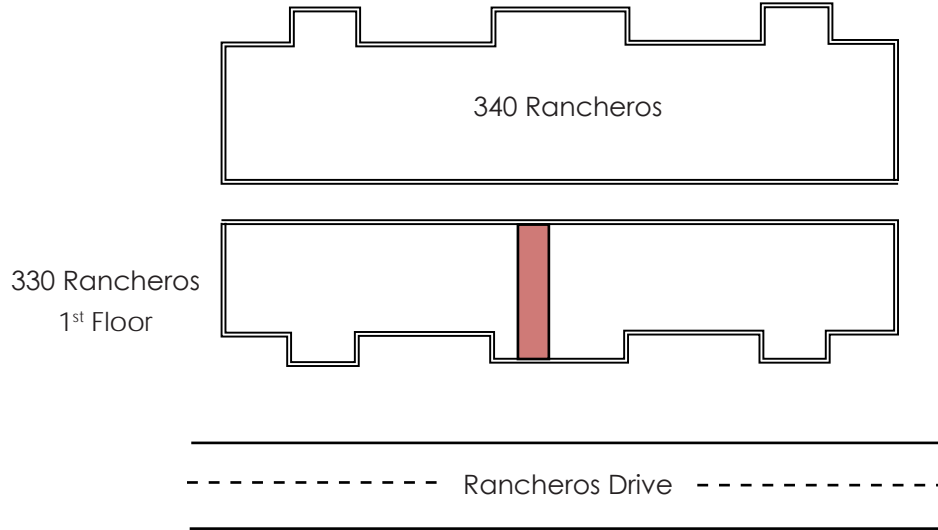


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Retail/Flex

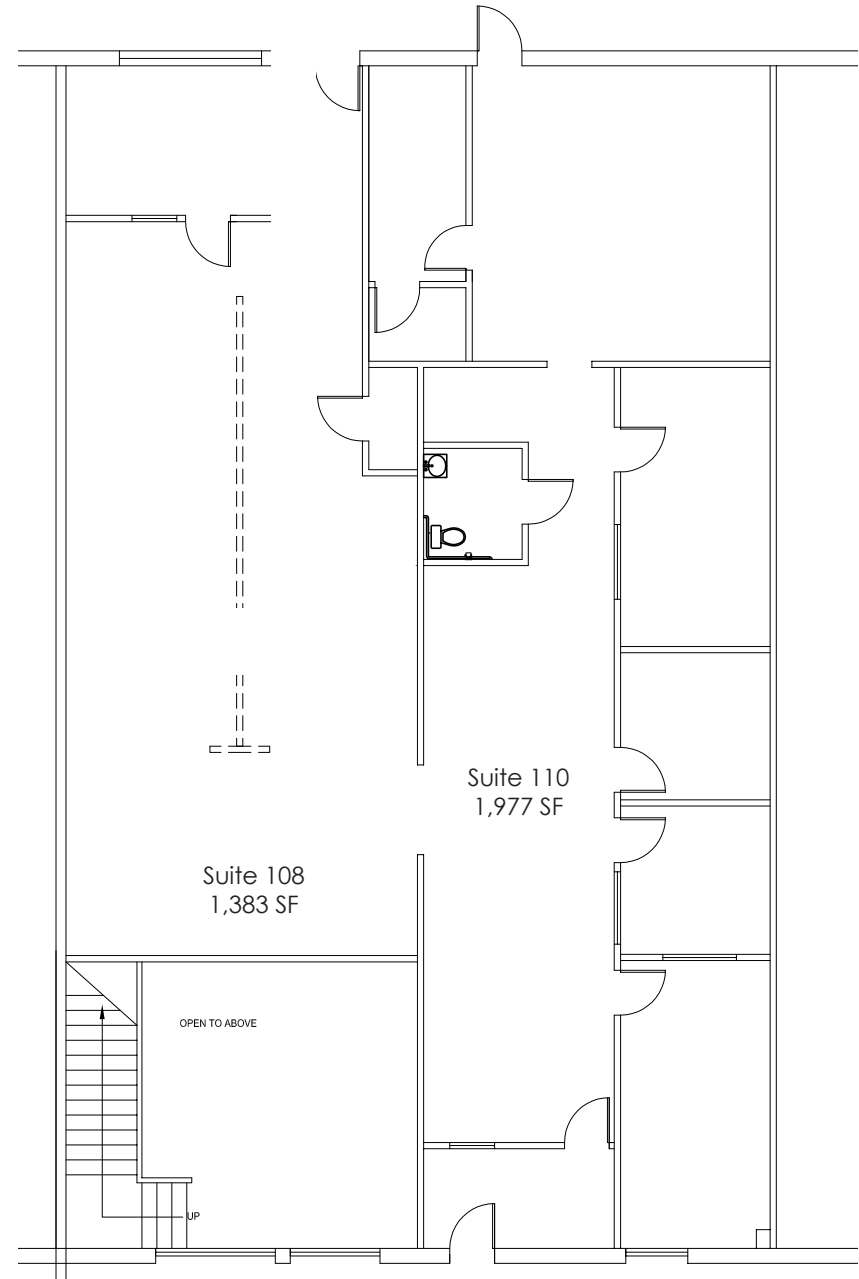
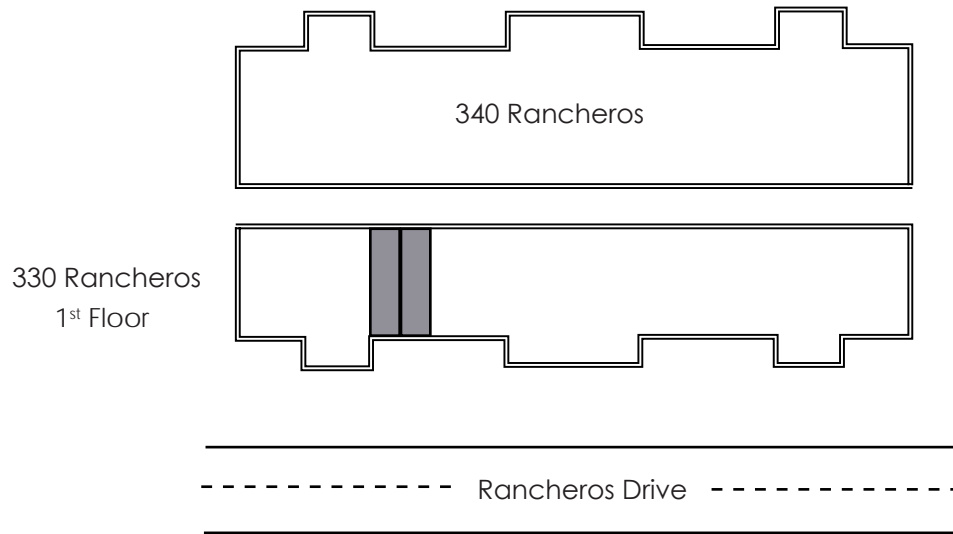


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Office Space

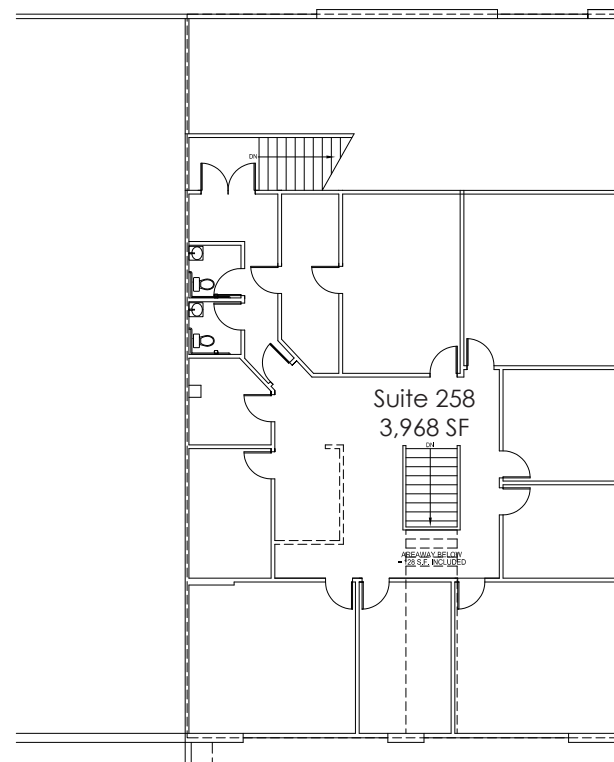
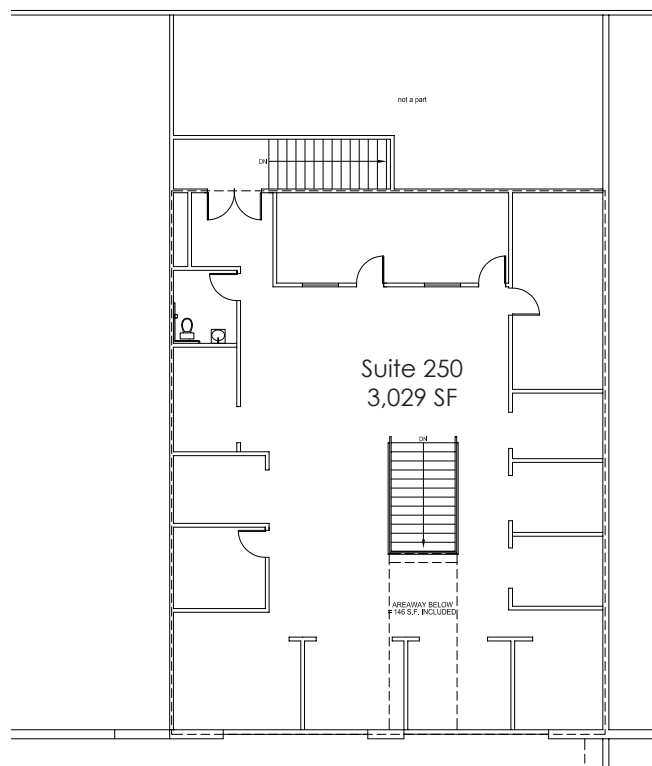
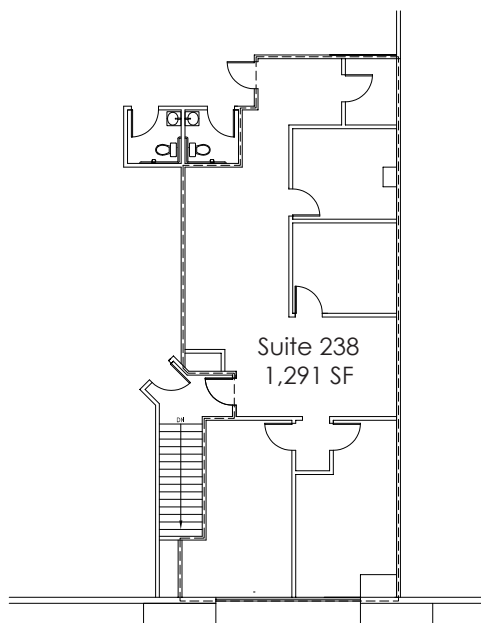


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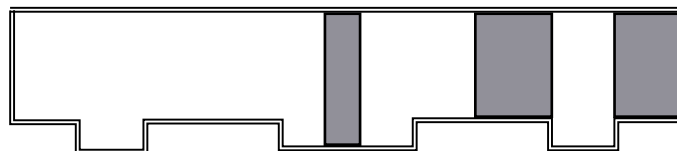
SAN MARCOS PLAZA

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Office Space



330 Rancheros
2nd Floor

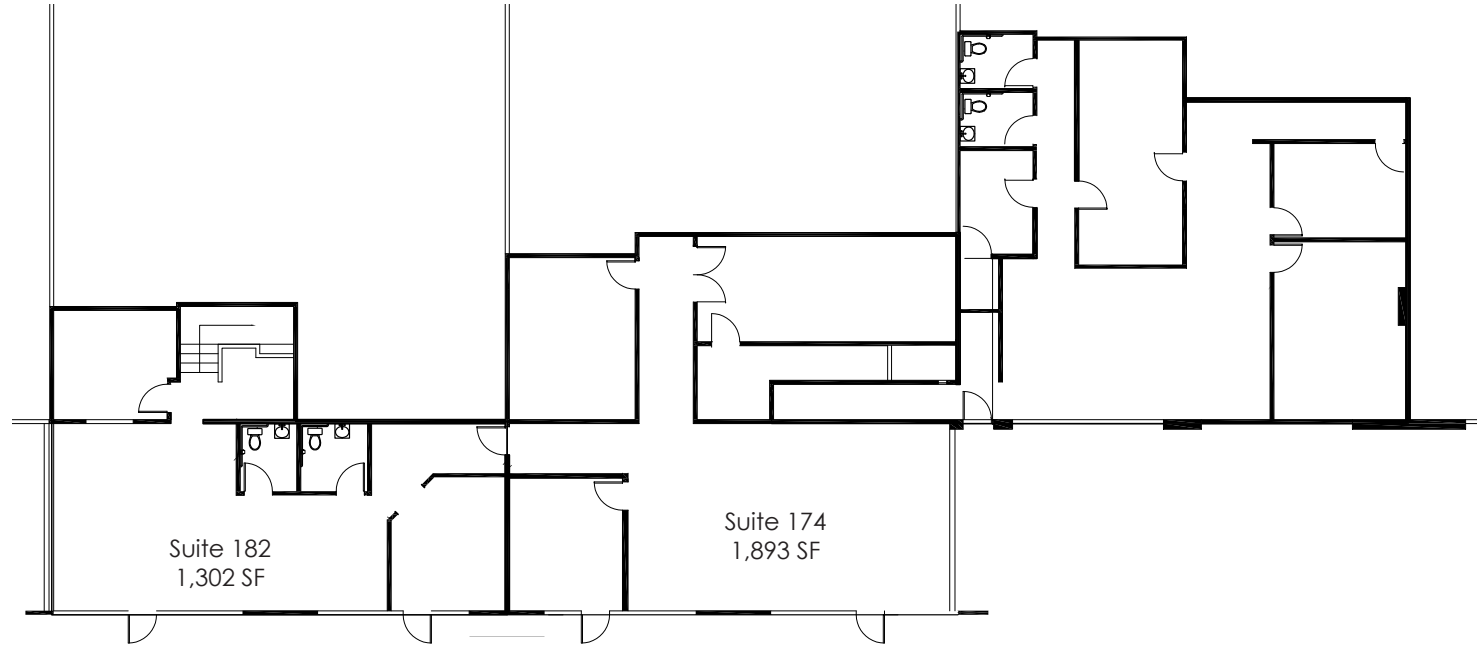
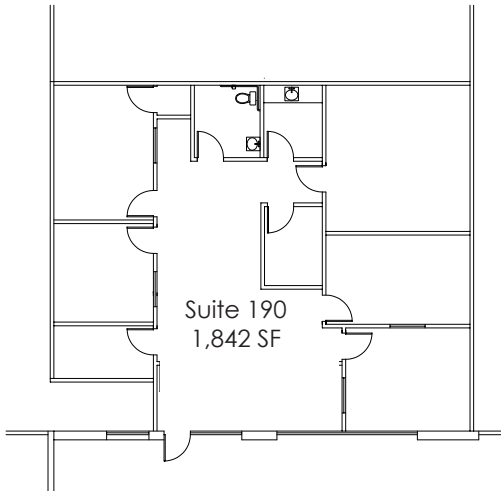


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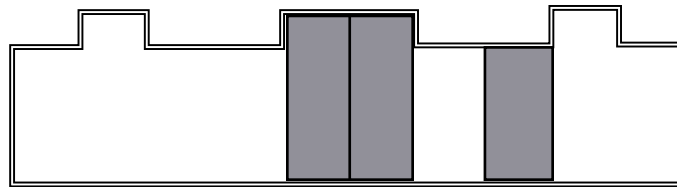
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Office Space



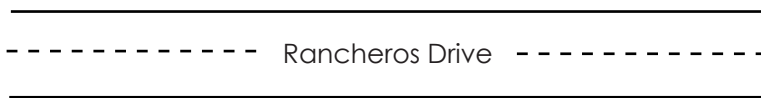
340 Rancheros
1st Floor



330 Rancheros



Rancheros Drive



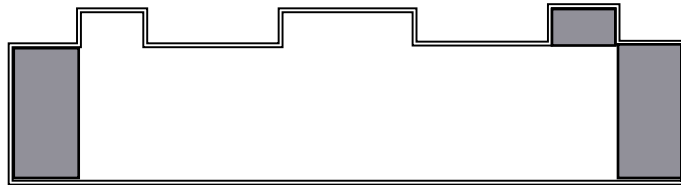
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Office Space

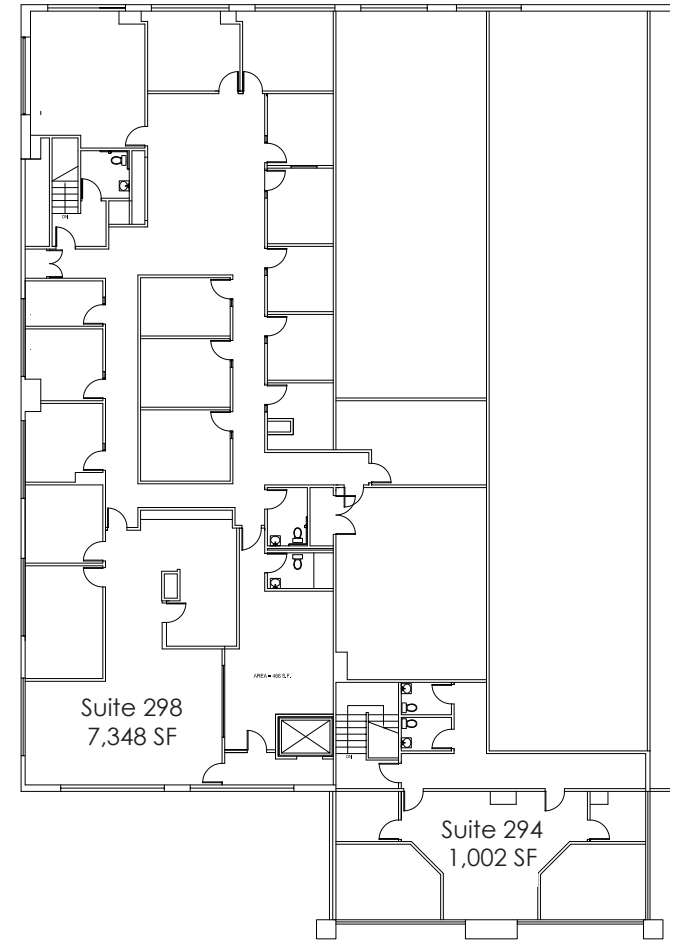
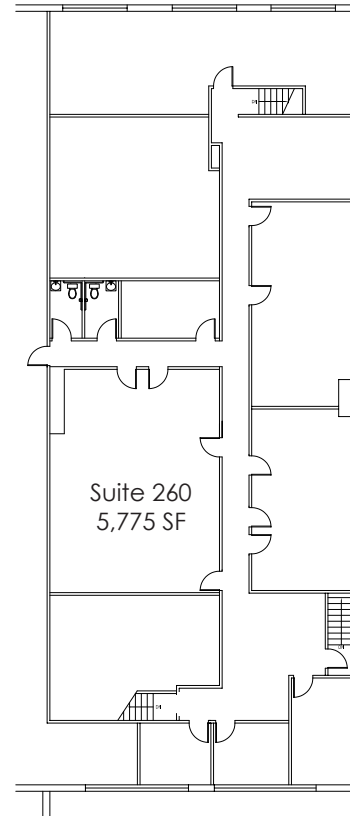
340 Rancheros
2nd Floor



330 Rancheros



Rancheros Drive



FOR MORE INFORMATION:

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