

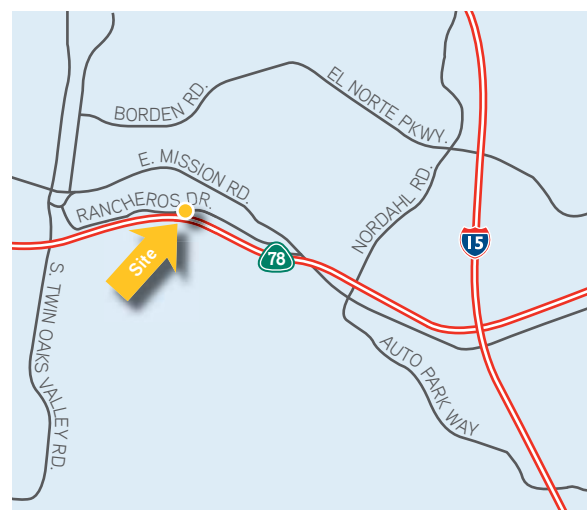
# AVAILABLE > FOR LEASE OR SALE

692-694 Rancheros Drive  
San Marcos, CA 92069



## Property Features

- Prime showroom/flex space
- Direct, unobscured Highway 78 exposure and signage
- 11,023 SF (divisible) available, total building is 21,023 SF
- For lease or excellent owner/user opportunity
- Average daily traffic on Highway 78 - 160,000 ADT
- **Asking rental rate: \$0.88 PSF per month, NNN**
- **Asking price: \$3,700,000**



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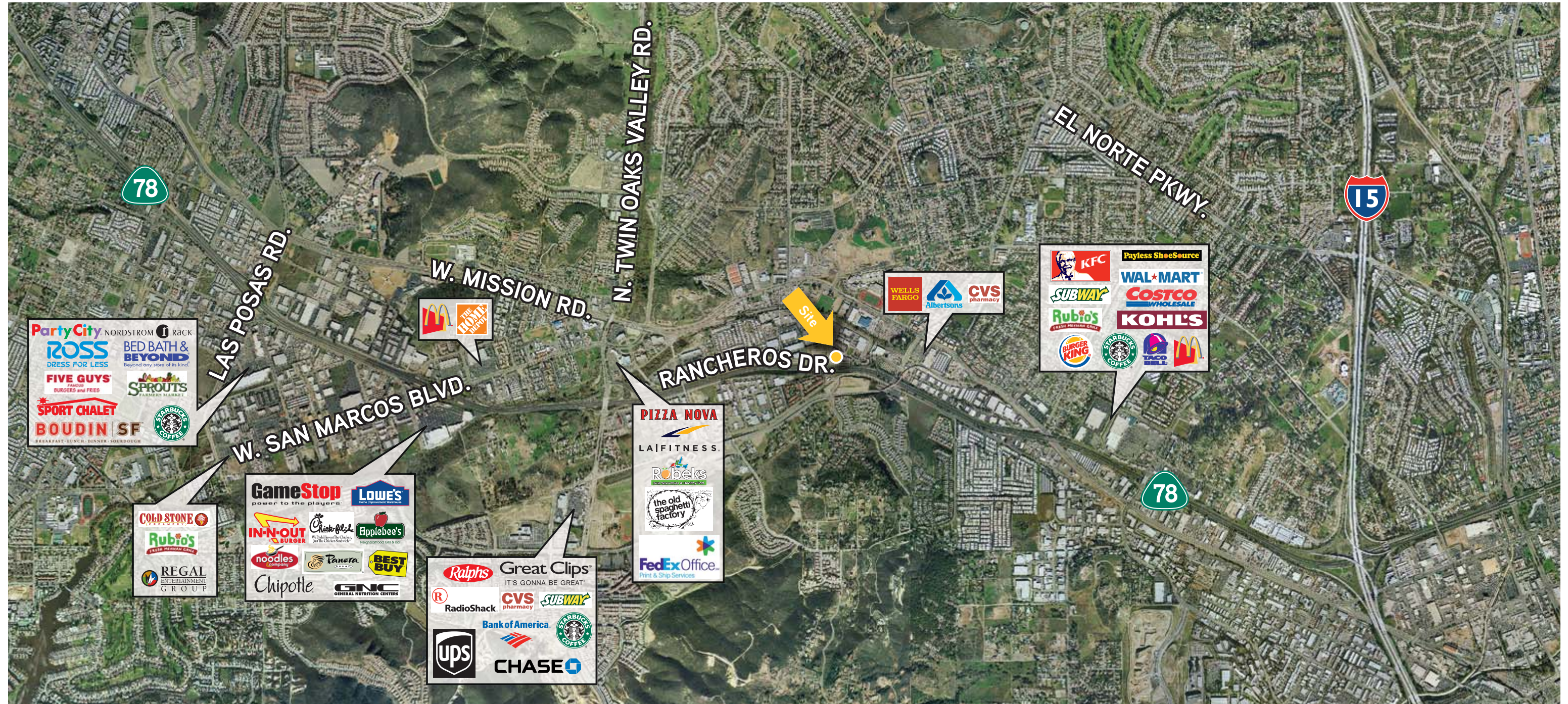
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