

# LA COSTA MEADOWS BUSINESS CENTER

1611-1665 S. Rancho Santa Fe Road - San Marcos, CA 92078

FOR LEASE: HIGH IMAGE INDUSTRIAL & OFFICE SUITES



**TENANT INCENTIVE:**  
**ONE (1) MONTH FREE RENT**  
**PER YEAR OF TERM \***

\*MINIMUM 3-YEAR LEASE TERM REQUIRED  
\*INCENTIVES EXCLUDED FOR INDUSTRIAL &  
FLEX UNITS UNDER 2,000 SF

**BROKER INCENTIVE:**  
**\$1.00/SF BROKER BONUS \***

\*MINIMUM 3-YEAR LEASE TERM REQUIREMENT  
\*INCENTIVES EXCLUDED FOR INDUSTRIAL &  
FLEX UNITS UNDER 2,000 SF



## Eight (8) Building Multi-Tenant Business Park totaling 158,923 square feet

# Project Highlights

## Premium Location

- Located within the prestigious La Costa Meadow Meadows Submarket which is a highly sought after 1,370,000 SF industrial/flex submarket.
- This small industrial pocket was built to service upscale communities such as Encinitas, Carlsbad, south Vista, San Elijo Hills and Rancho Santa Fe.
- Excellent demographics: Estimated Household Income (5 mile) - \$152,034 and population (5 mile) - 199,810 people.

## Quality Construction

- Six 1-story industrial buildings and two 2-story industrial buildings.
- The buildings feature tilt-up construction with varied bay sizes that accommodate a wide range of configurations.
- Flexible size options with ability to accommodate tenant expansions overtime.
- Grade level and dock high loading options.



# Availability Overview

## Industrial & Flex Availability

| Building | Suite | Size     | Loading  | Current Asking Base Rent | Current CAM | Availability  |
|----------|-------|----------|----------|--------------------------|-------------|---------------|
| 1619     | C/D   | 5,747 SF | 1GL, 3DH | \$1.68/SF                | \$0.24      | Vacant        |
| 1635     | 103   | 740 SF   | -        | \$2.00/SF                | \$0.24      | Vacant        |
| 1645     | 102   | 1,836 SF | 1GL      | \$1.92/SF                | \$0.24      | 30 Day Notice |
| 1665     | A1    | 4,467 SF | 1GL      | \$1.62/SF                | \$0.24      | Vacant        |

## Office Availability

| Building | Suite | Size     | Current Asking Base Rent | Current CAM | Availability |
|----------|-------|----------|--------------------------|-------------|--------------|
| 1635     | 206   | 501 SF   | \$1.85/SF                | \$0.24      | Vacant       |
| 1645     | 202   | 1,076 SF | \$1.80/SF                | \$0.24      | Vacant       |

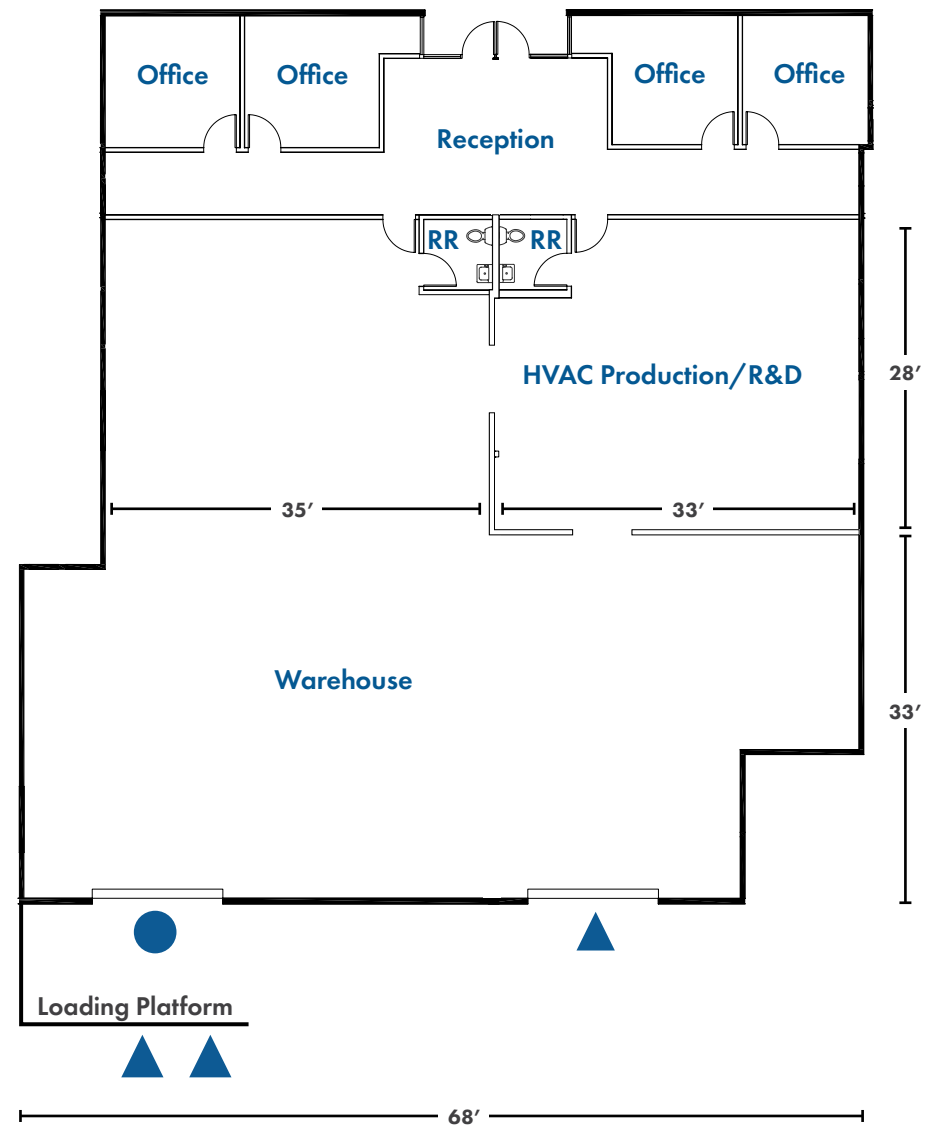


# Industrial Availability

|                      |                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>      | 1619 S. Rancho Santa Fe Rd, Suite C/D                                                                                    |
| <b>Size:</b>         | 5,747 SF                                                                                                                 |
| <b>Base Rent:</b>    | \$1.68/SF                                                                                                                |
| <b>CAM:</b>          | \$0.24/SF                                                                                                                |
| <b>Clear Height:</b> | 16'                                                                                                                      |
| <b>Availability:</b> | Vacant – Renovations Underway                                                                                            |
| <b>Comments:</b>     | Suite consists of reception, 4 private offices, and warehouse with 3 dock high positions and 1 grade level loading door. |

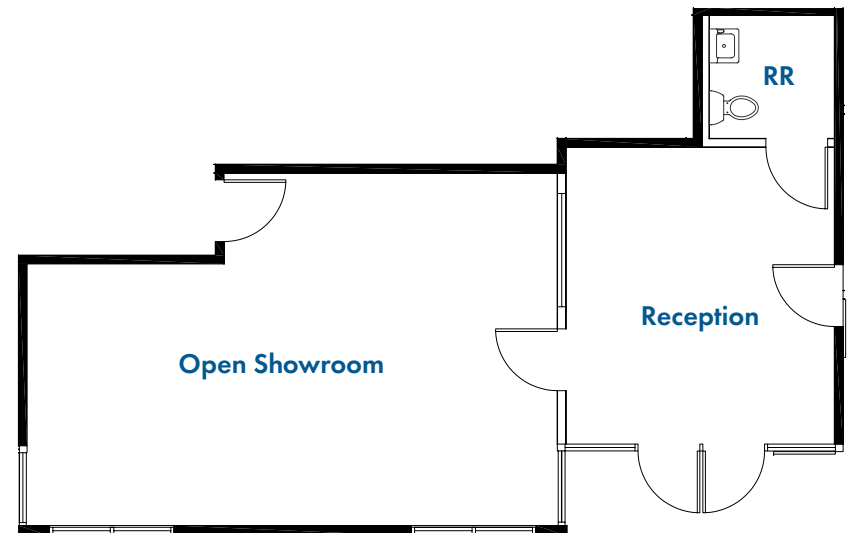


- = Grade Level Loading
- ▲ = Dock High Loading



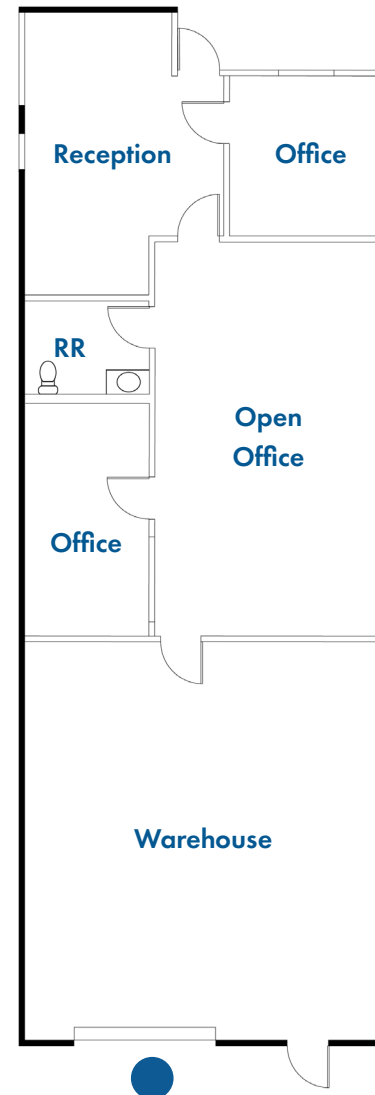
## Flex Availability

|                      |                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------|
| <b>Address:</b>      | <b>1635 S. Rancho Santa Fe Rd, Suite 103</b>                                                      |
| <b>Size:</b>         | 740 SF                                                                                            |
| <b>Base Rent:</b>    | \$2.00/SF                                                                                         |
| <b>CAM:</b>          | \$0.24/SF                                                                                         |
| <b>Availability:</b> | Vacant                                                                                            |
| <b>Comments:</b>     | 1st Floor Showroom Space. Suite consists of a reception, open showroom, and one private restroom. |



# Industrial Availability

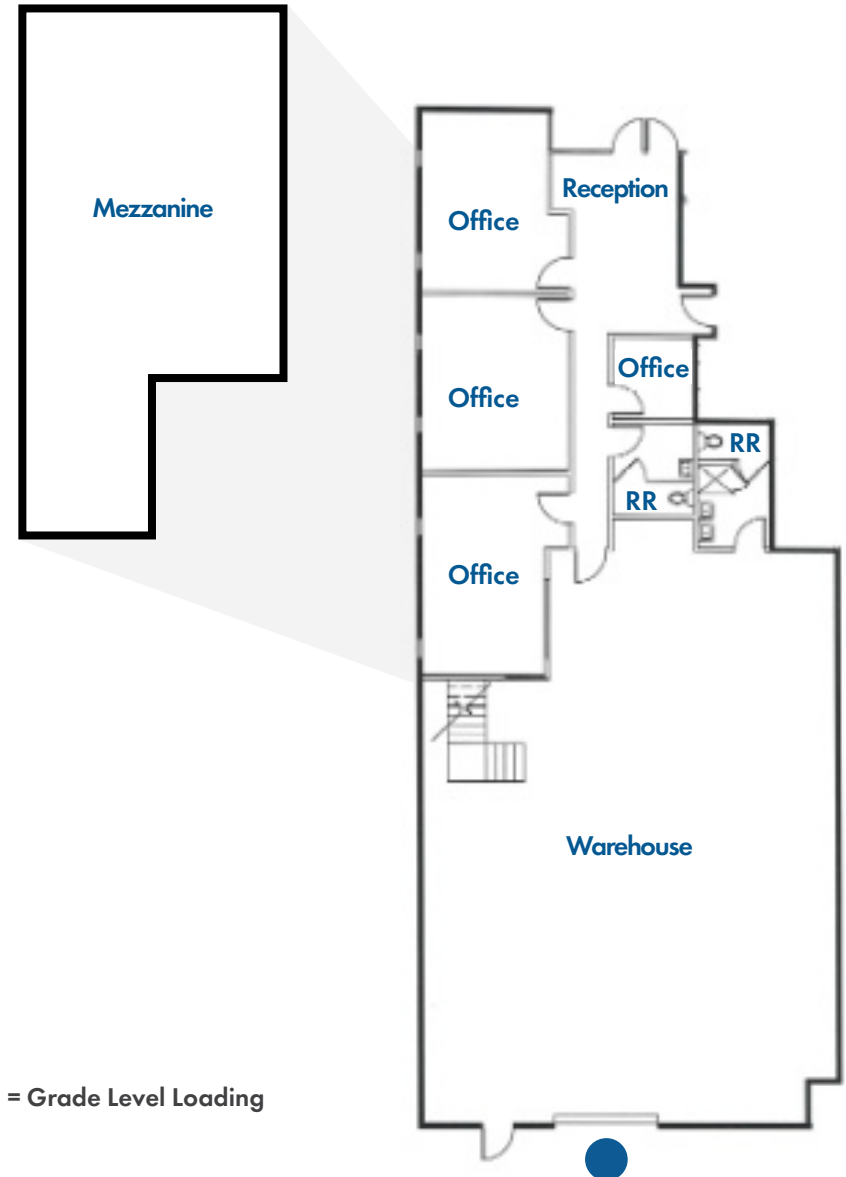
|                      |                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>      | <b>1645 S. Rancho Santa Fe Rd, Suite 102</b>                                                                     |
| <b>Size:</b>         | 1,836 SF                                                                                                         |
| <b>Base Rent:</b>    | \$1.92/SF                                                                                                        |
| <b>CAM:</b>          | \$0.24/SF                                                                                                        |
| <b>Clear Height:</b> | 20'                                                                                                              |
| <b>Availability:</b> | 30 Day Notice                                                                                                    |
| <b>Comments:</b>     | Suite consists of reception, 2 private offices, open office room, and warehouse with 1 grade level loading door. |



● = Grade Level Loading

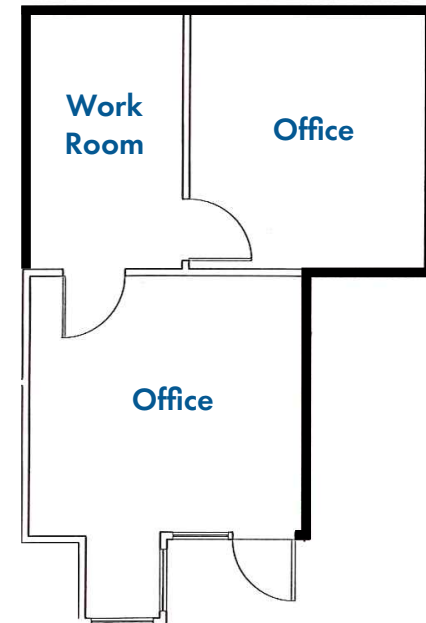
# Industrial Availability

|                      |                                                                                                                                                                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>      | 1665 S. Rancho Santa Fe Rd, Suite A1                                                                                                                               |
| <b>Size:</b>         | 4,467 SF                                                                                                                                                           |
| <b>Base Rent:</b>    | \$1.62/SF                                                                                                                                                          |
| <b>CAM:</b>          | \$0.24/SF                                                                                                                                                          |
| <b>Clear Height:</b> | 16'                                                                                                                                                                |
| <b>Availability:</b> | Vacant                                                                                                                                                             |
| <b>Comments:</b>     | Space consists of a reception, 4 private offices, 2 restrooms, and remainder warehouse. Includes approximately 924 SF of mezzanine included in the square footage. |



## Office Availability

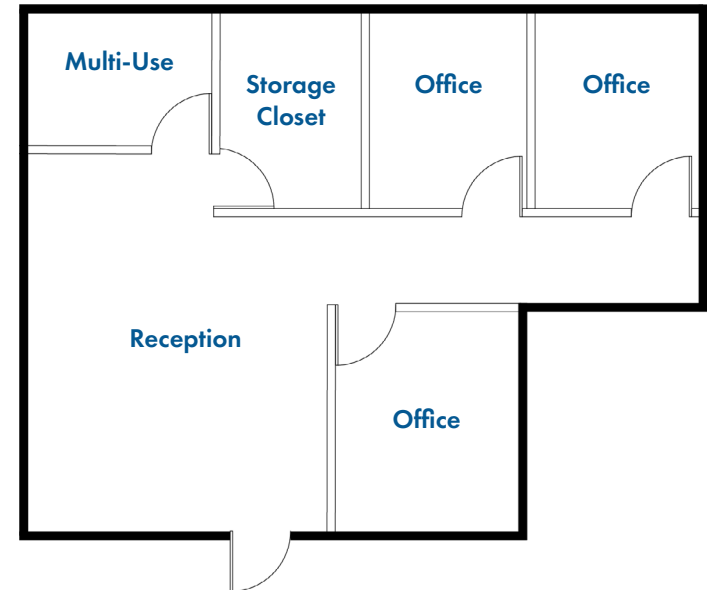
|                      |                                                                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>      | 1635 S. Rancho Santa Fe Rd, Suite 206                                                                                                                                                 |
| <b>Size:</b>         | 501 SF                                                                                                                                                                                |
| <b>Base Rent:</b>    | \$1.85/SF                                                                                                                                                                             |
| <b>CAM:</b>          | \$0.24/SF                                                                                                                                                                             |
| <b>Availability:</b> | Vacant                                                                                                                                                                                |
| <b>Comments:</b>     | Located on the second story, this office suite consists of 2 offices and open work room. Excellent location with exposure and signage opportunity visible from S. Rancho Santa Fe Rd. |



## Office Availability

[CLICK TO VIEW  
VIRTUAL TOUR - SUITE 202](#)

|                      |                                                                                                                                                                                                                                      |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>      | 1645 S. Rancho Santa Fe Rd, Suite 202                                                                                                                                                                                                |
| <b>Size:</b>         | 1,076 SF                                                                                                                                                                                                                             |
| <b>Base Rent:</b>    | \$1.80/SF                                                                                                                                                                                                                            |
| <b>CAM:</b>          | \$0.24/SF                                                                                                                                                                                                                            |
| <b>Availability:</b> | Vacant                                                                                                                                                                                                                               |
| <b>Comments:</b>     | Located on the second story, this office suite consists of a reception area, 3 private offices, a multi-use room, and a storage closet. Excellent location with exposure and signage opportunity visible from S. Rancho Santa Fe Rd. |



## Property Photos

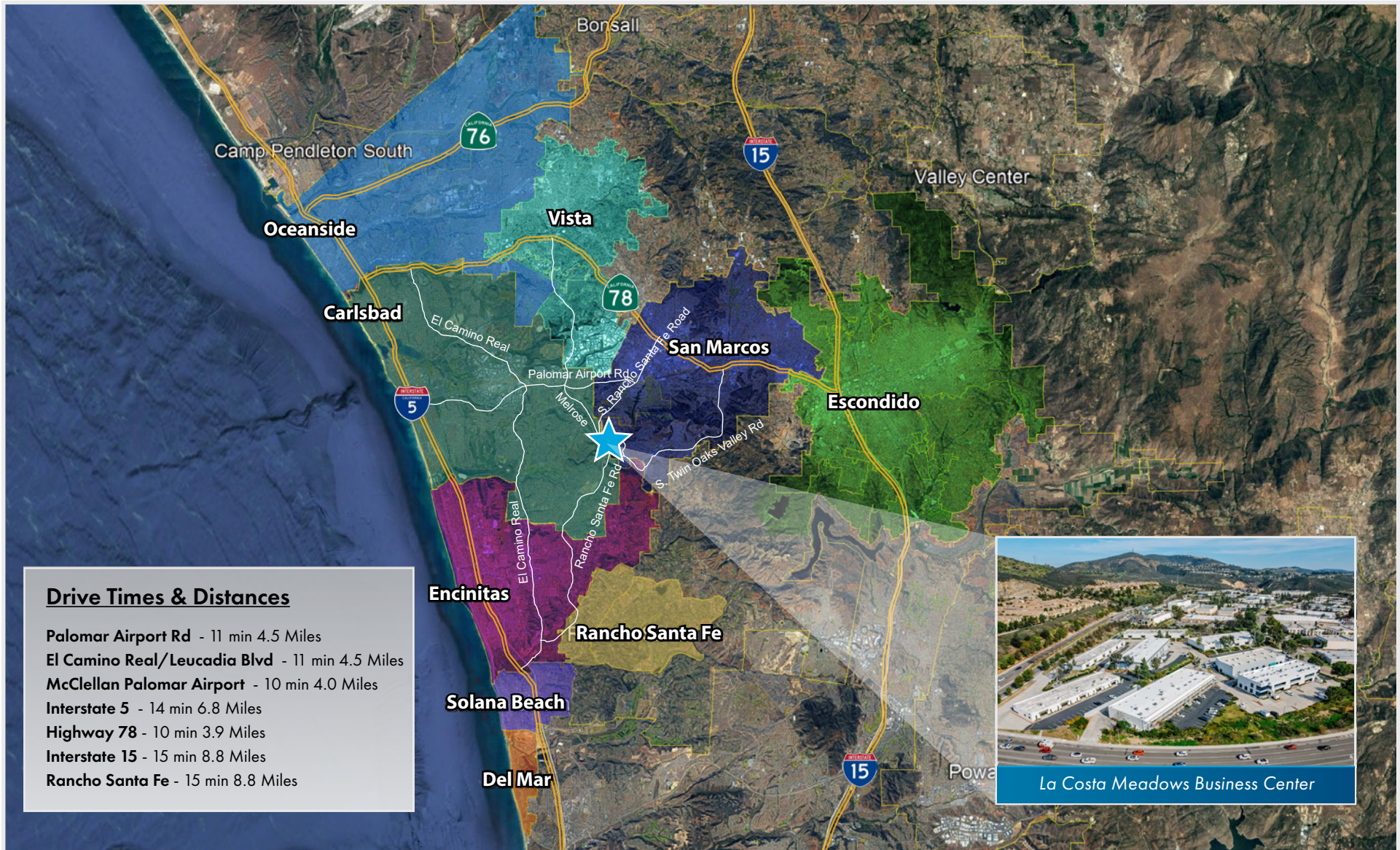


## Surrounding Tenants Aerial

This unique 1,370,000 SF industrial submarket is home to major companies like Nordic Naturals, M bar C Construction, Falmat and Hunter Industries. Hunter Industries, one of North County's largest companies, is headquartered in La Costa Meadows and occupies approximately one third of the submarkets industrial footprint totaling approximately 429,736 SF.



## Location Map - Centrally Located Between Affluent Communities such as Encinitas, San Elijo Hills, Carlsbad, Rancho Santa Fe & Del Mar



## Location Map



# Demographics & Submarket Statistics - La Costa Meadows



Population

2025

11,085  
1 MILE79,958  
3 MILE199,810  
5 MILEEstimated Average  
Household Income

2025

\$164,501  
1 MILE\$167,520  
3 MILE\$152,034  
5 MILE

Product Type

# Buildings

Size (SF)

% of Submarket

MFG/DIST

14

468,937

34.25%

FLEX/R&amp;D

15

490,316

35.81%

IMT

17

410,097

29.95%

Total Industrial

46

1,369,350

100.00%



# LA COSTA MEADOWS BUSINESS CENTER

*1611-1665 S. Rancho Santa Fe Road - San Marcos, CA 92078*

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

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

Olivia Baffert  
obaffert@lee-associates.com  
760.448.1376  
CalDRE # 02211874

