

Available for Lease



Richland Professional Building

751 RANCHEROS DR | SAN MARCOS, CA 92069

CBRE

Property Highlights

751 RANCHEROS DRIVE



19,940 RSF

Building Size



Freeway Frontage & Visibility



Monument Signage Available



Ample Parking

4.10/1,000 RSF



Excellent Access to SR-78 and I-15



Separately Metered Electricity



Nearby Amenities

Less than 2 miles from Civic Center Plaza and North City

FIRST FLOOR MEDICAL
LEASE RATE

\$2.95 + E

SECOND FLOOR OFFICE
LEASE RATE

\$2.15 + E

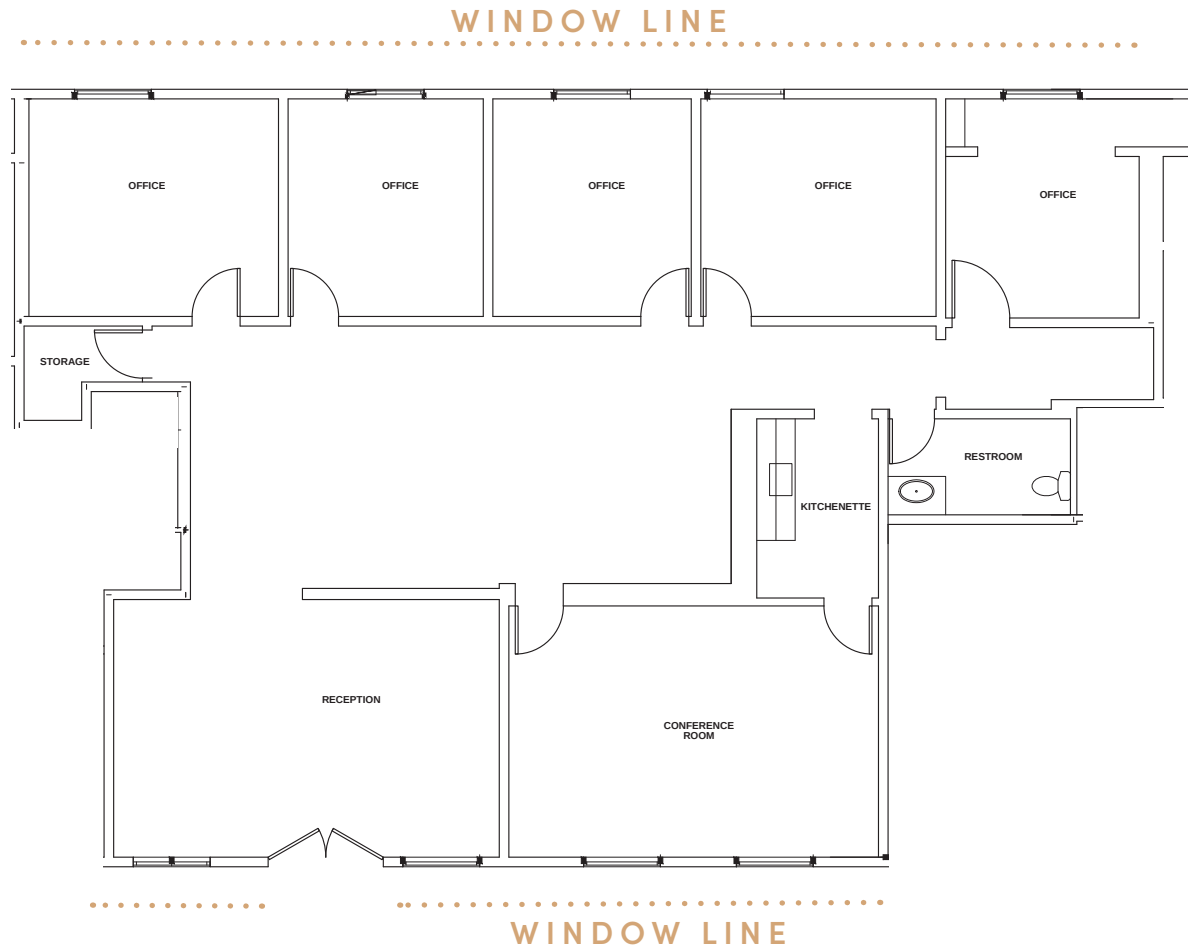
Freeway Facing

**BUILDING TOP
SIGNAGE AVAILABLE**



Floor Plan

Suite 2 | First Floor



2,221 RSF

AVAILABILITY

Vacant

MEDICAL RATE

\$2.95 + E

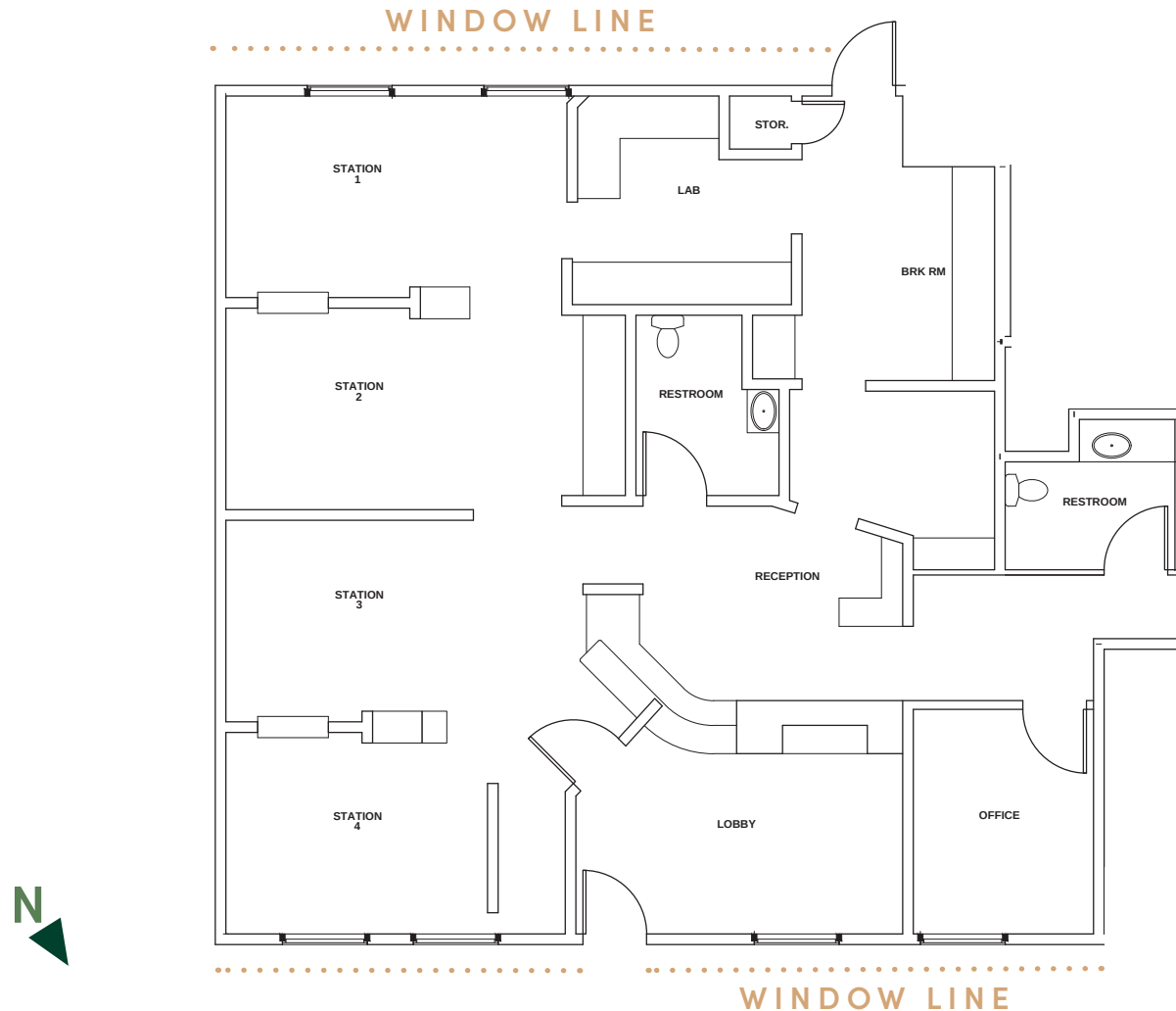
DESCRIPTION

Suite features a reception area, private bathroom, storage/IT room, 5 private offices, conference room and a kitchen/break area.



Floor Plan

Suite 3 | First Floor



1,848 RSF

AVAILABILITY

Vacant

MEDICAL RATE

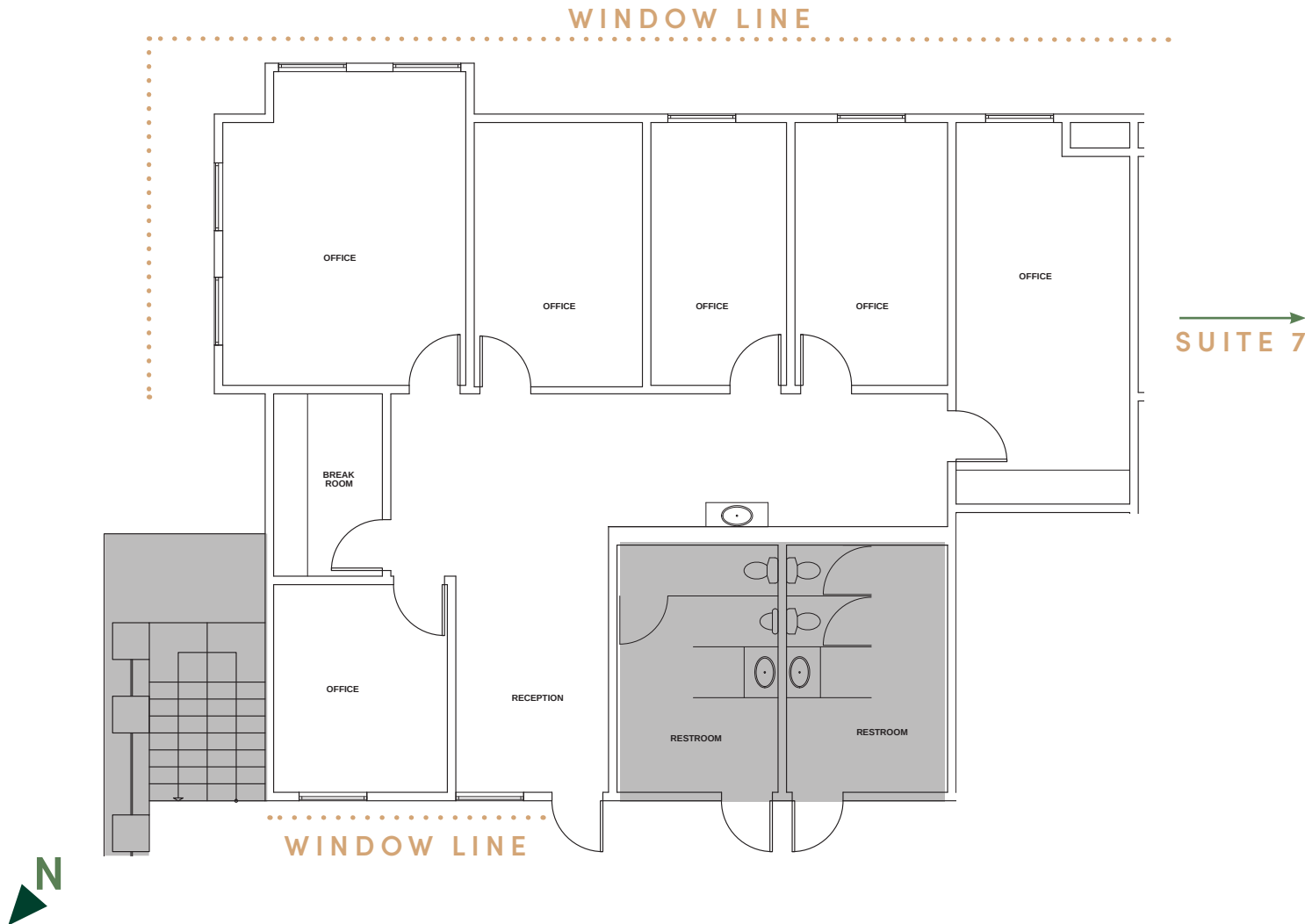
\$2.95 + E

DESCRIPTION

Dental office build out featuring a lobby, reception area, 2 private bathrooms, storage room, 1 private office, 4 treatment rooms, a lab area and an open break area.

Floor Plan

Suite 6 | Second Floor



2,120 RSF
CONTIGUOUS WITH
SUITES 7 & 8 FOR
UP TO 4,524 RSF

AVAILABILITY

Vacant

OFFICE RATE

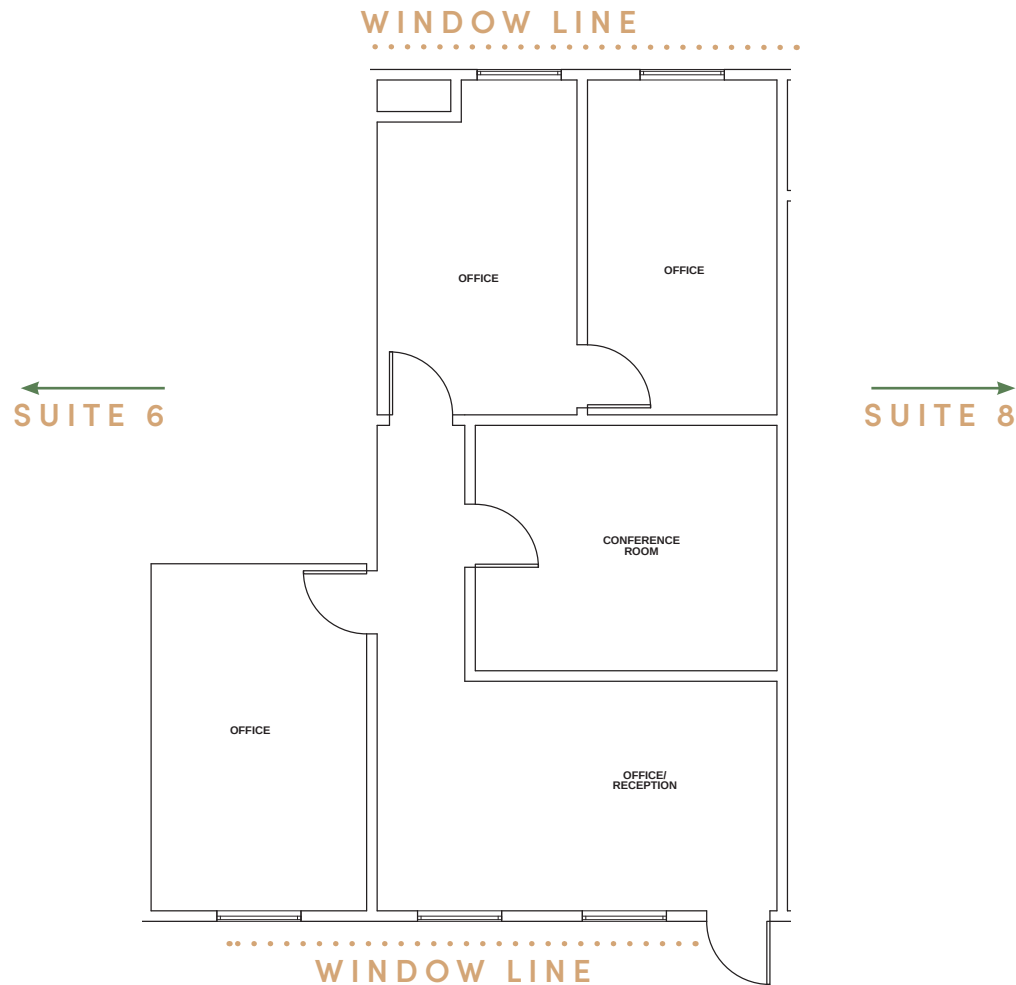
\$2.15 + E

DESCRIPTION

Suite features a reception area, storage/break room, 6 private offices, and a sink.

Floor Plan

Suite 7 | Second Floor



1,259 RSF
CONTIGUOUS WITH
SUITES 6 & 8 FOR
UP TO 4,524 RSF

AVAILABILITY

Vacant

OFFICE RATE

\$2.15 + E

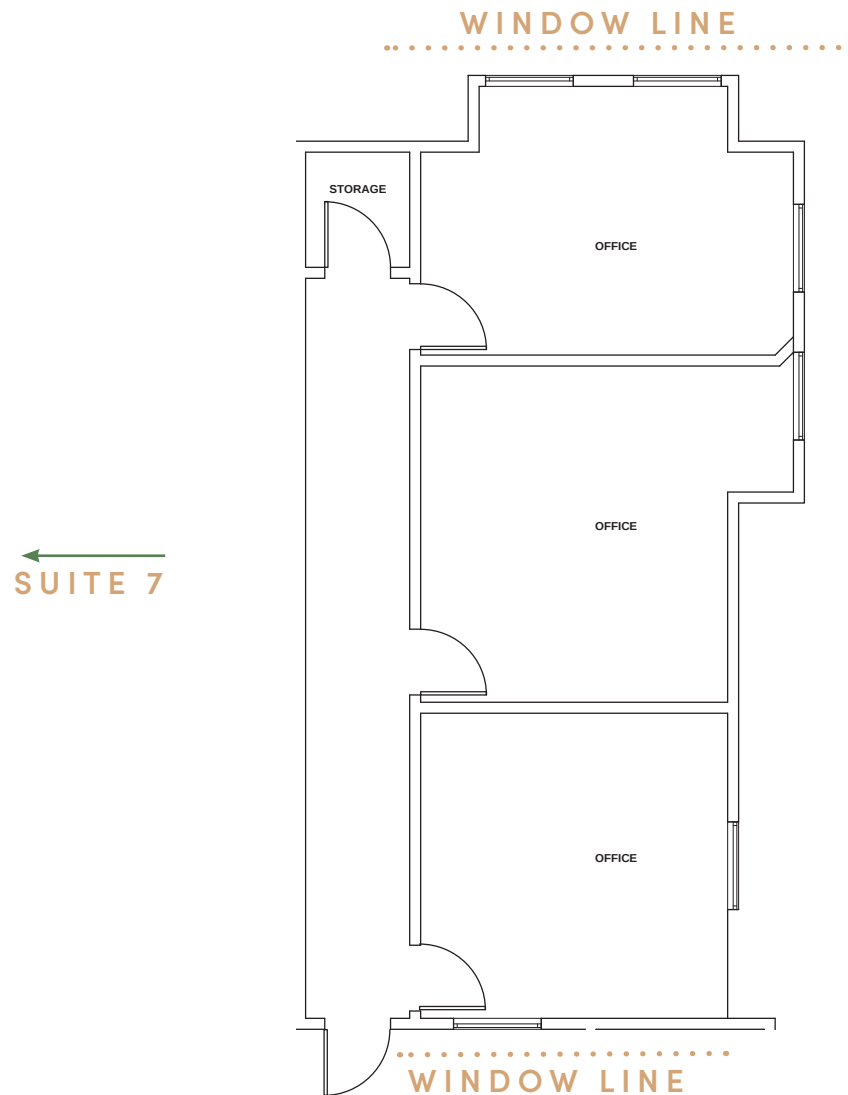
DESCRIPTION

Suite features a reception area, conference room, and 3 private offices.



Floor Plan

Suite 8 | Second Floor



1,145 RSF
CONTIGUOUS WITH
SUITES 6 & 7 FOR
UP TO 4,524 RSF

AVAILABILITY

Vacant

OFFICE RATE

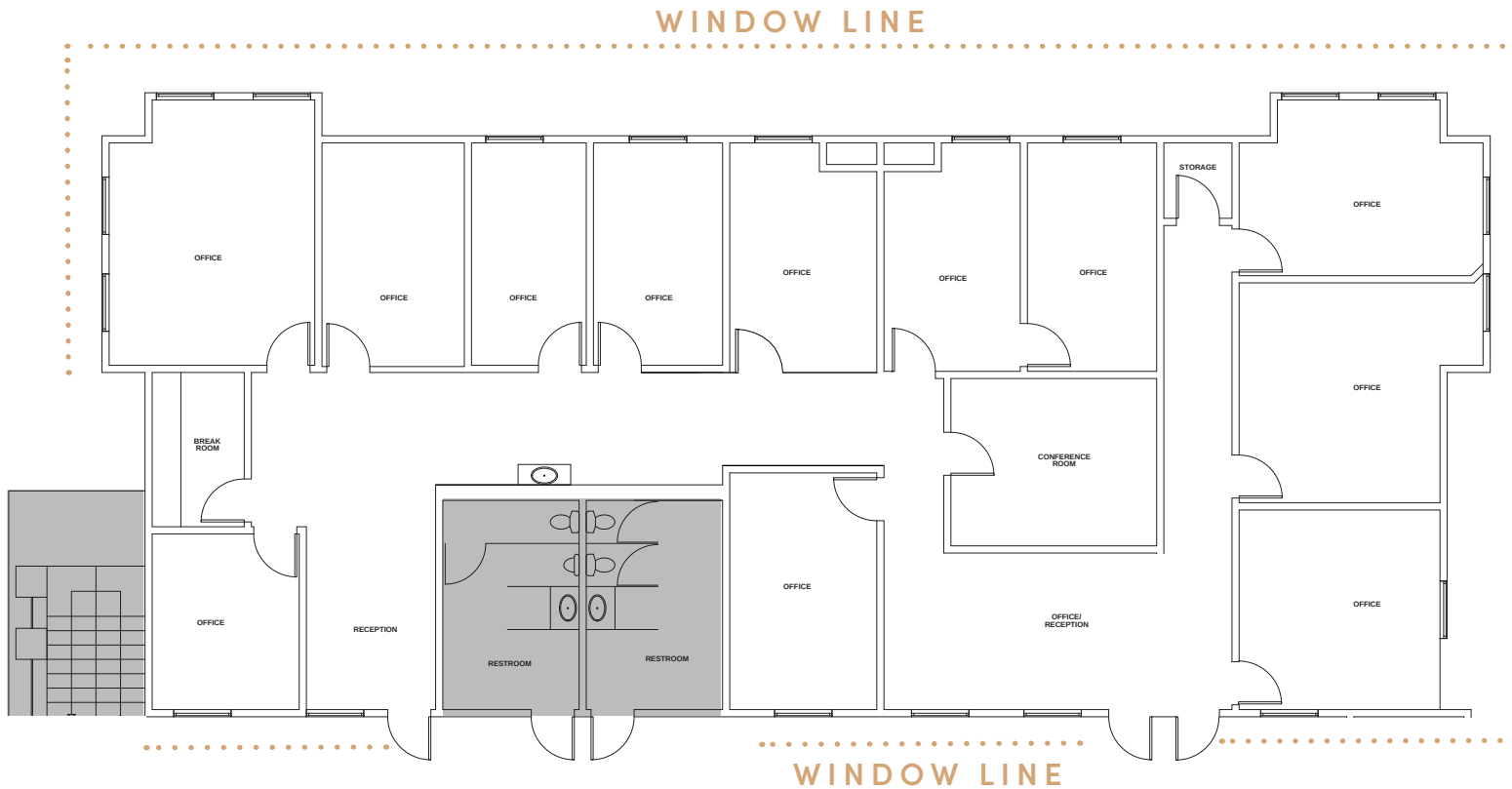
\$2.15 + E

DESCRIPTION

Corner suite featuring a reception area, storage room, and 3 private offices.

Floor Plan

Suite 6, 7 & 8 | Second Floor



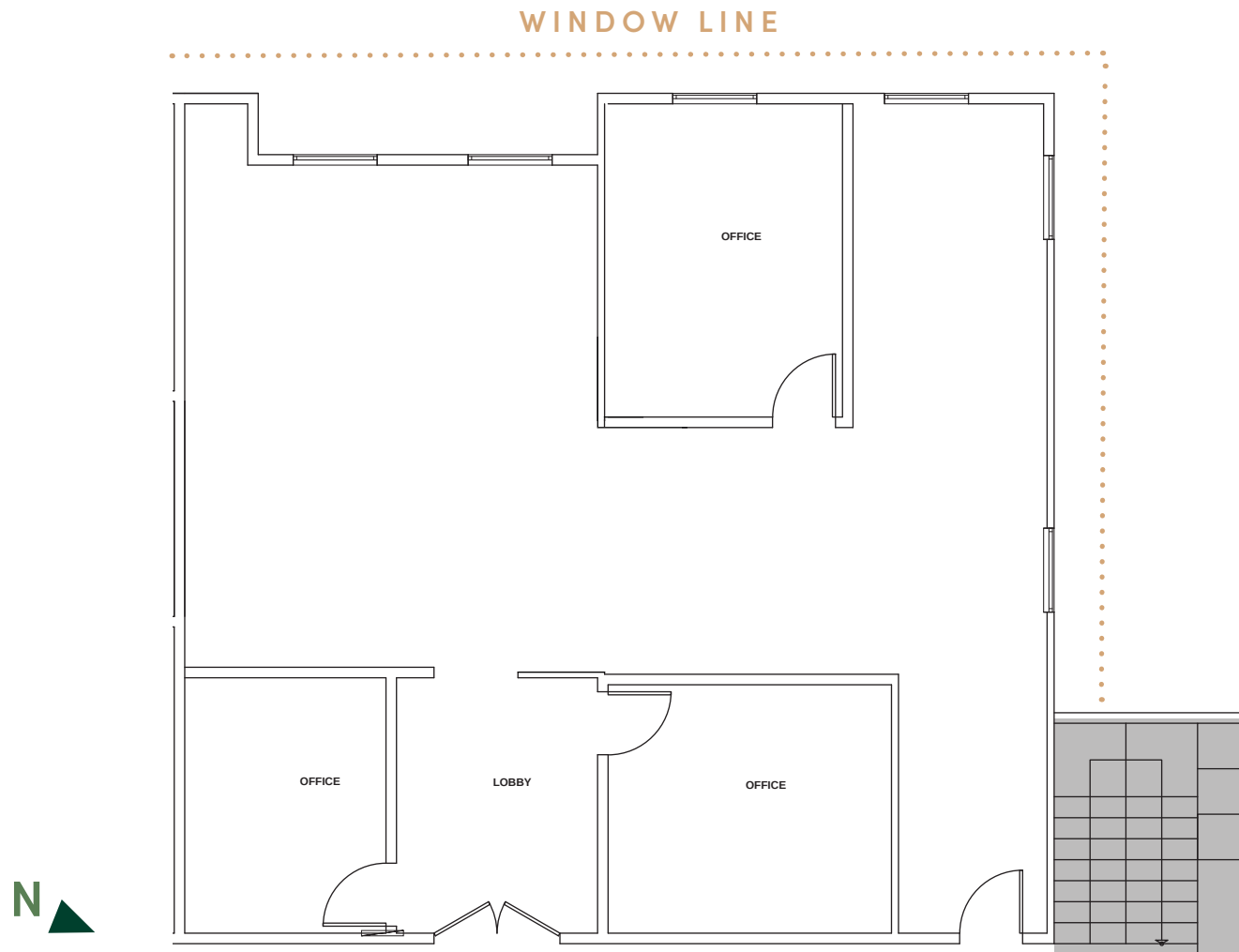
4,524 RSF
HYPOTHETICAL

AVAILABILITY
Vacant

OFFICE RATE
\$2.15 + E

Floor Plan

Suite 12 & 13 | Second Floor



2,112 RSF

AVAILABILITY

Vacant

OFFICE RATE

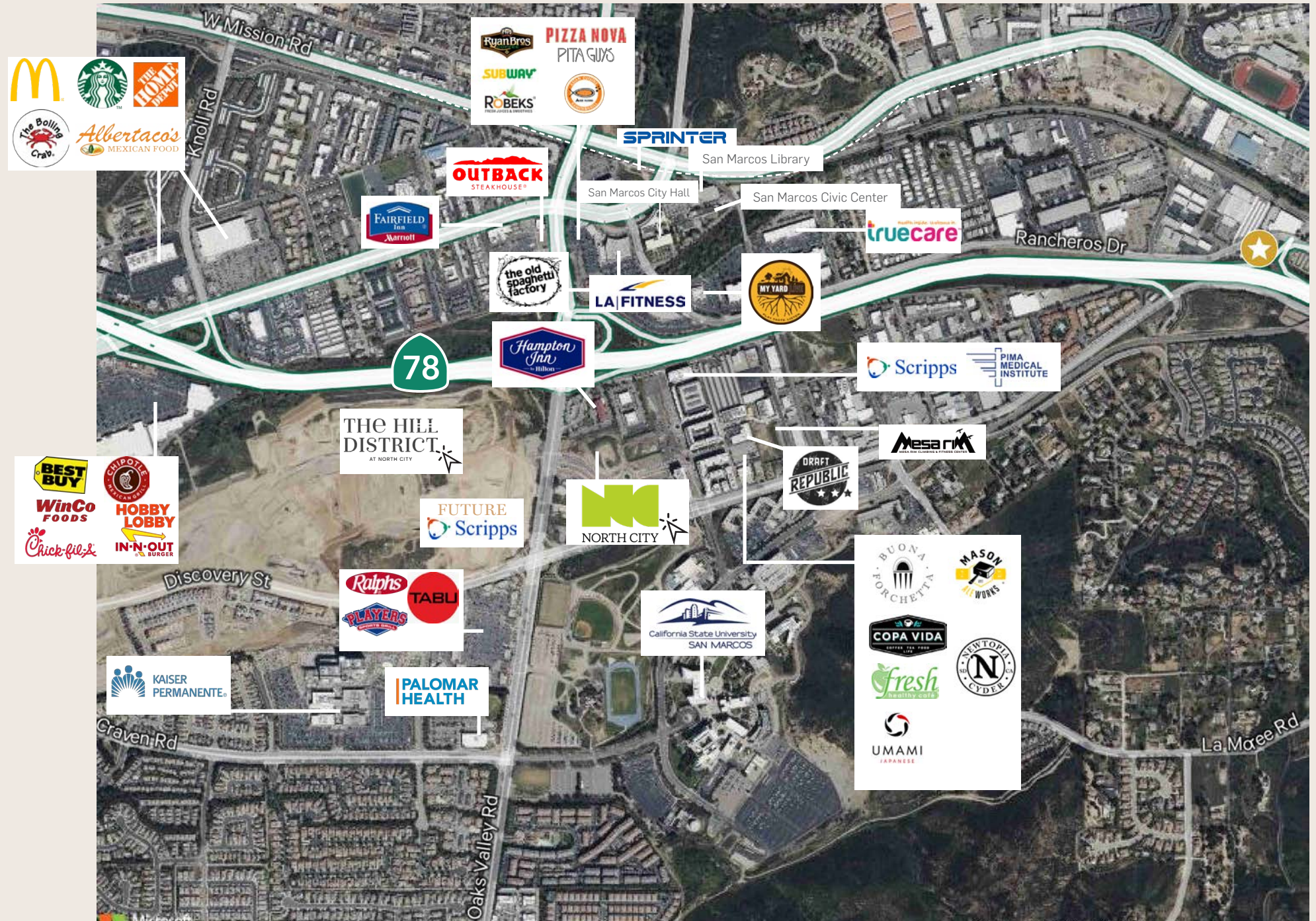
\$2.15 + E

DESCRIPTION

Suite features a lobby, 3 private offices, and open office area.



AMENITIES



UPCOMING DEVELOPMENTS

North City Master Plan

- 1,000,000 SF Office Space
- 350,000 SF Retail Space
- 3,400 Residential Units (Including 650 Shea/Lennar residential development)
- 250 Hotel Rooms
- 30 Acres Green Space



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CONTACTS

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