

LA COSTA MEADOWS BUSINESS CENTER

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

FOR LEASE: INDUSTRIAL, FLEX AND OFFICE SUITES



S. Rancho Santa Fe Rd.

Melrose Dr.

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/flex/office 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.



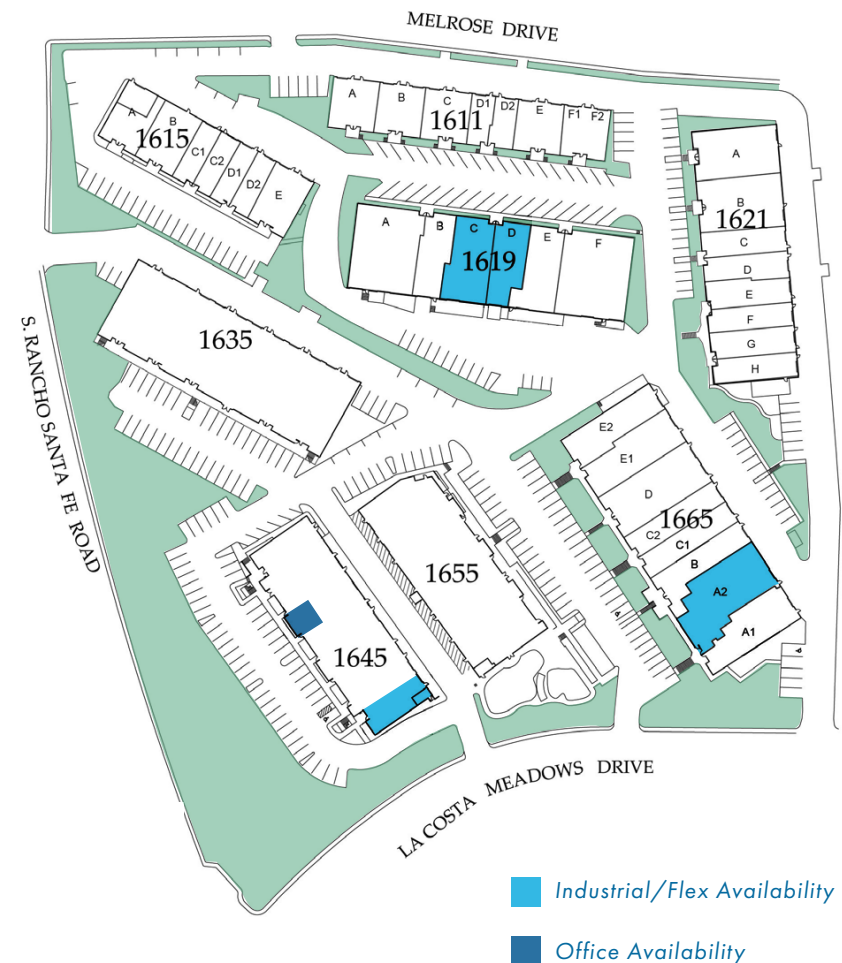
Availability Overview

Industrial & Flex Availability

Building	Suite	Size	Lease Rate	CAM/SF	Availability
1619 S. Rancho Santa Fe Rd	C/D	5,747 SF	\$1.69/SF	\$0.15/SF	09/01/2023
1645 S. Rancho Santa Fe Rd	101	1,575 SF	\$1.78/SF	\$0.15/SF	10/01/2023
1665 S. Rancho Santa Fe Rd	A2	4,791 SF	\$1.69/SF	\$0.15/SF	Now

Office Availability

Building	Suite	Size	Lease Rate	CAM/SF	Availability
1645 S. Rancho Santa Fe Rd	206	768 SF	\$1.75/SF	\$0.15/SF	Now



Aerial Map



Premises Overview - Industrial

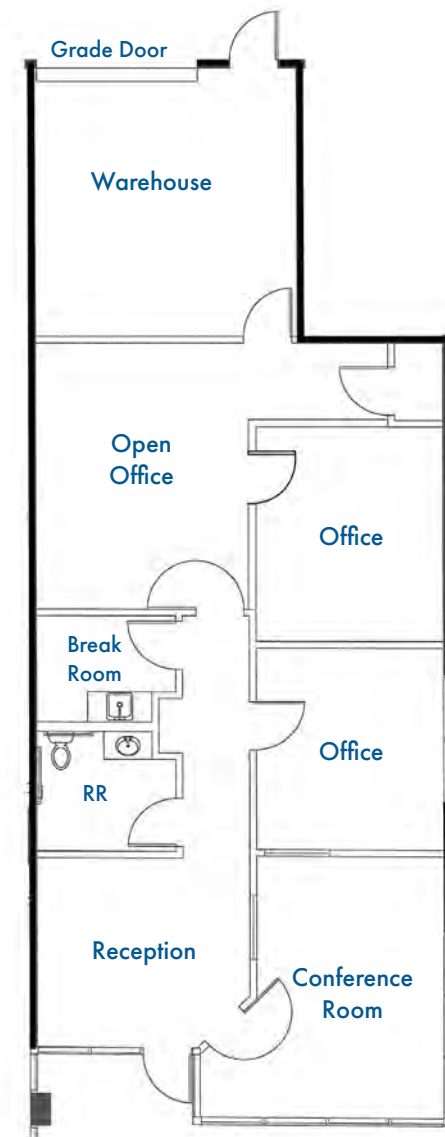
Address:	1619 S. Rancho Santa Fe Rd, Suite C/D
Size:	5,747 SF Industrial Suite
Loading:	Dock & Grade Level loading
Power:	TBD
Base Rent:	\$1.69/SF
CAM:	\$0.15/SF
Availability:	09/01/2023
Comments:	Approx. 25% Office, 2 Restrooms, Dock and Grade Loading



FLOOR PLAN COMING SOON

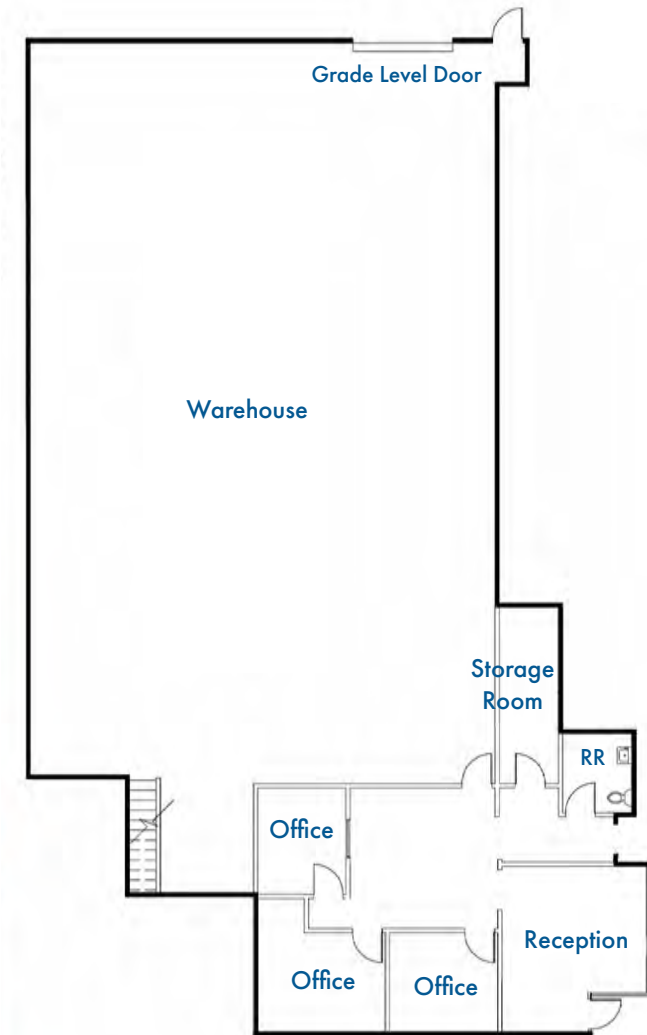
Premises Overview - Flex

Address:	1645 S. Rancho Santa Fe Rd, Suite 101
Size:	1,575 SF Flex Suite
Loading:	One (1) Grade Level Door
Power:	TBD
Base Rent:	\$1.78/SF
CAM:	\$0.15/SF
Availability:	10/01/2023
Comments:	Reception, 2 Private Offices, Conference Room, Break Room, Restroom and the balance is Climate Controlled Warehouse with Grade Level Loading



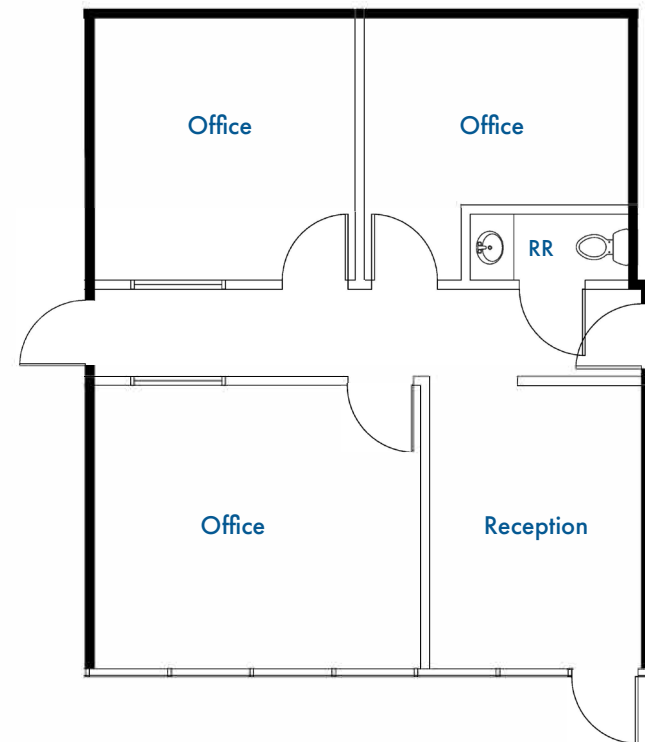
Premises Overview - Industrial

Address:	1665 S. Rancho Santa Fe Rd, Suite A2
Size:	4,791 SF Industrial Suite
Loading:	One (1) Grade Level Door
Power:	TBD
Base Rent:	\$1.69/SF
CAM:	\$0.15/SF
Availability:	Now
Comments:	Reception, 3 Private Offices, Storage Room, Restroom & Warehouse with 1 Grade Level Door



Premises Overview - Office

Address:	1645 S. Rancho Santa Fe Rd, Suite 206
Size:	768 SF Office Suite
Base Rent:	\$1.75/SF
CAM:	\$0.15/SF
Availability:	Now
Comments:	Reception, 3 Private Offices and Restrooms



Property Photos

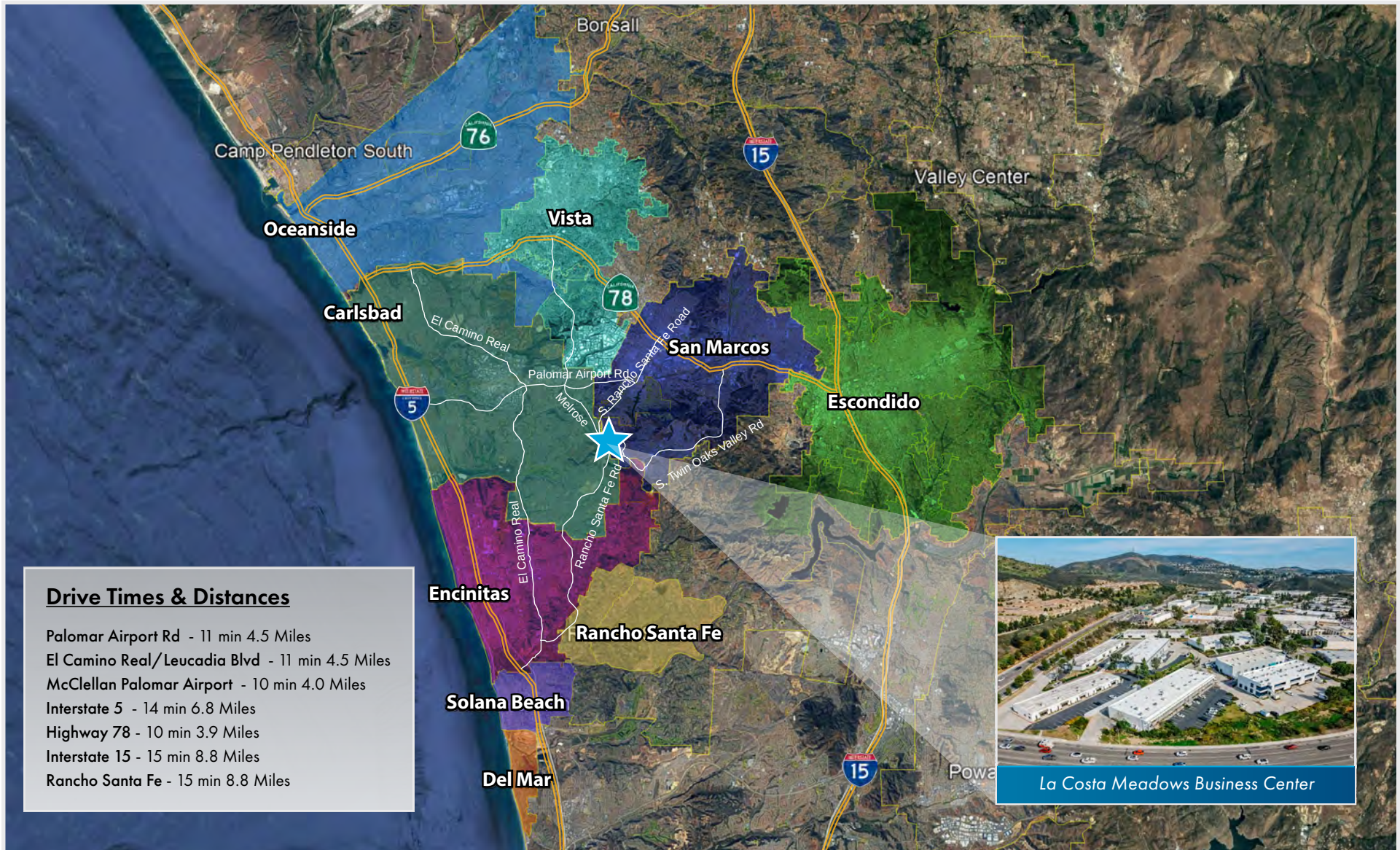


Surrounding Tenants Aerial

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

2023

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

2023

\$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&D

15

490,316

35.81%

IMT

17

410,097

29.95%

Total Industrial

46

1,369,350

100.00%



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