

LA COSTA MEADOWS BUSINESS CENTER

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

FOR LEASE: HIGH IMAGE INDUSTRIAL & OFFICE SUITES





S. Rancho Santa Fe Rd.

Melrose Dr.

1645

1655

1665

1635

1615

1619

1611

1621

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.



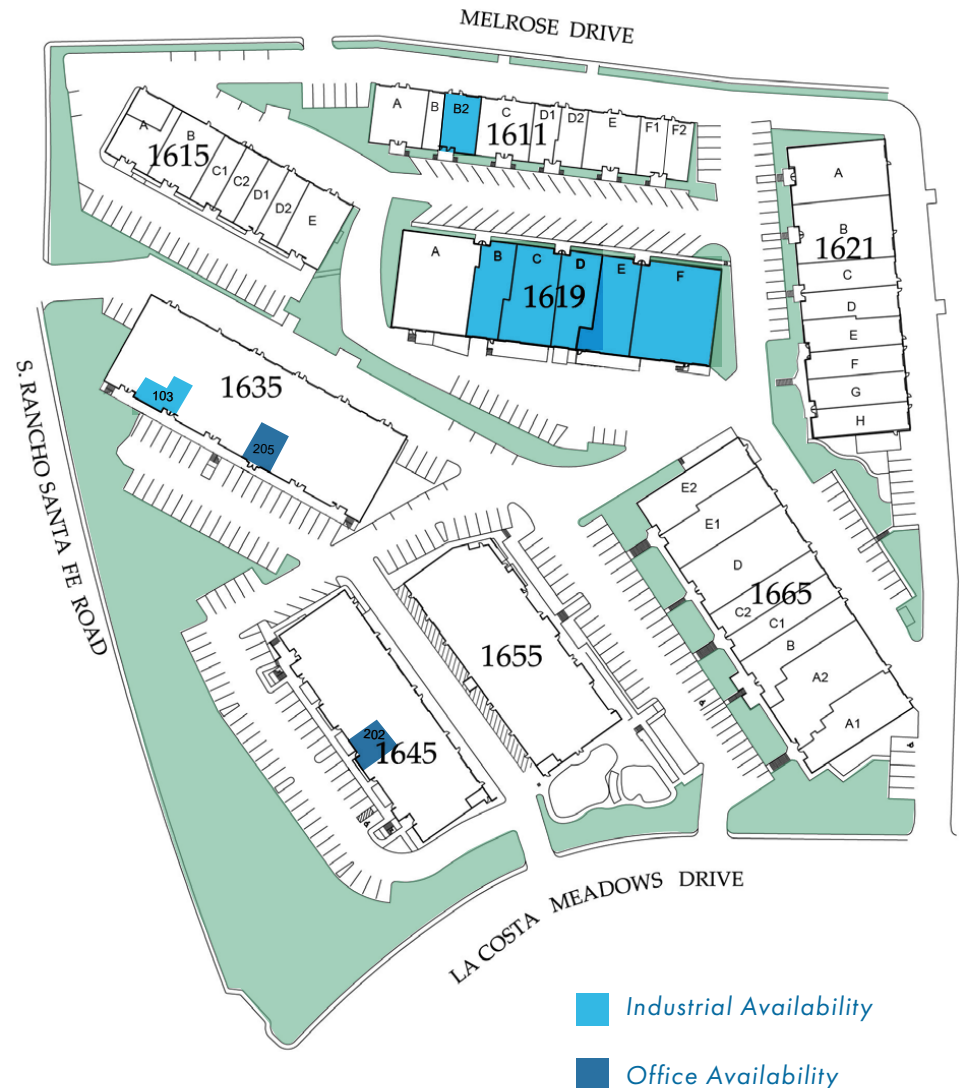
Availability Overview

Industrial & Flex Availability

Building	Suite	Size	Lease Rate	CAM/SF	Availability
1611 S. Rancho Santa Fe Rd	B2	1,453 SF	\$1.92/SF	\$0.24/SF	6/1/2026
1619 S. Rancho Santa Fe Rd	CDEF	13,920 SF	\$1.85/SF	\$0.24/SF	Vacant
1619 S. Rancho Santa Fe Rd	E-F	8,173 SF	\$1.85/SF	\$0.24/SF	Vacant
1619 S. Rancho Santa Fe Rd	B	2,316 SF	\$1.85/SF	\$0.24/SF	8/1/2026
1619 S. Rancho Santa Fe Rd	C	3,139 SF	\$1.85/SF	\$0.24/SF	Vacant
1619 S. Rancho Santa Fe Rd	D	2,608 SF	\$1.85/SF	\$0.24/SF	Vacant
1619 S. Rancho Santa Fe Rd	E	2,790 SF	\$1.85/SF	\$0.24/SF	Vacant
1619 S. Rancho Santa Fe Rd	F	5,383 SF	\$1.85/SF	\$0.24/SF	Vacant
1635 S. Rancho Santa Fe Rd	103	740 SF	\$2.00/SF	\$0.24/SF	Vacant

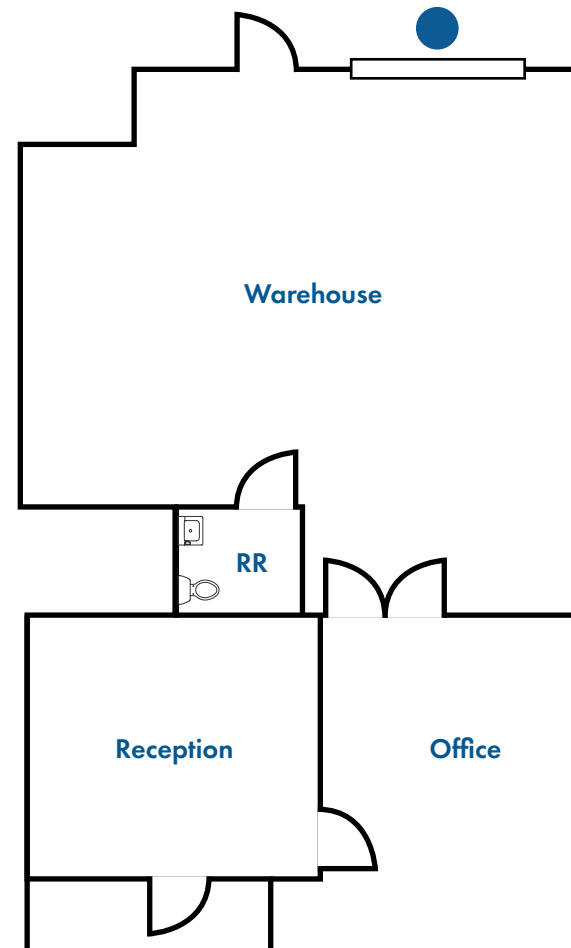
Office Availability

Building	Suite	Size	Lease Rate	CAM/SF	Availability
1635 S. Rancho Santa Fe Rd	205	1,342 SF	\$1.80/SF	\$0.24/SF	Vacant
1645 S. Rancho Santa Fe Rd	202	1,076 SF	\$1.80/SF	\$0.24/SF	Vacant



Industrial Availability

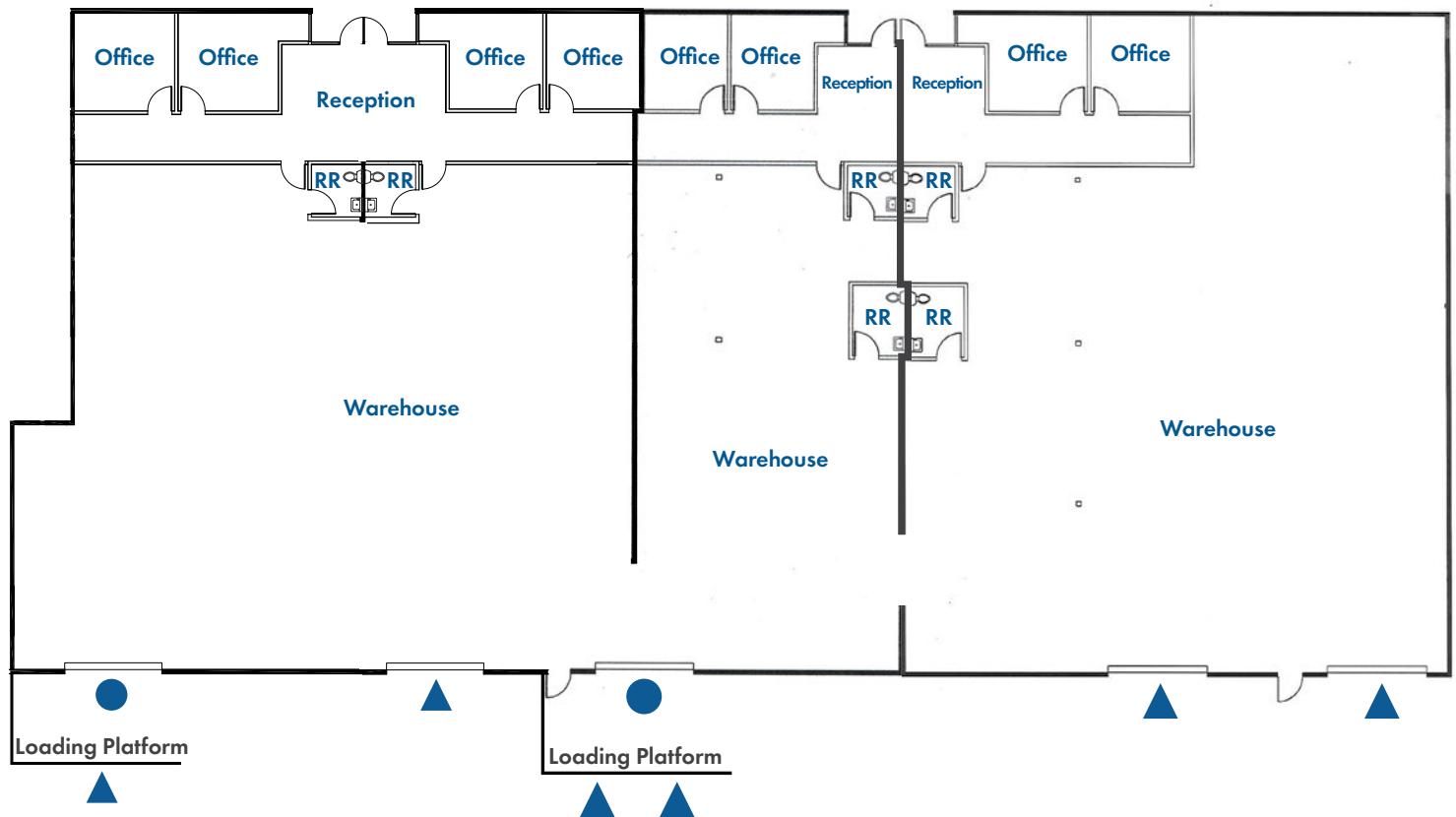
Address:	1611 S. Rancho Santa Fe Rd, Suite B2
Size:	1,453 SF
Base Rent:	\$1.92/SF
CAM:	\$0.24/SF
Clear Height:	14'
Availability:	6/1/2026
Comments:	Suite consists of a reception area, 1 open office, and remainder warehouse with a grade level loading door.



 = Grade Level Loading

Industrial Availability

Address: 1619 S. Rancho Santa Fe Rd, Suite CDEF	
Size: 13,920 SF	Clear Height: 16' - 17'
Base Rent: \$1.85/SF	Availability: Vacant
CAM: \$0.24/SF	Comments: Suite consists of a reception area, 8 private offices, 6 restrooms, and remainder warehouse with 6 dock high positions and 2 grade level door.

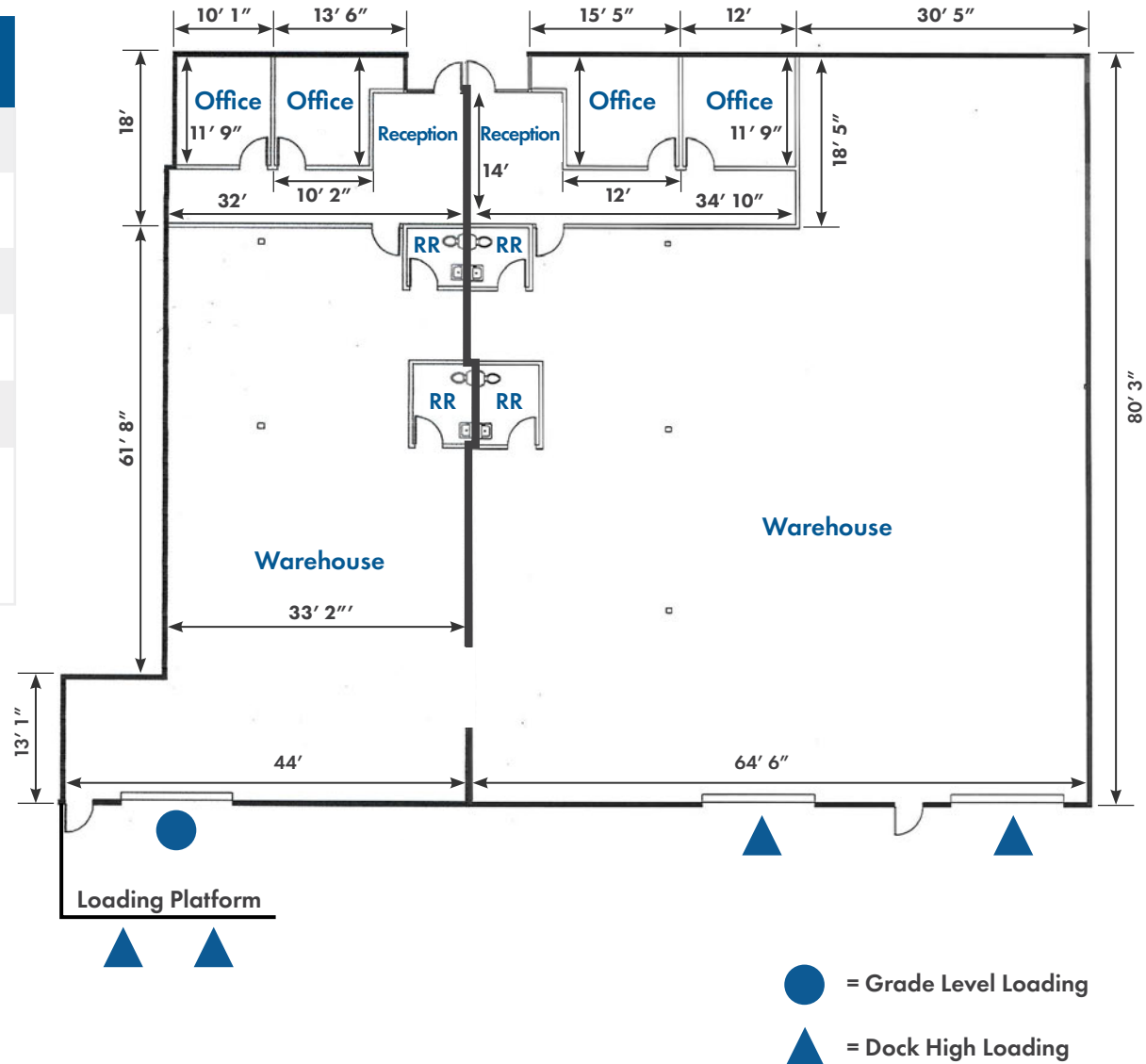


Industrial Availability

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

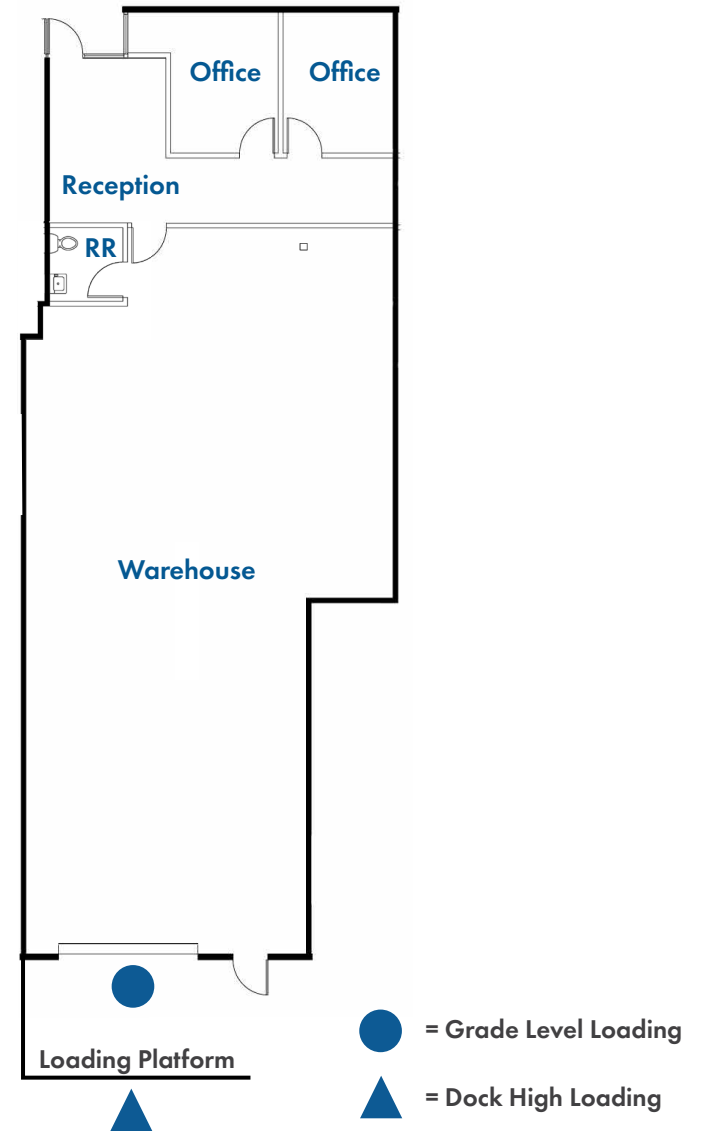
[CLICK TO VIEW VIRTUAL TOUR - SUITE F](#)

Address:	1619 S. Rancho Santa Fe Rd, Suite E-F
Size:	8,173 SF
Base Rent:	\$1.85/SF
CAM:	\$0.24/SF
Clear Height:	16' - 17'
Availability:	Vacant
Comments:	Suite consists of 15% office with reception, 4 private offices, 4 restrooms and the balance is warehouse with 4 dock high positions & 1 grade level loading door.



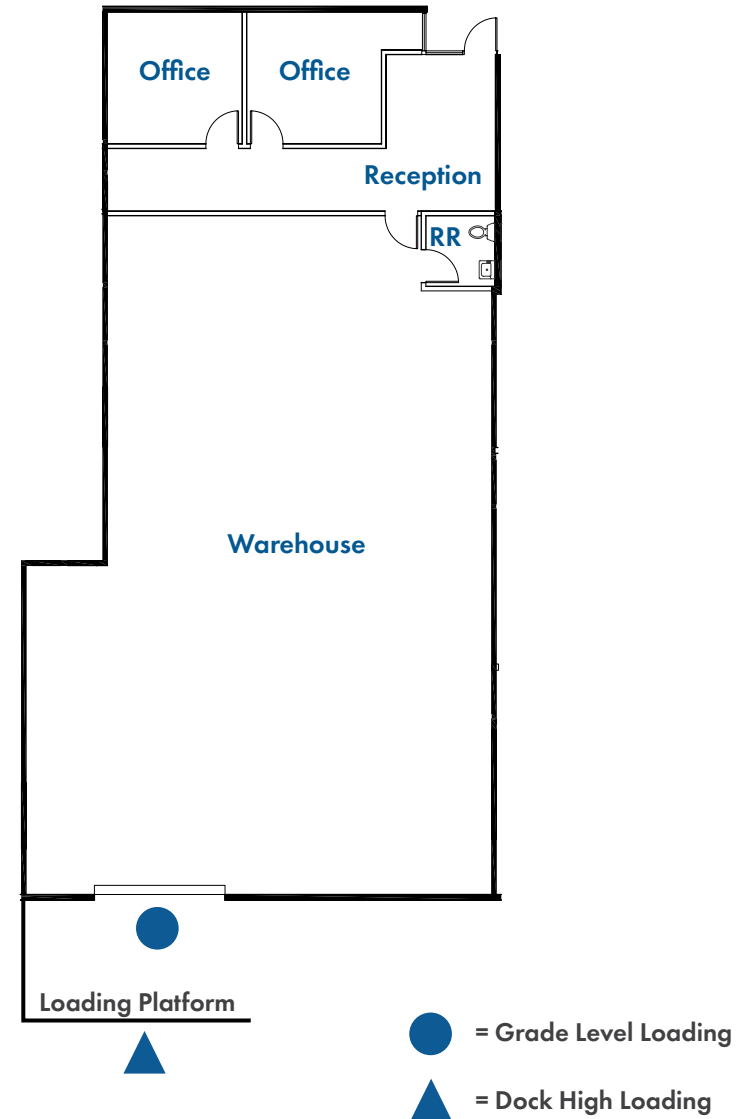
Industrial Availability

Address:	1619 S. Rancho Santa Fe Rd, Suite B
Size:	2,316 SF
Base Rent:	\$1.85/SF
CAM:	\$0.24/SF
Clear Height:	16' - 17'
Availability:	8/1/2026
Comments:	Suite consists of a reception area, 2 private offices, and remainder warehouse with a dock loading platform and grade level ramp.



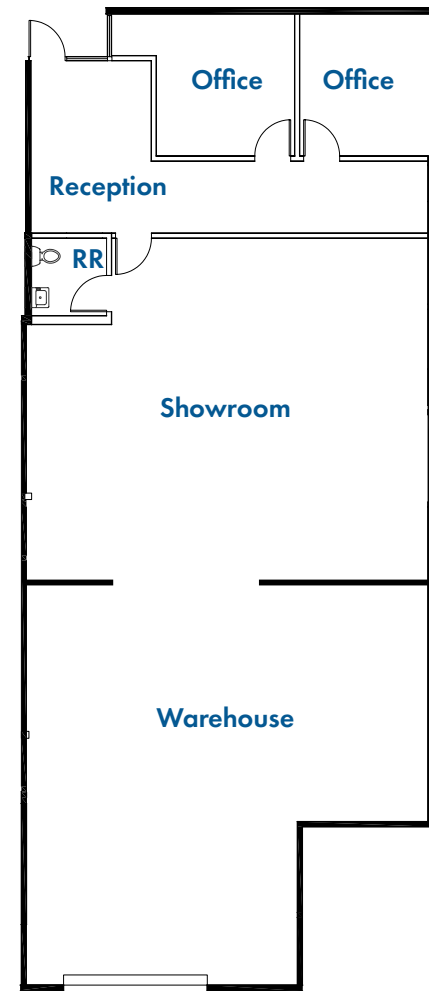
Industrial Availability

Address:	1619 S. Rancho Santa Fe Rd, Suite C
Size:	3,139 SF
Base Rent:	\$1.85/SF
CAM:	\$0.24/SF
Clear Height:	16' - 17'
Availability:	Vacant
Comments:	Suite consists of a reception area, 2 private offices, and remainder warehouse with a dock loading platform and grade level ramp.



Industrial Availability

Address:	1619 S. Rancho Santa Fe Rd, Suite D
Size:	2,608 SF
Base Rent:	\$1.85/SF
CAM:	\$0.24/SF
Clear Height:	16' - 17'
Availability:	Vacant
Comments:	Suite consists of a reception area, 2 private offices, showroom, and remainder warehouse with 1 dock high door.



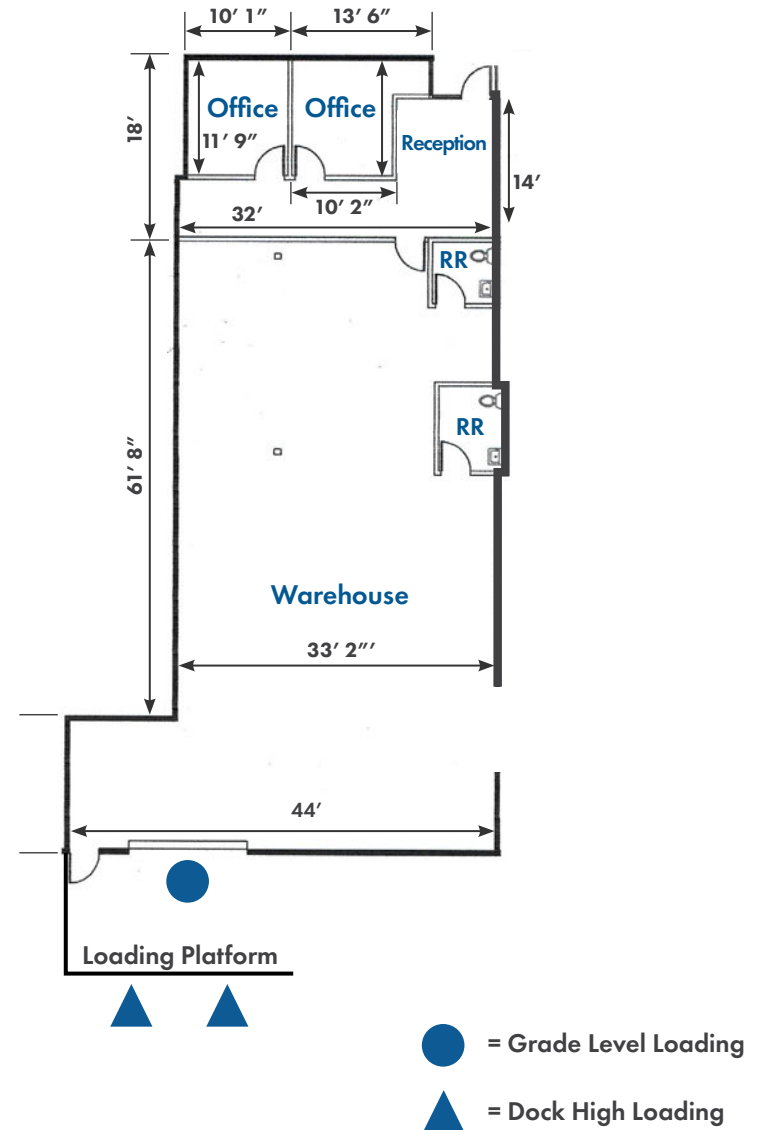
- = Grade Level Loading
- ▲ = Dock High Loading



Industrial Availability

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

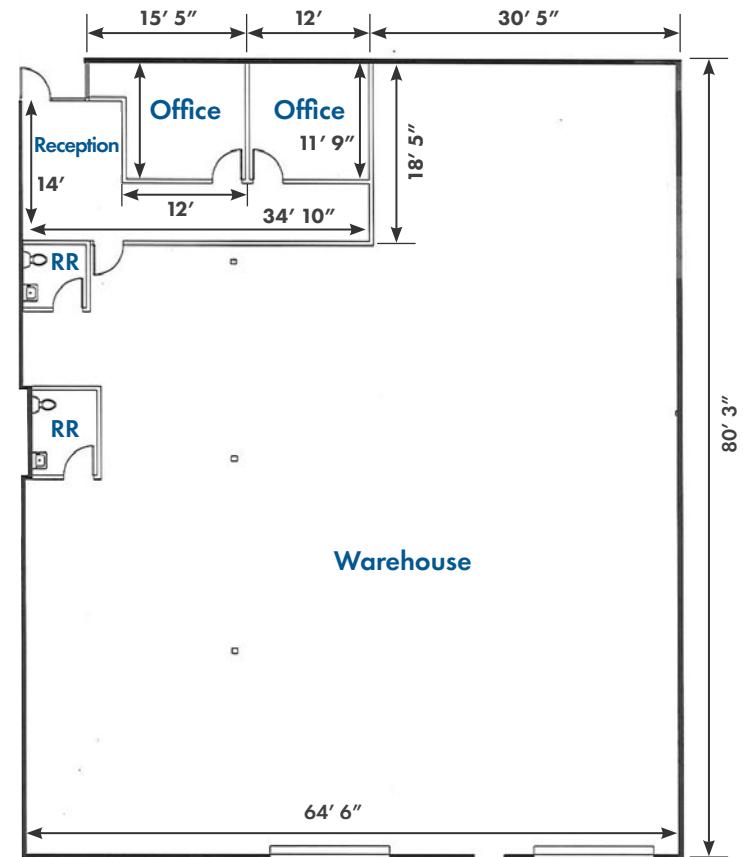
Address:	1619 S. Rancho Santa Fe Rd, Suite E
Size:	2,790 SF
Base Rent:	\$1.85/SF
CAM:	\$0.24/SF
Clear Height:	16' - 17'
Availability:	Vacant
Comments:	Suite consists of a reception area, 2 private offices, 2 restrooms and warehouse with 2 dock high positions & 1 grade level door.



Industrial Availability

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

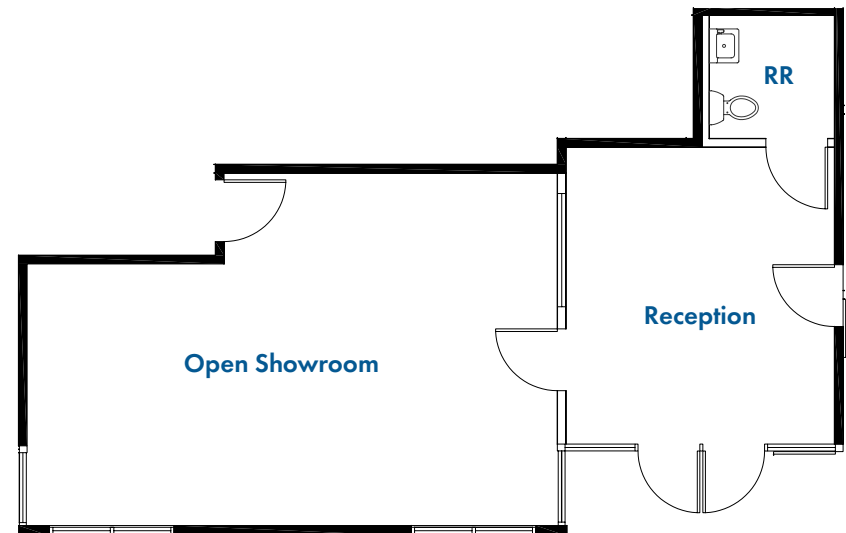
Address:	1619 S. Rancho Santa Fe Rd, Suite F
Size:	5,383 SF
Base Rent:	\$1.85/SF
CAM:	\$0.24/SF
Clear Height:	16' - 17'
Availability:	Vacant
Comments:	Suite consists of a reception area, 2 private offices, 2 restrooms with warehouse with 2 dock high positions.



- = Grade Level Loading
- ▲ = Dock High Loading

Industrial Availability

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



Office Availability

[CLICK TO VIEW
VIRTUAL TOUR - SUITE 205](#)

Address: 1635 S. Rancho Santa Fe Rd, Suite 205

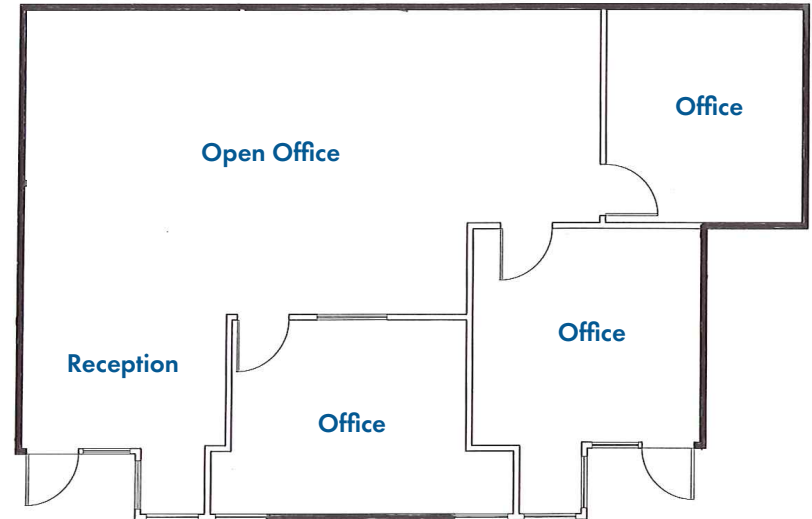
Size: 1,342 SF

Base Rent: \$1.80/SF

CAM: \$0.24/SF

Availability: Vacant

Comments: Located on the second story, this office suite consists of reception area, 3 private offices and a shared restroom. Excellent location with exposure and signage opportunity visible from S. Rancho Santa Fe Rd.



Office Availability

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

Address: 1645 S. Rancho Santa Fe Rd, Suite 202

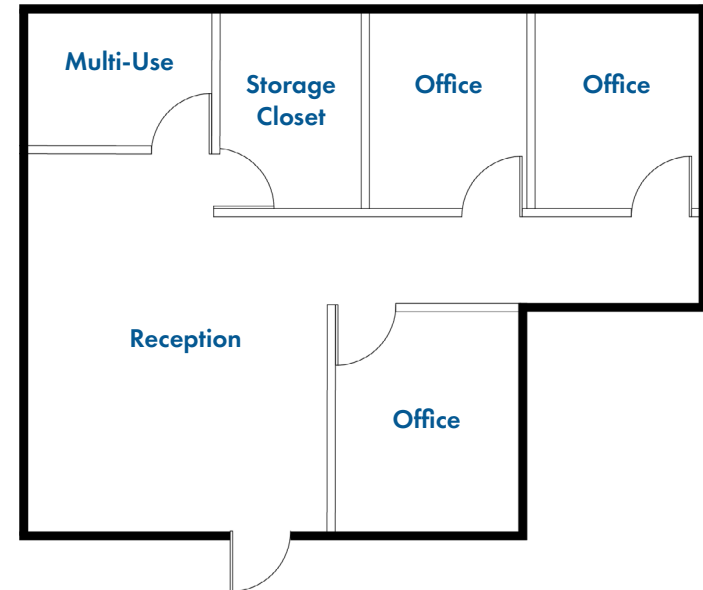
Size: 1,076 SF

Base Rent: \$1.80/SF

CAM: \$0.24/SF

Availability: Vacant

Comments: 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

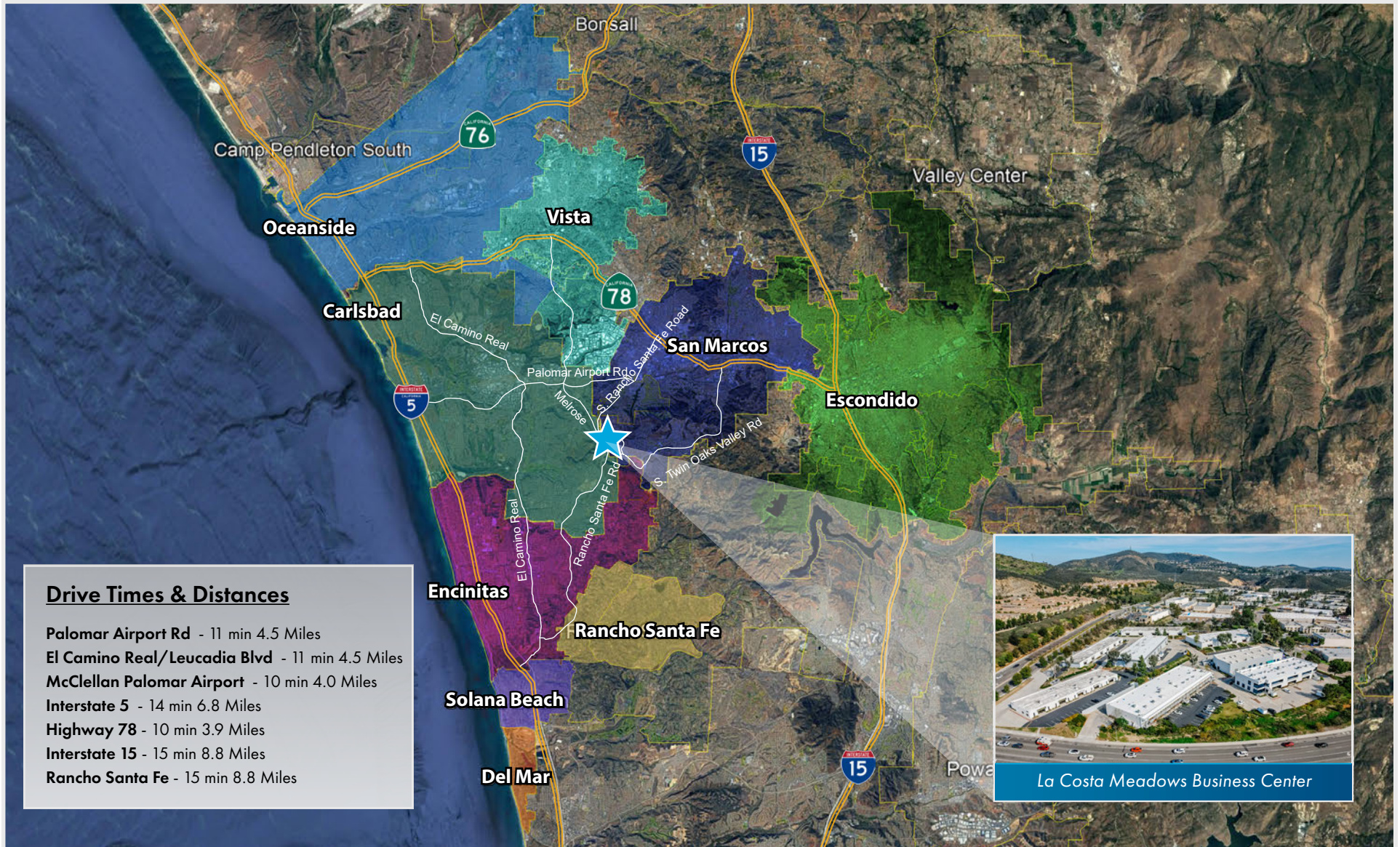


Surrounding Tenants Aerial

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.



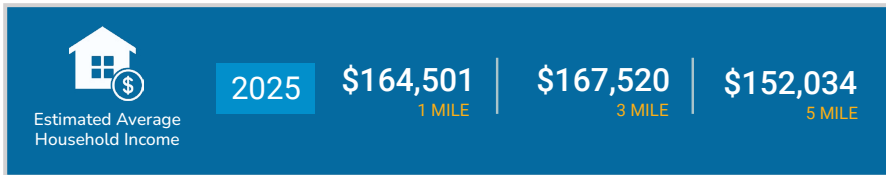
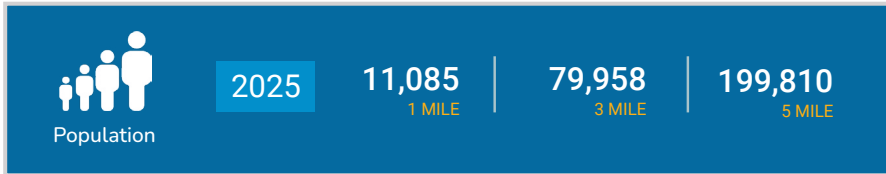
Location Map - Centrally Located Between Affluent Communities such as Encinitas, San Elijo Hills, Carlsbad, Rancho Santa Fe & Del Mar



Location Map



Demographics & Submarket Statistics - La Costa Meadows



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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