

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
1611	B2	1,453 SF	1GL, 3DH	\$1.92/SF	\$0.24	Vacant
1619	B	2,316 SF	1DH	\$1.70/SF	\$0.24	8/1/2026
1619	C/D	5,747 SF	1GL, 3DH	\$1.68/SF	\$0.24	Vacant
1619	B-D	8,063 SF	1GL, 4DH	\$1.65/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

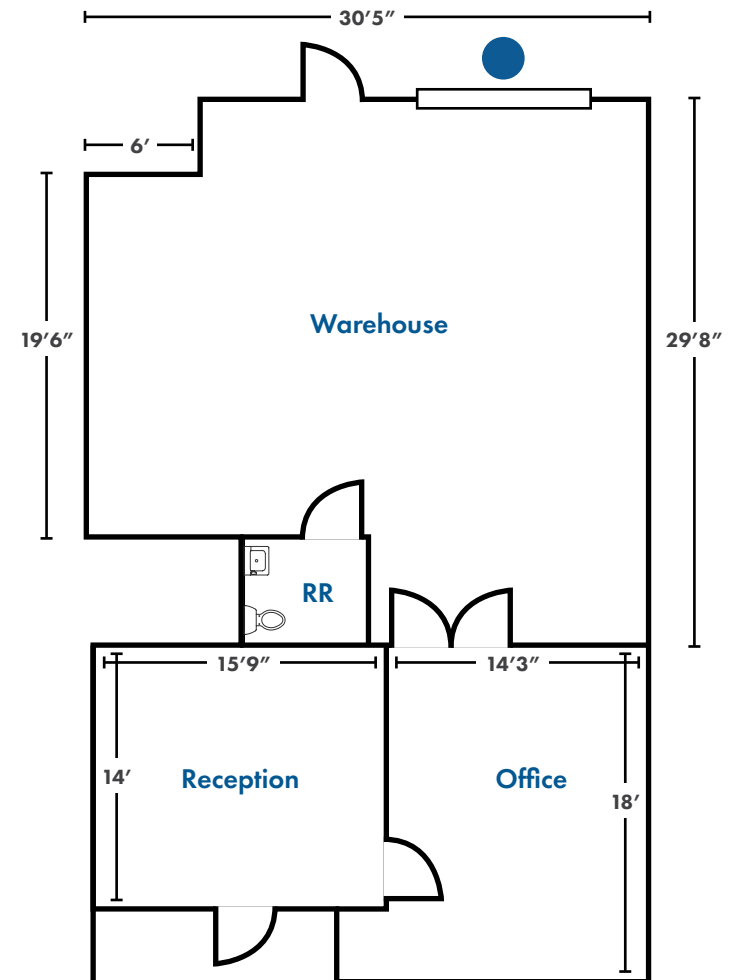
Office Availability

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

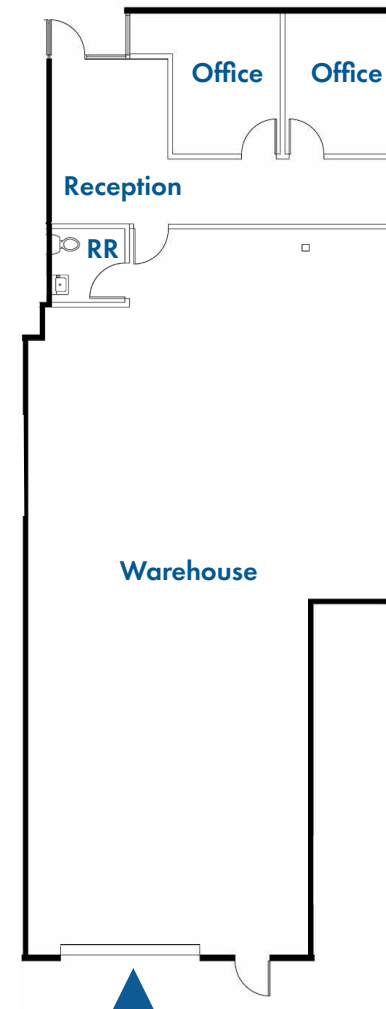
Address:	1611 S. Rancho Santa Fe Rd, Suite B2
Size:	1,453 SF
Base Rent:	\$1.92/SF
CAM:	\$0.24/SF
Clear Height:	14'
Availability:	Vacant
Comments:	Suite consists of a reception area, 1 open office, and remainder warehouse with a grade level loading door.



 = Grade Level Loading

Industrial Availability

Address:	1619 S. Rancho Santa Fe Rd, Suite B
Size:	2,316 SF
Base Rent:	\$1.70/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 high loading platform.



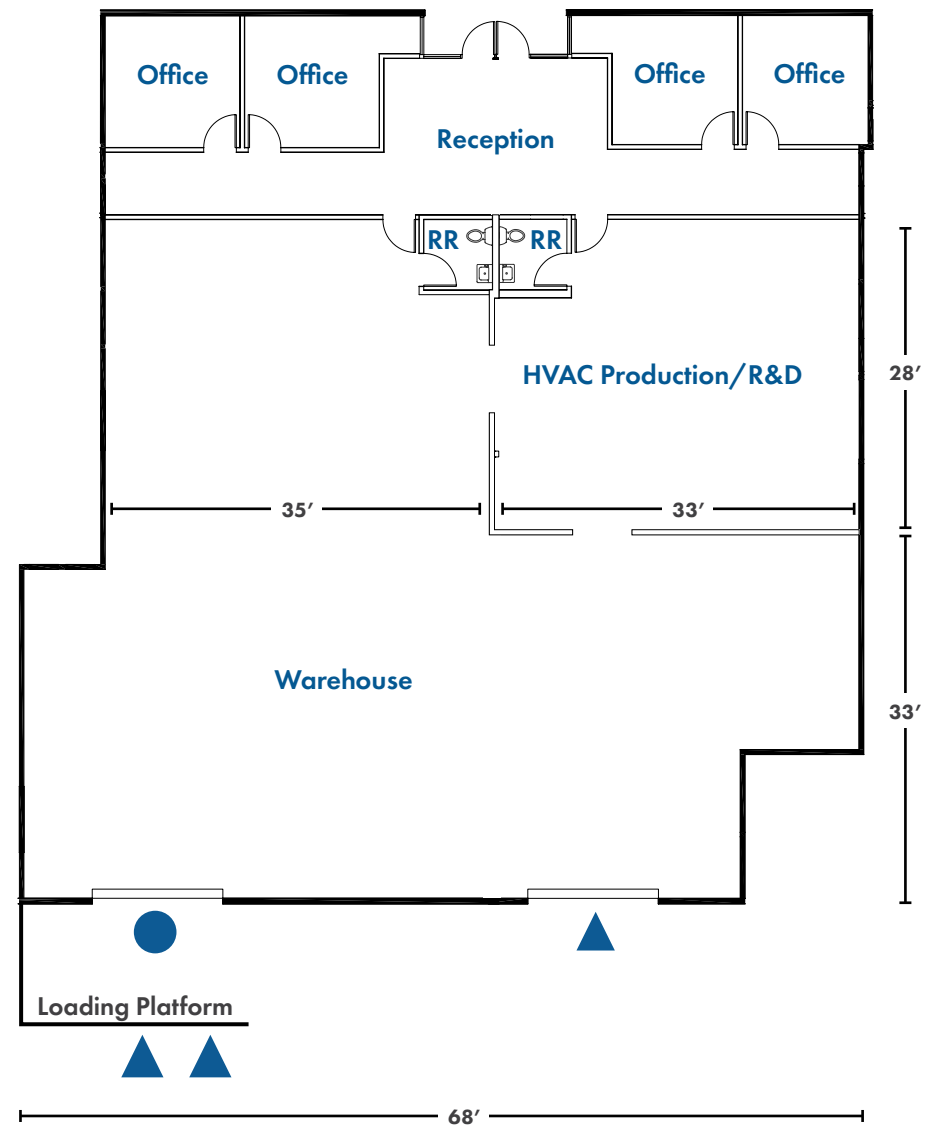
 = Dock High Loading

Industrial Availability

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

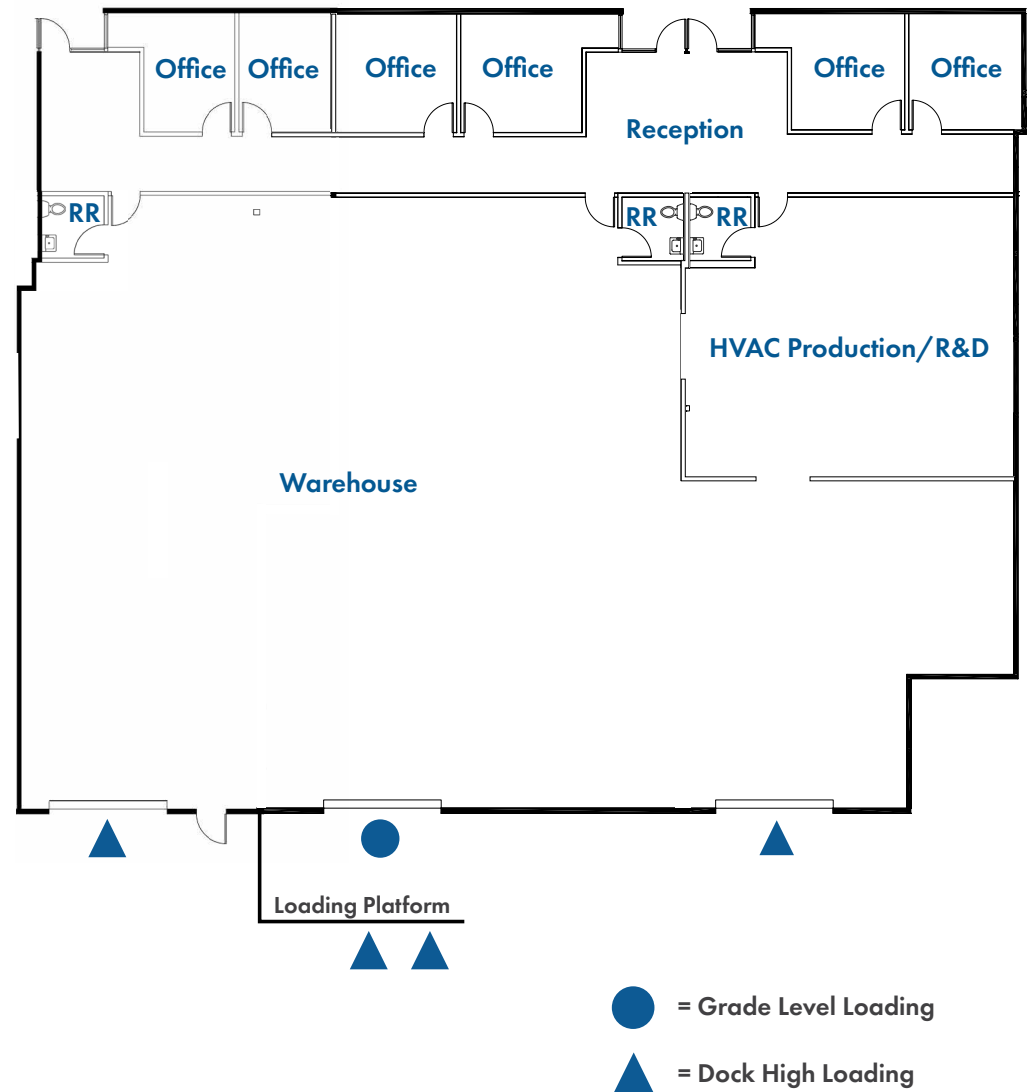


- = Grade Level Loading
- ▲ = Dock High Loading



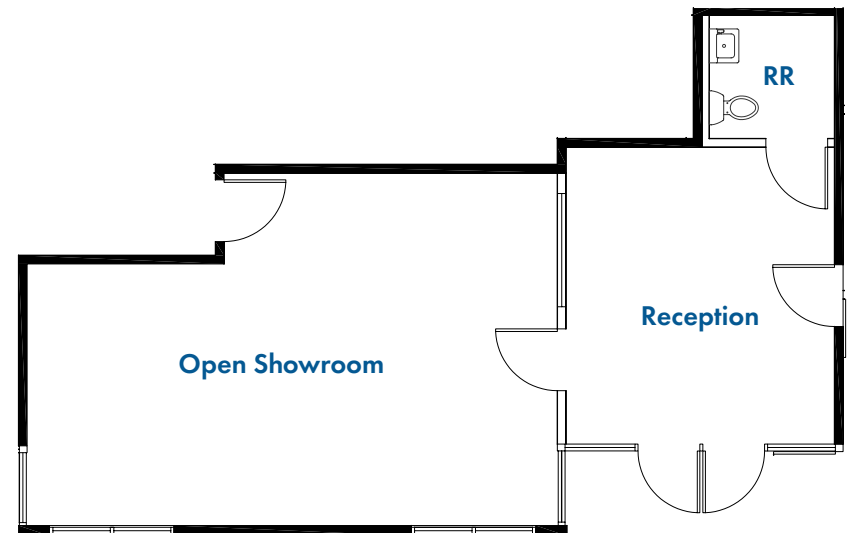
Industrial Availability

Address:	1619 S. Rancho Santa Fe Rd, Suite B - D
Size:	8,063 SF
Base Rent:	\$1.65/SF
CAM:	\$0.24/SF
Clear Height:	16'
Availability:	Vacant – Renovations Underway
Comments:	Suite consists of reception, 6 private offices, and warehouse with 4 dock high positions and 1 grade level loading door.



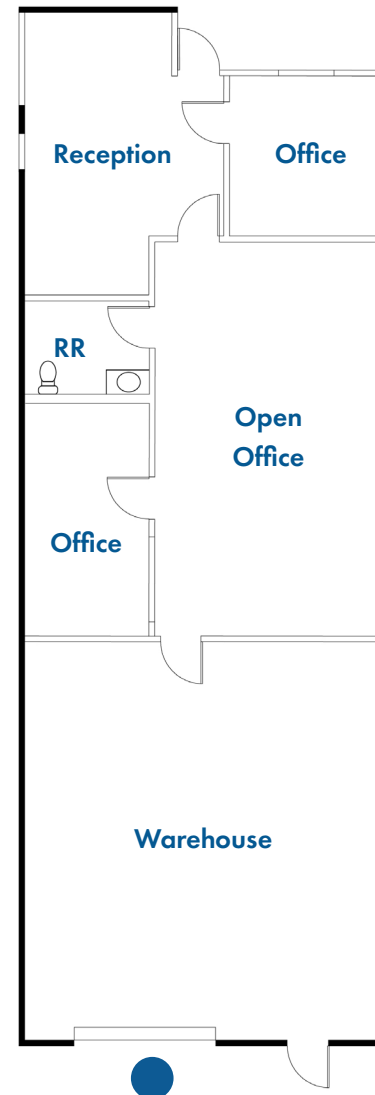
Flex Availability

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.



Industrial Availability

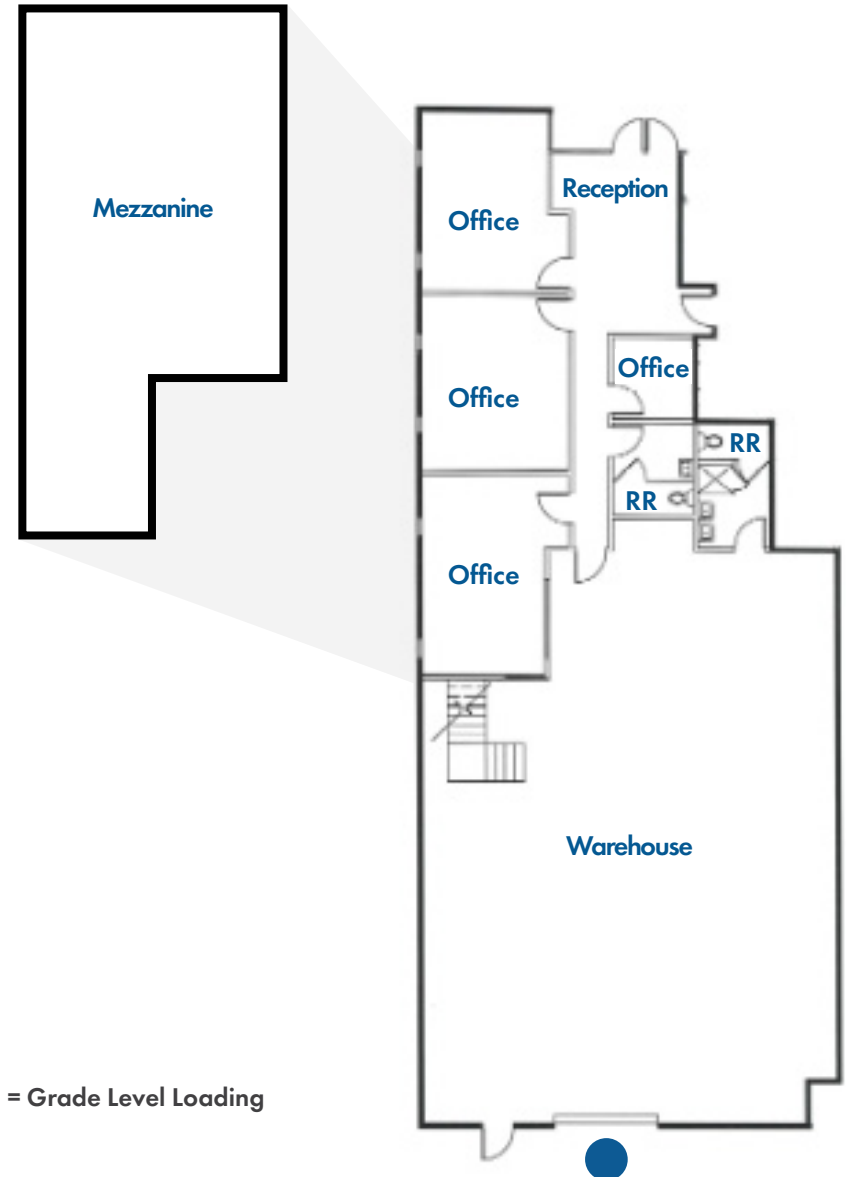
Address:	1645 S. Rancho Santa Fe Rd, Suite 102
Size:	1,836 SF
Base Rent:	\$1.92/SF
CAM:	\$0.24/SF
Clear Height:	20'
Availability:	30 Day Notice
Comments:	Suite consists of reception, 2 private offices, open office room, and warehouse with 1 grade level loading door.



● = Grade Level Loading

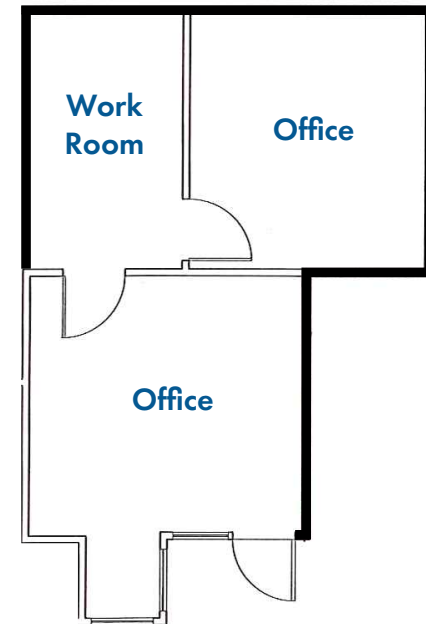
Industrial Availability

Address:	1665 S. Rancho Santa Fe Rd, Suite A1
Size:	4,467 SF
Base Rent:	\$1.62/SF
CAM:	\$0.24/SF
Clear Height:	16'
Availability:	Vacant
Comments:	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

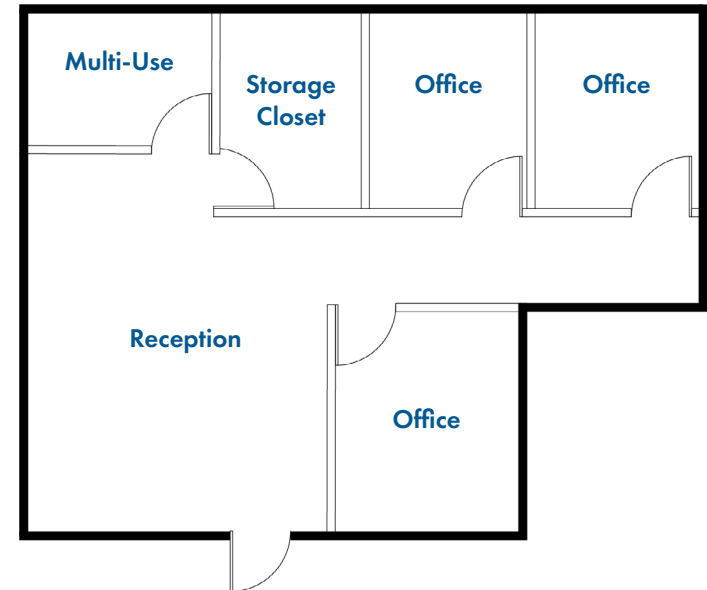
Address:	1635 S. Rancho Santa Fe Rd, Suite 206
Size:	501 SF
Base Rent:	\$1.85/SF
CAM:	\$0.24/SF
Availability:	Vacant
Comments:	Located on the second story, this office suite consists of 2 offices and open work room. Excellent location with exposure and signage opportunity visible from S. Rancho Santa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



Office Availability

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

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

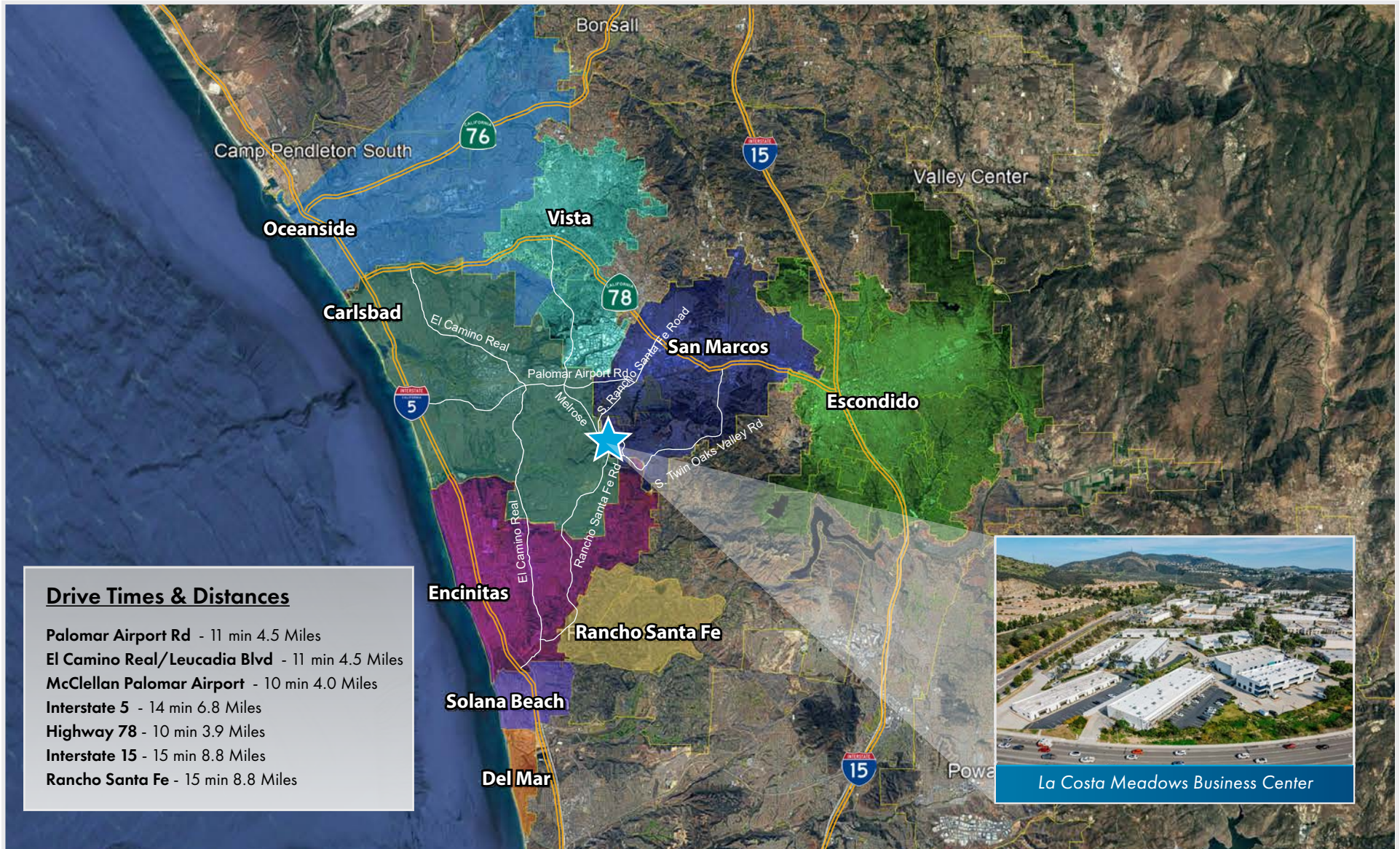


Surrounding Tenants Aerial

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



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&D

15

490,316

35.81%

IMT

17

410,097

29.95%

Total Industrial

46

1,369,350

100.00%



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