

2,699 SF INDUSTRIAL SUITE FOR LEASE



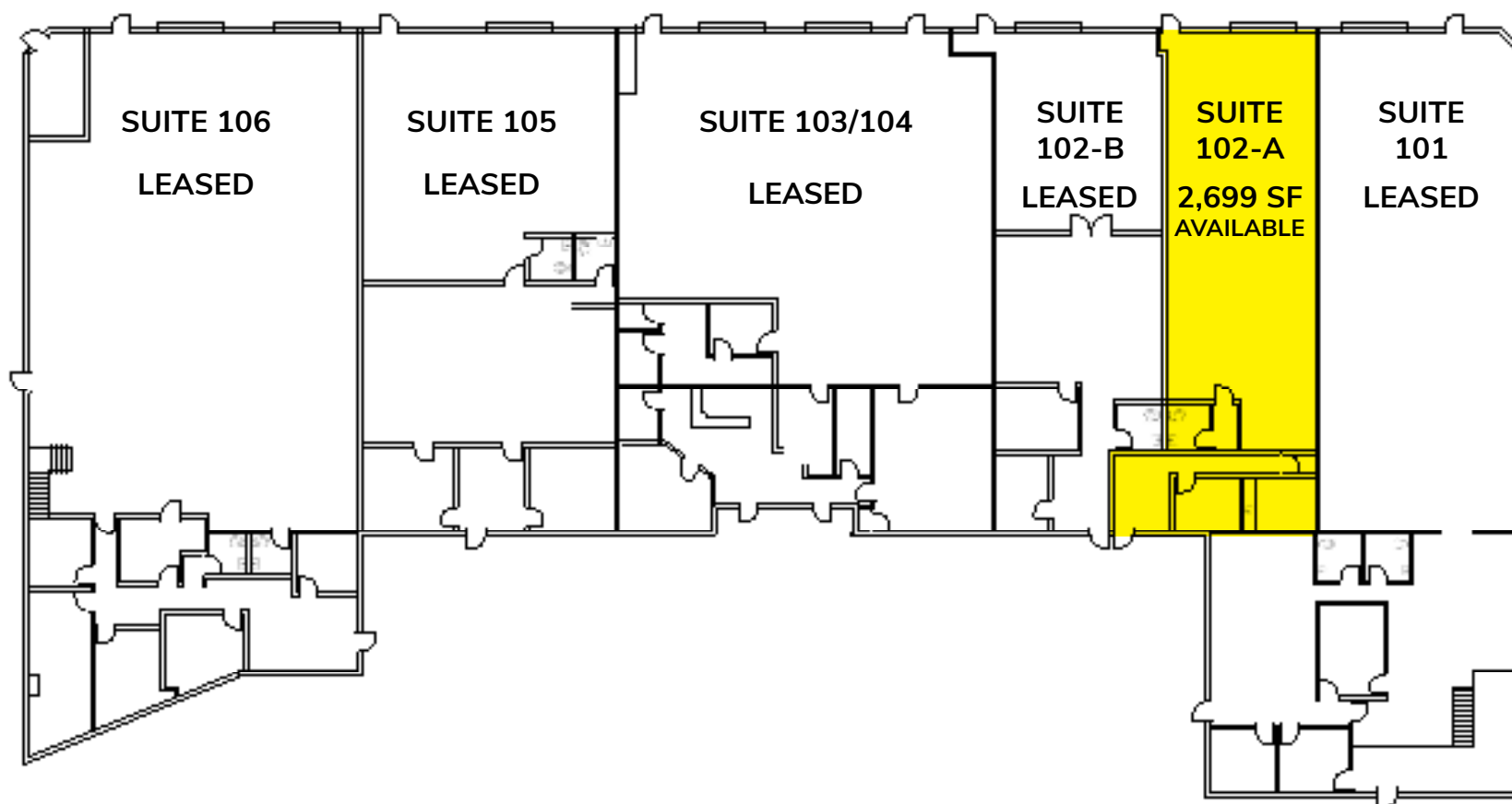
445 RYAN DRIVE SAN MARCOS, CA 92078

property description

- 29,010 SF Industrial/Flex Project
- 16' Clear Height
- 12' x 12' Roll-up Doors
- 2.1/1,000 SF Parking Ratio
- Fire Sprinklers
- Amenity Rich Location
- Direct Freeway Access via Las Posas Road
- 2,699 SF Available for Lease
- **LEASE RATE: \$1.58 PSF + CAM (\$0.12 PSF)**

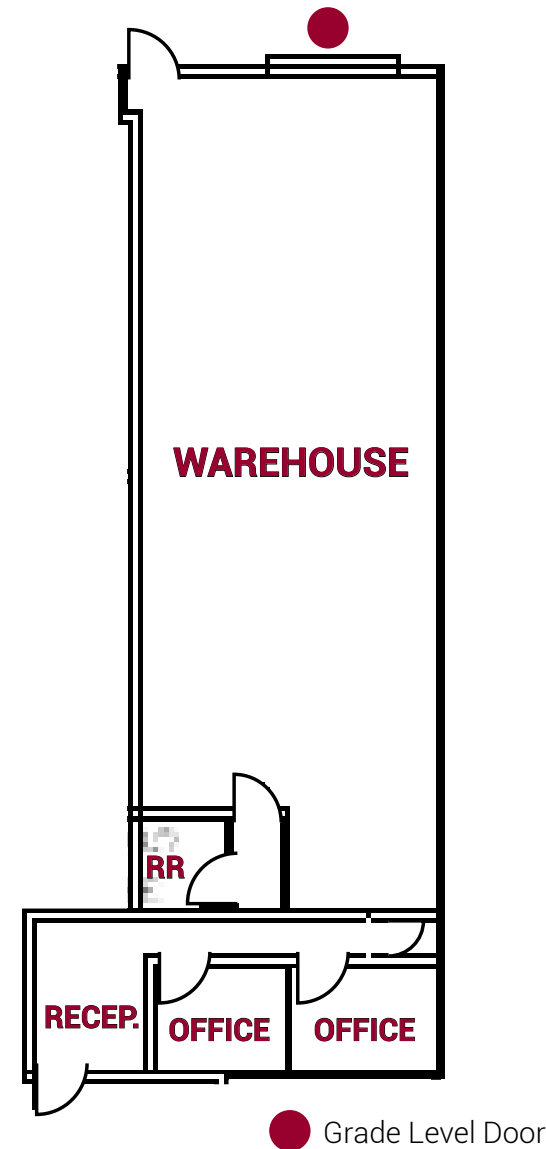


Address	Suite	SF	Base Rent	CAM	Availability	Comments
445 Ryan Drive	102-A	2,699 SF	\$1.58 PSF	\$0.12 PSF	March 1, 2025	Office & Warehouse



SUITE DESCRIPTION

BUILDING ADDRESS:	445 Ryan Dr
SUITE:	102-A
SQUARE FEET:	2,699 SF
LEASE RATE:	\$1.58 PSF + CAM (\$0.12 PSF)
COMMENTS:	Reception, 2 Offices, 1 Restroom, 1 Roll-up Door, & Warehouse
AVAILABILITY:	March 1, 2025



No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

photos

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San Marcos

In the heart of North County San Diego lies the vibrant city of San Marcos, California, brimming with a unique blend of natural beauty and urban appeal. Nestled amid rolling hills and lush green landscapes, this thriving community captivates residents and visitors alike with its rich history and diverse cultural scene. From the picturesque shores of Lake San Marcos to the bustling streets of Old California Restaurant Row, the city offers a tapestry of experiences for all. Boasting a vibrant arts community, renowned educational institutions like California State University San Marcos, and a thriving business sector, San Marcos presents a promising future as a center for innovation and growth. With its temperate climate, excellent recreational opportunities, and a strong sense of community, it's no wonder that San Marcos continues to be an attractive destination for those seeking the perfect blend of suburban charm and modern convenience.

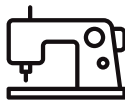
IMPORTANT SAN MARCOS INDUSTRIES & BUSINESSES



HEALTHCARE



SPECIALTY FOOD
& BEVERAGE
MANUFACTURING



PRECISION
MANUFACTURING



PROFESSIONAL
SERVICES



EDUCATION



SAN MARCOS
UNIFIED SCHOOL DISTRICT
engaging students...inspiring futures



Walmart
Save money. Live better.



COSTCO
BUSINESS CENTER



LUSARDI
CONSTRUCTION COMPANY



FCI FLUID COMPONENTS
INTERNATIONAL LLC



SAN MARCOS
Discover Life's Possibilities



POPULATION

94,841



MEDIAN HOUSEHOLD
INCOME

\$106,757



AVERAGE HOUSEHOLD
INCOME

\$144,495



EMPLOYEES

31,580+



MEDIAN AGE

34.3





location map

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