

LA COSTA MEADOWS BUSINESS CENTER

1619 S. Rancho Santa Fe Road - San Marcos, CA 92078

FOR LEASE: 5,747 SF INDUSTRIAL SUITE WITH DOCK & GRADE

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



LOW FINISH INDUSTRIAL SUITES WITH DOCK & GRADE LEVEL LOADING NOW AVAILABLE

Availability Overview

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Industrial & Flex Availability

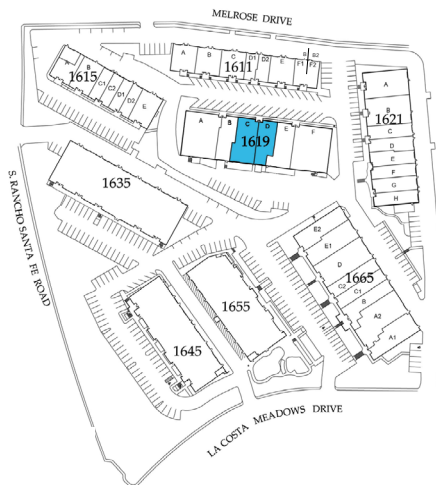
Building	Suite	Size	Lease Rate	CAM/SF	Availability
1619	C/D	5,747 SF	\$1.68/SF	\$0.24/SF	Vacant



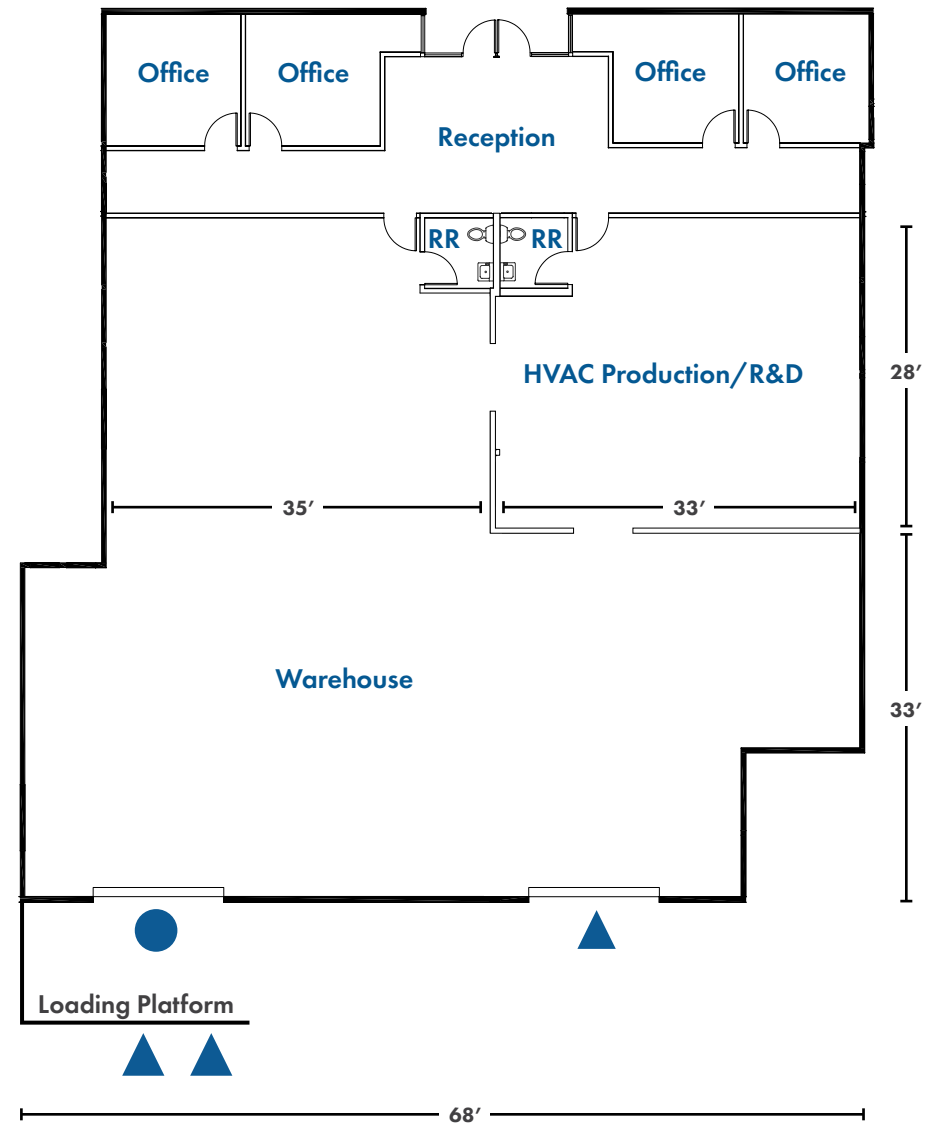
■ Industrial Availability

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



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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