

*Available for Lease*



# Richland Professional Building

751 RANCHEROS DR | SAN MARCOS, CA 92069

**CBRE**

# Property Highlights

751 RANCHEROS DRIVE



**19,940 RSF**

Building Size



**Freeway Frontage & Visibility**



**Monument Signage Available**



**Ample Parking**

4.10/1,000 RSF



**Excellent Access to SR-78 and I-15**



**Separately Metered Electricity**



**Nearby Amenities**

Less than 2 miles from Civic Center Plaza and North City

FIRST FLOOR MEDICAL  
LEASE RATE

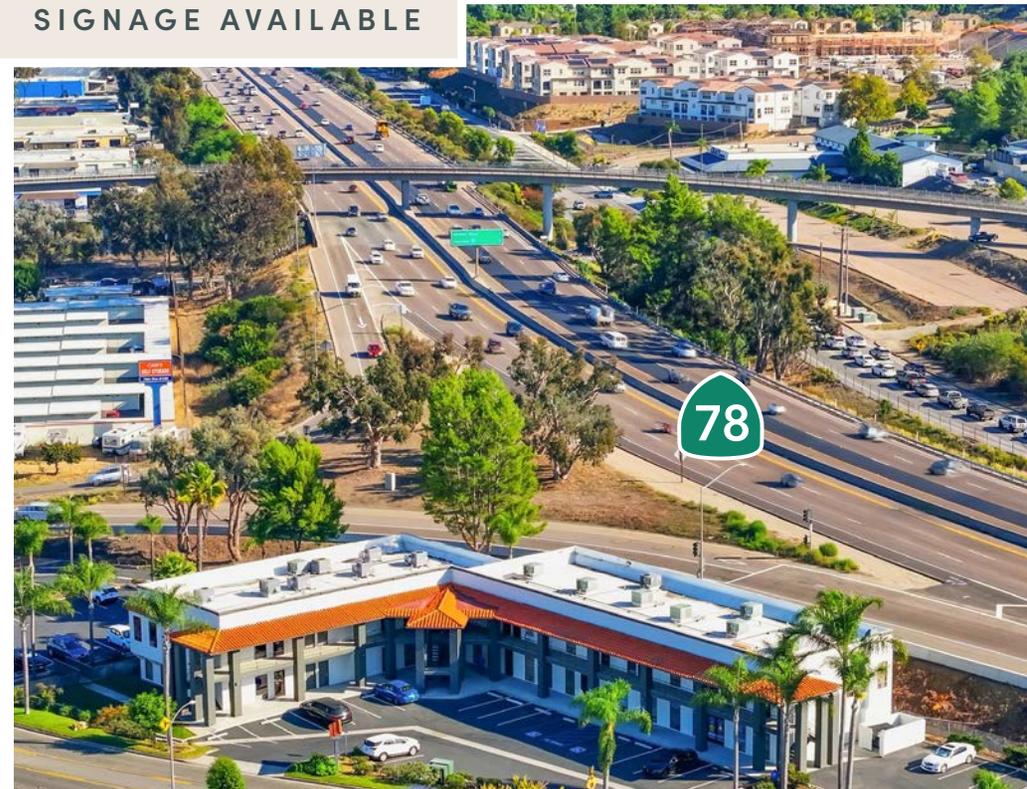
**\$2.95 + E**

SECOND FLOOR OFFICE  
LEASE RATE

**\$2.15 + E**

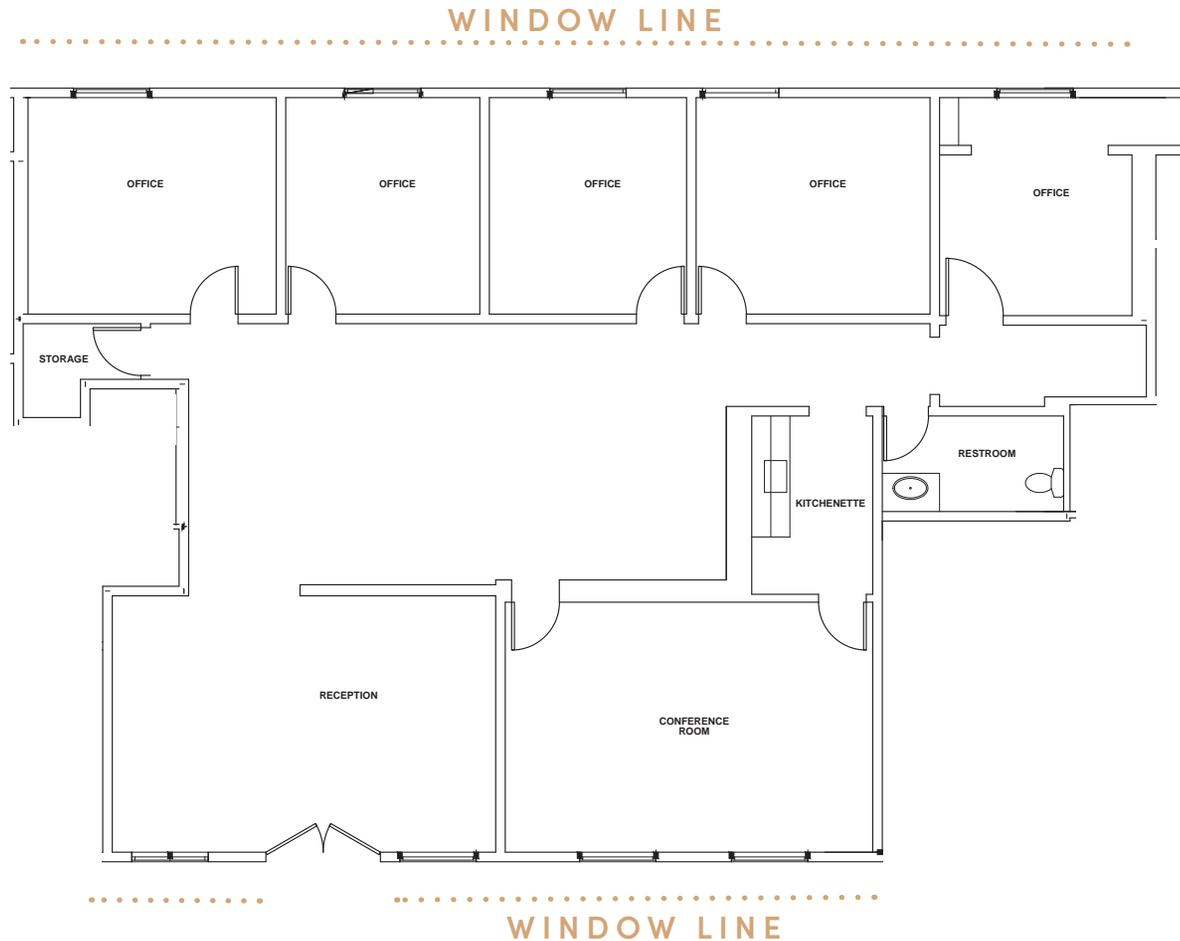
**Freeway Facing**

**BUILDING TOP  
SIGNAGE AVAILABLE**



# Floor Plan

## Suite 2 | First Floor



**2,221 RSF**

**AVAILABILITY**

Vacant

**MEDICAL RATE**

\$2.95 + E

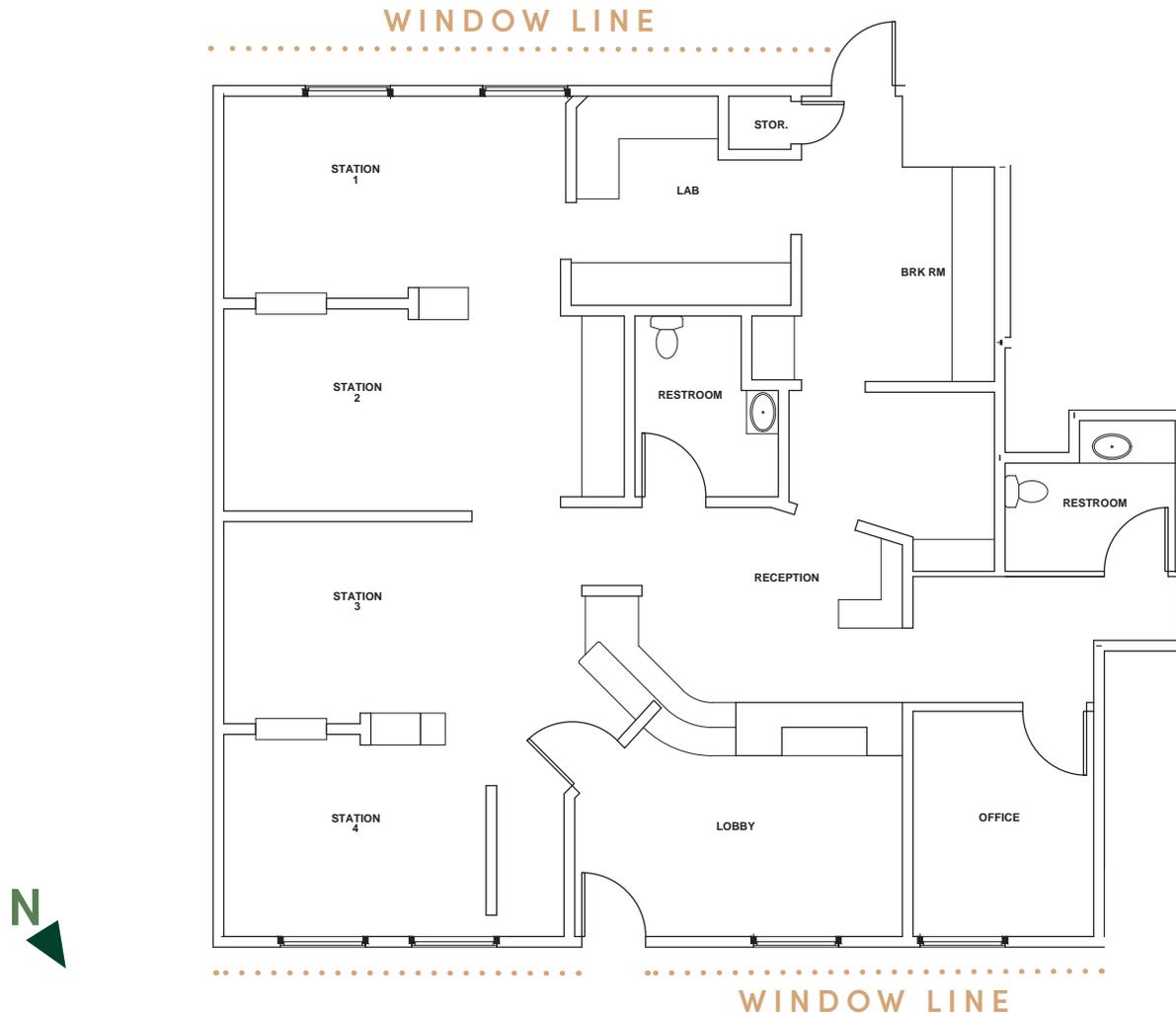
**DESCRIPTION**

Suite features a reception area, private bathroom, storage/IT room, 5 private offices, conference room and a kitchen/break area.



# Floor Plan

## Suite 3 | First Floor



**1,848 RSF**

### AVAILABILITY

April 1, 2026

### MEDICAL RATE

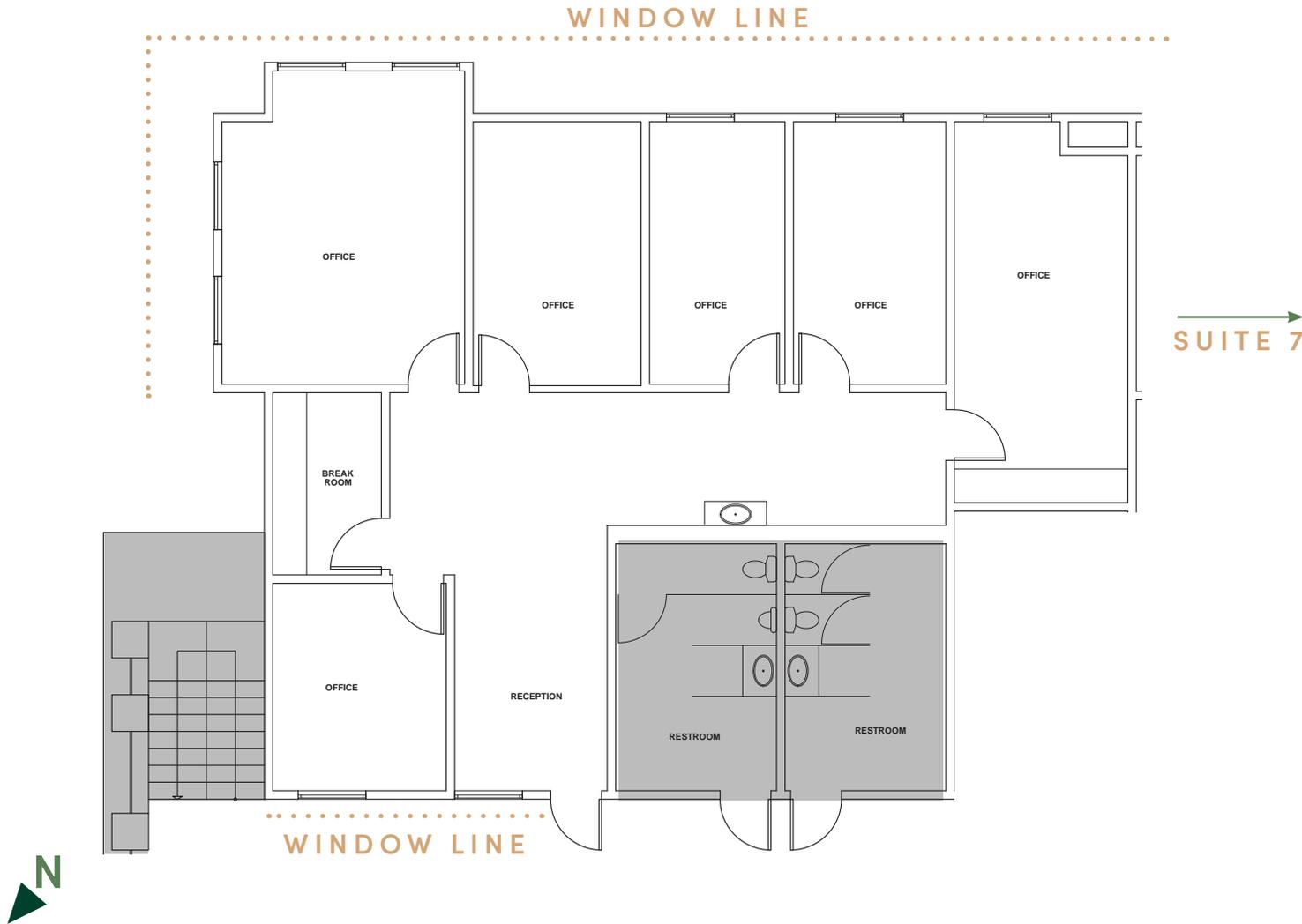
\$2.95 + E

### DESCRIPTION

Dental office build out featuring a lobby, reception area, 2 private bathrooms, storage room, 1 private office, 4 treatment rooms, a lab area and an open break area.

# Floor Plan

## Suite 6 | Second Floor



**2,120 RSF**  
CONTIGUOUS WITH  
SUITES 7 & 8 FOR  
UP TO 4,524 RSF

### AVAILABILITY

Vacant

### OFFICE RATE

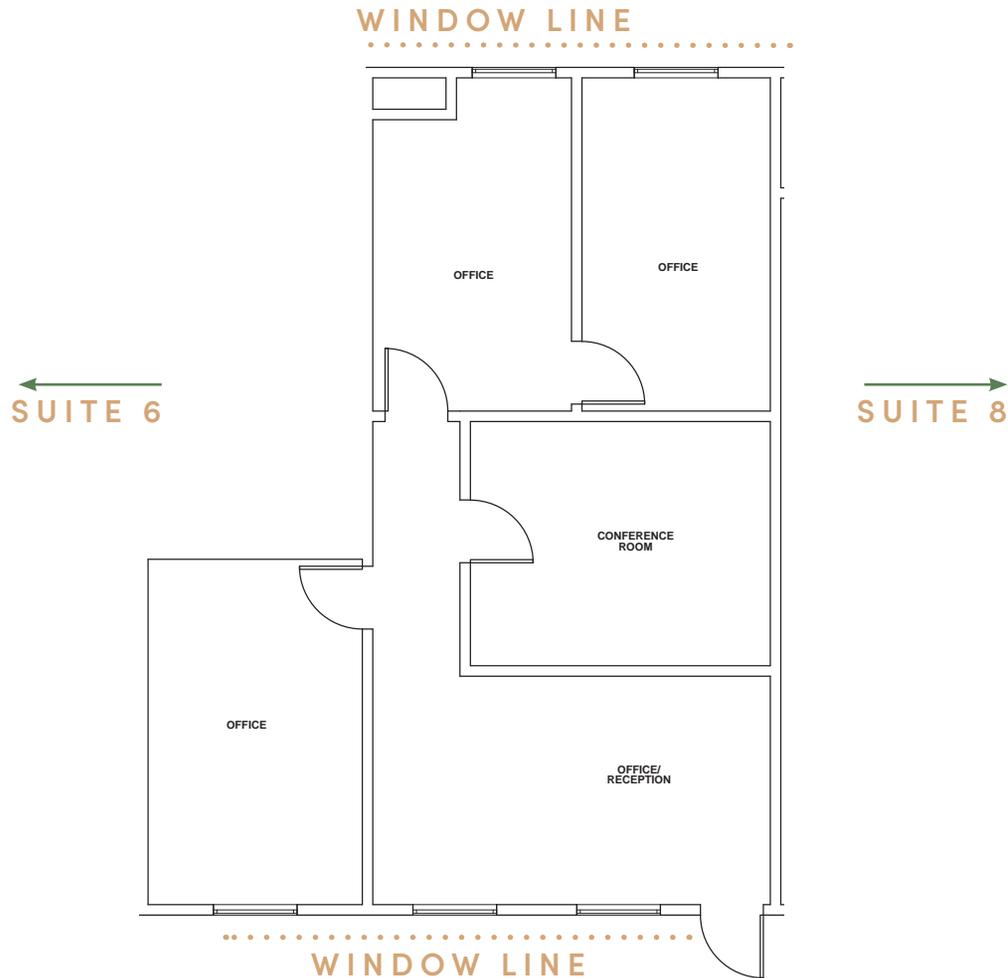
\$2.15 + E

### DESCRIPTION

Suite features a reception area, storage/break room, 6 private offices, and a sink.

# Floor Plan

## Suite 7 | Second Floor



**1,259 RSF**  
CONTIGUOUS WITH  
SUITES 6 & 8 FOR  
UP TO 4,524 RSF

### AVAILABILITY

Vacant

### OFFICE RATE

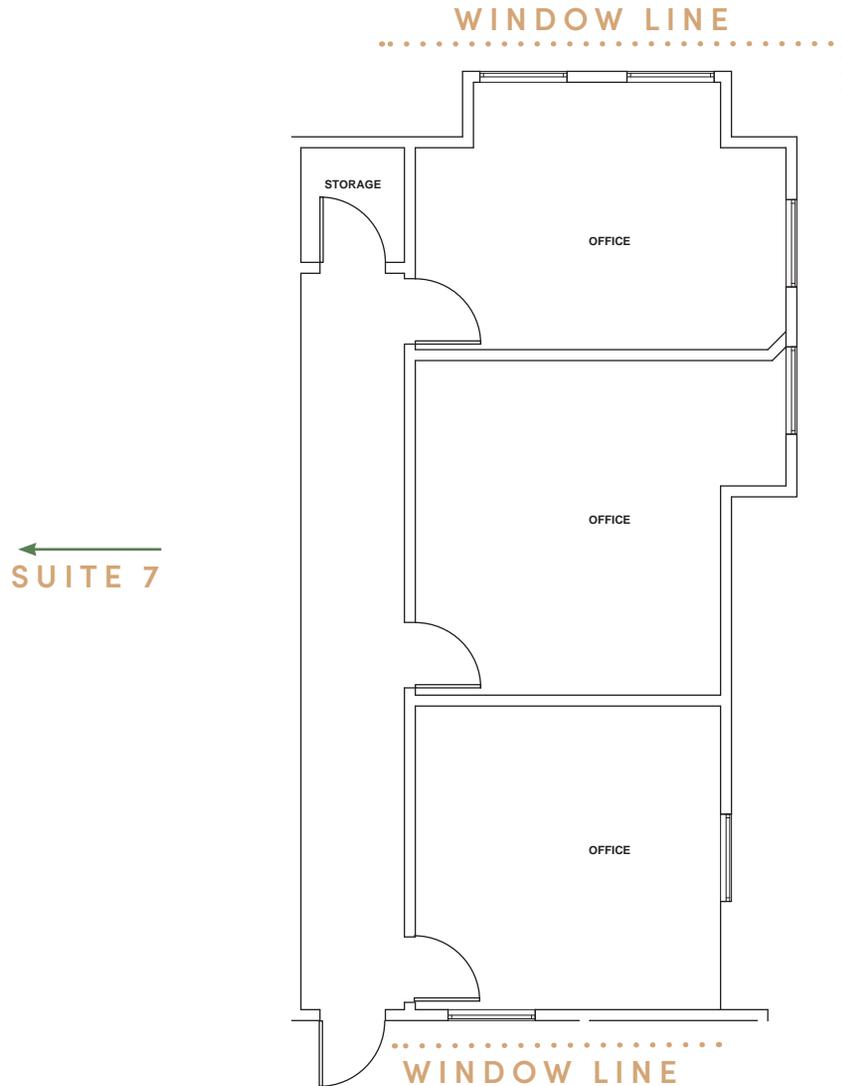
\$2.15 + E

### DESCRIPTION

Suite features a reception area, conference room, and 3 private offices.

# Floor Plan

## Suite 8 | Second Floor



**1,145 RSF**  
CONTIGUOUS WITH  
SUITES 6 & 7 FOR  
UP TO 4,524 RSF

### AVAILABILITY

Vacant

### OFFICE RATE

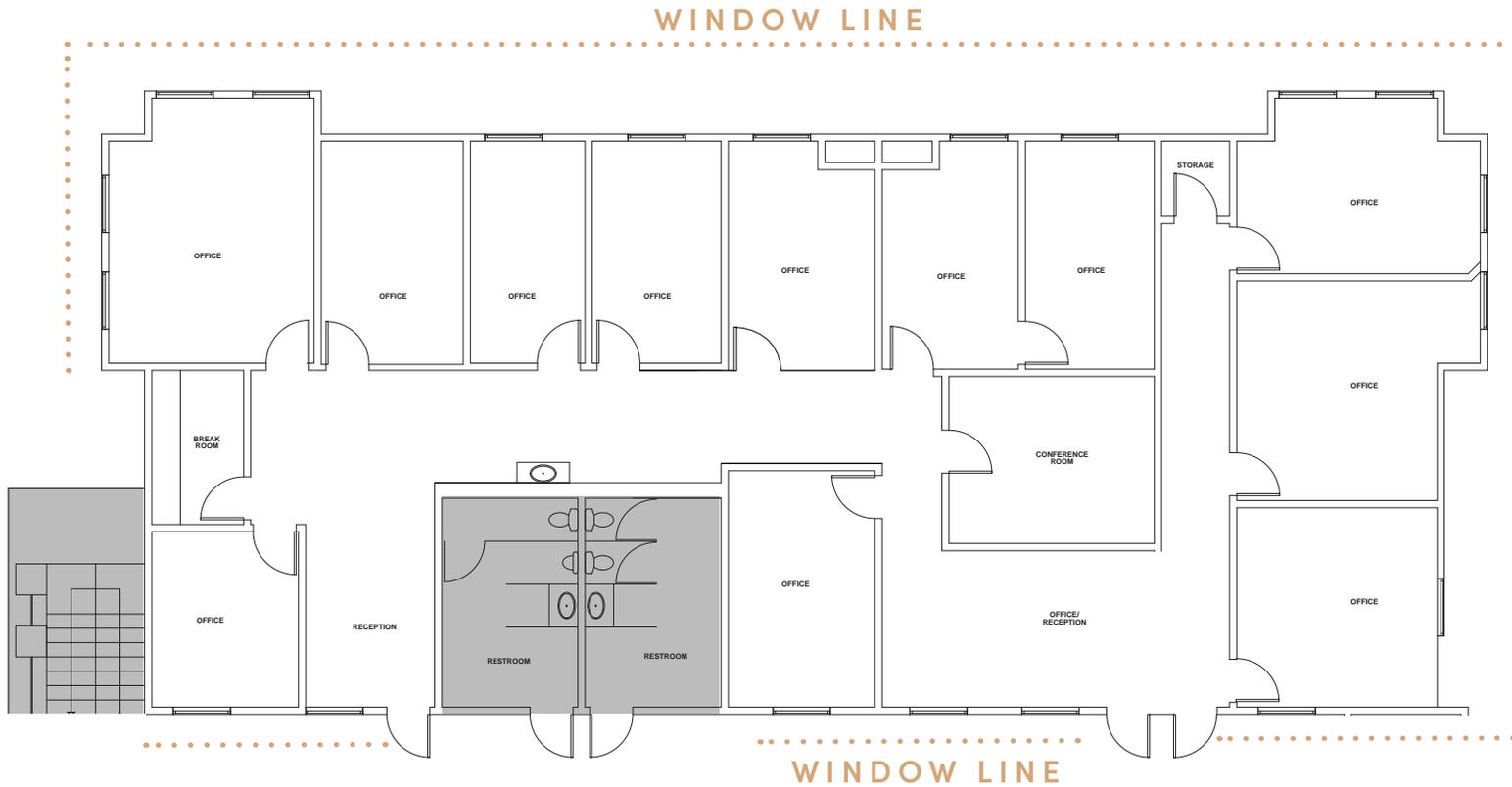
\$2.15 + E

### DESCRIPTION

Corner suite featuring a reception area, storage room, and 3 private offices.

# Floor Plan

## Suite 6, 7 & 8 | Second Floor



**4,524 RSF**  
HYPOTHETICAL

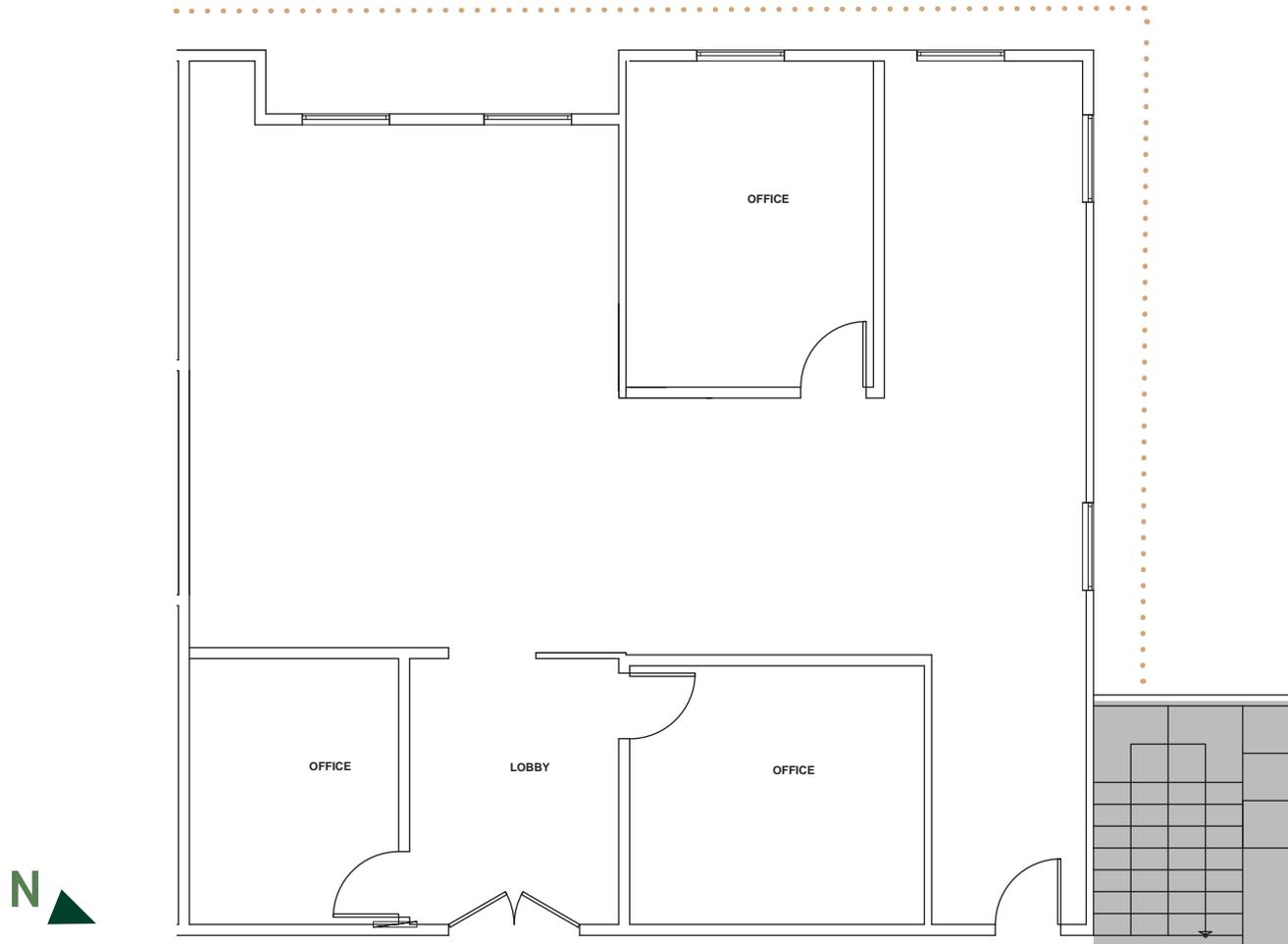
**AVAILABILITY**  
Vacant

**OFFICE RATE**  
\$2.15 + E

# Floor Plan

## Suite 12 & 13 | Second Floor

WINDOW LINE



**2,112 RSF**

**AVAILABILITY**

Vacant

**OFFICE RATE**

\$2.15 + E

**DESCRIPTION**

Suite features a lobby, 3 private offices, and open office area.



# AMENITIES



# UPCOMING DEVELOPMENTS

## North City Master Plan

- 1,000,000 SF Office Space
- 350,000 SF Retail Space
- 3,400 Residential Units (Including 650 Shea/Lennar residential development)
- 250 Hotel Rooms
- 30 Acres Green Space



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## CONTACTS

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