

THE SHOPS AT LAKE SAN MARCOS

\$1.85 NNN

1030 LA BONITA DRIVE, SAN MARCOS, CA 92078

FOR LEASE | SUITES AVAILABLE FROM ± 932 SF



For more information on this property, your current property, or your future location, please contact:

Kenneth Dubs, Jr.

CalBRE# 01277355 kdjr@dubsandcompany.com

1850 Diamond Street, Suite 103, San Marcos, California 92078

Office (760) 591-4100 Fax (760) 591-4102

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.

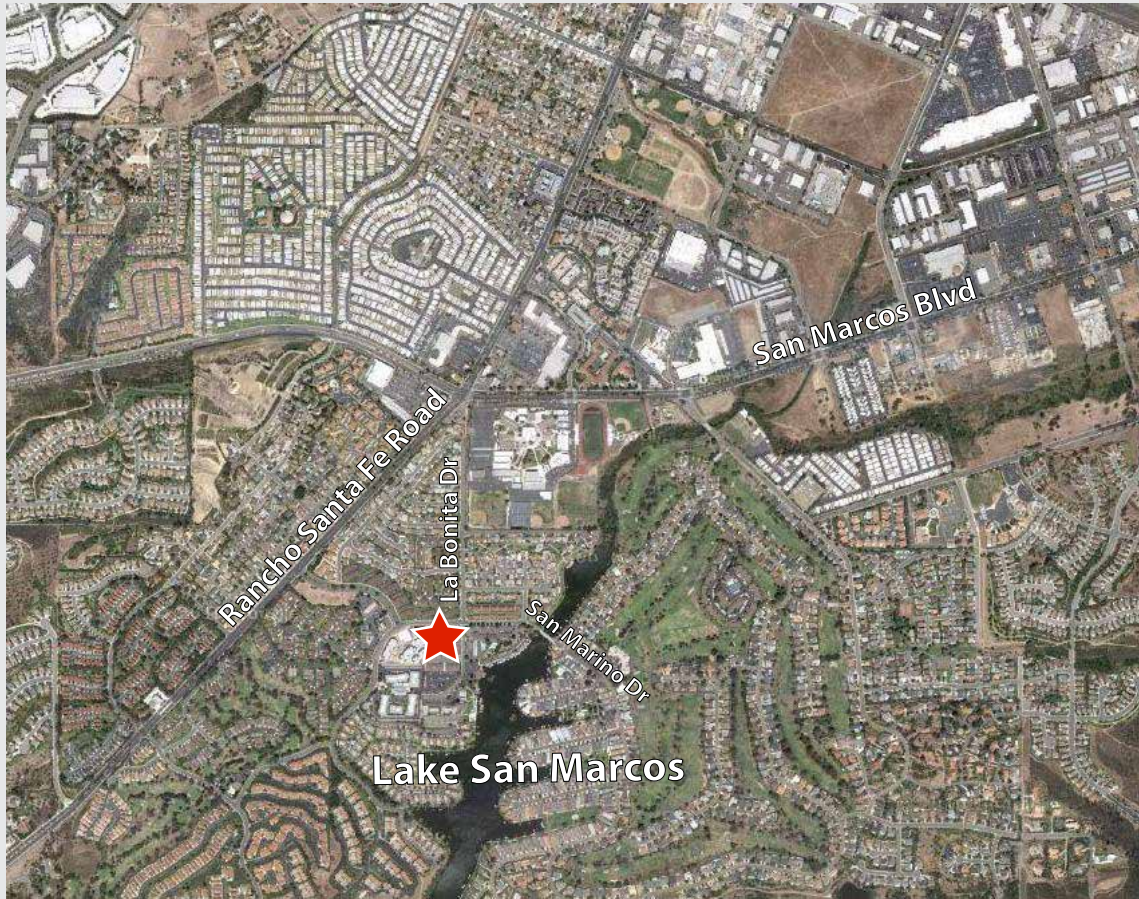


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- Ideal for retail & professional/medical offices
- Servicing the exclusive Lake San Marcos Community consisting of approximately 2,500 homes and condominiums
- 5.2/1,000 parking ratio
- Suites Available from \pm 932 up to - 3,492 SF
- San Diego County Zone General Commercial (C-34)
- Adjacent to 150-unit, independent living condominium

2024 Demographics	2 mile	5 miles	10 miles
POPULATION	40,999	203,983	736,783
AVG HOUSEHOLD INCOME	\$144,768	\$153,260	\$146,362

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TENANT LIST - 1030 LA BONITA DRIVE

SUITE NO	TENANT	SQ. FT.
Building 100		
100	Available	932
110	Available	1,025
120	Available	1,535
130	Lake and Coast Realty	811
140	Bithiah's Family Services	1,089
Building 200		
200	D'litiful Chocolat	537
210	D'litiful Chocolat	1,287
220	Lake San Marcos Salon & Spa	1,447
230	North Coast Physical Therapy	1,473
240	North Coast Physical Therapy	1,427
Building 300		
301	Petrucelli Law Group	1,551
303	Dr. Emanuel Delagramaticas	1,115
310	Dr. Emanuel Delagramaticas	1,004
314	Offshore Oral & Facial Surgery	1,104
316	Dr. Halim	1,139
322	Offshore Oral & Facial Surgery	1,682
Building 300		
334	Bithiahs Family Services	867
336	All Care In-Home	866
338	T&C Escrow	1,589
342	Lake San Marcos Association	757
346	Dr William J. Lolo	469
350	True North Homes	1,604



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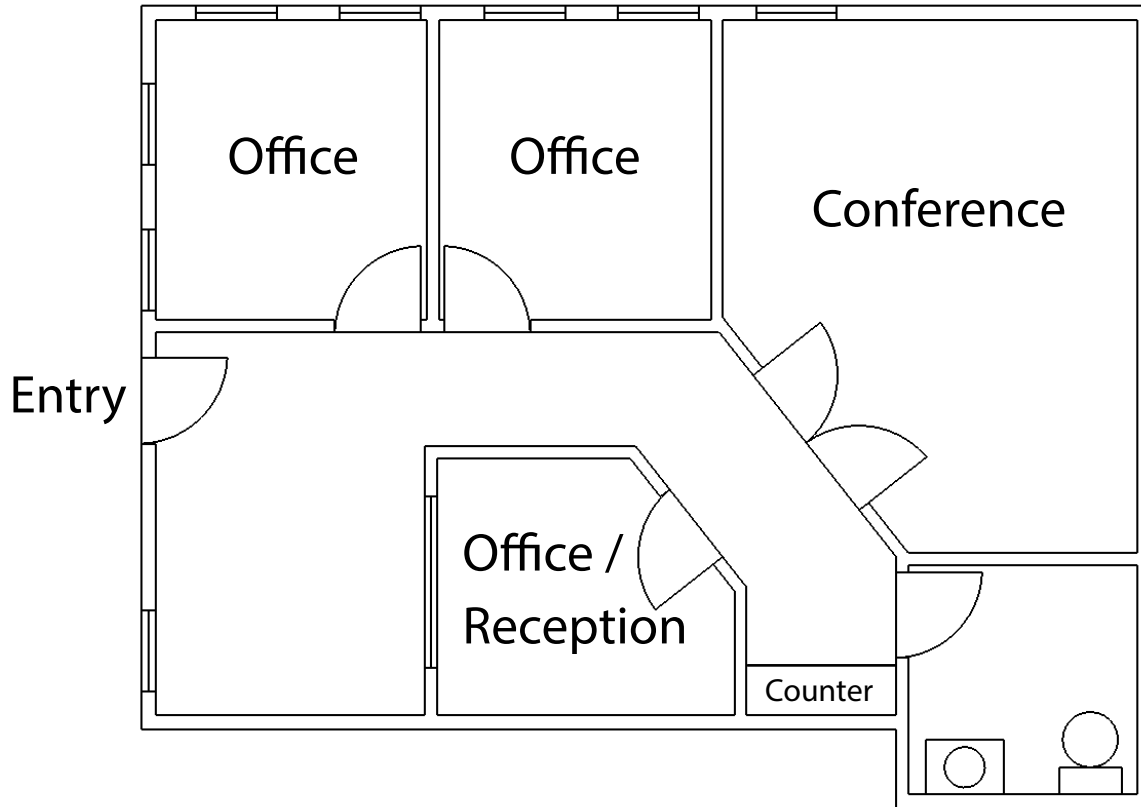
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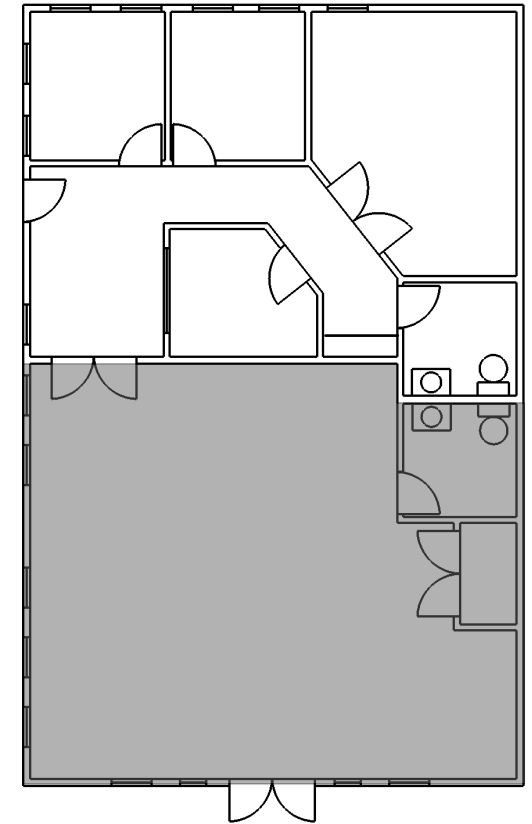
1030 LA BONITA DRIVE, SAN MARCOS, CA 92078

FOR LEASE | SUITES AVAILABLE FROM ± 932 SF

Suite 100 - ± 932 square feet



May be combined with Suite 110
for ±1,957 square feet



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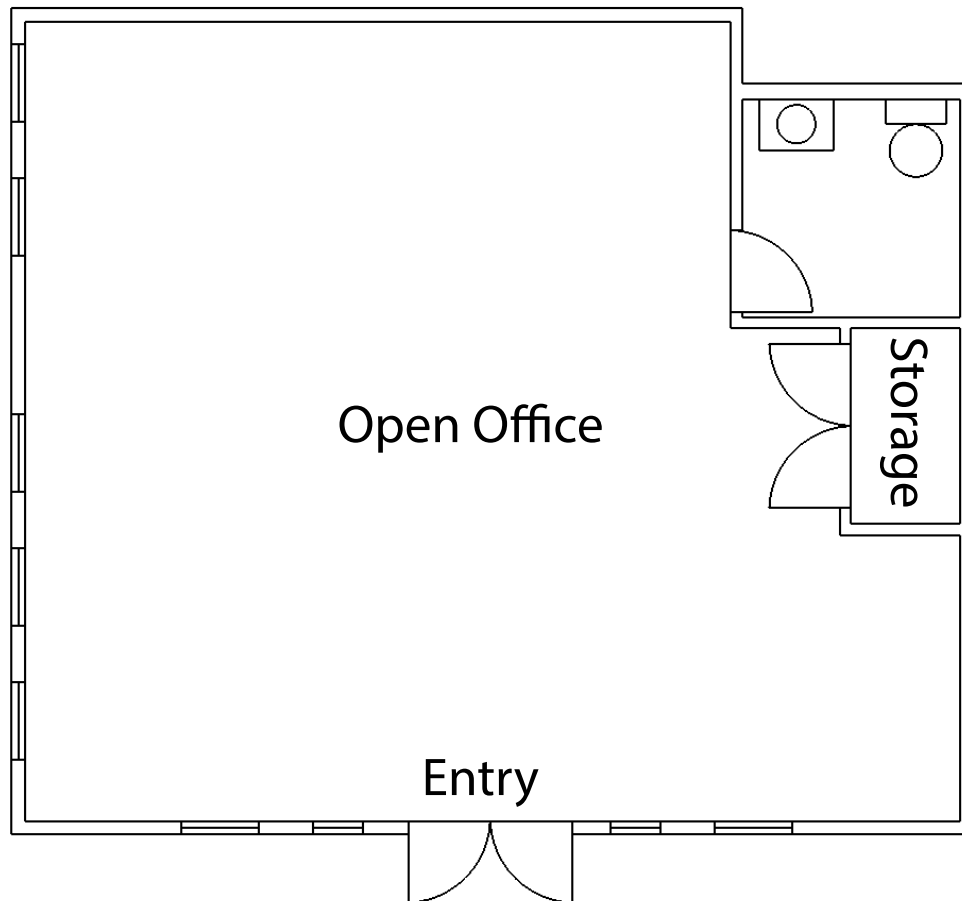
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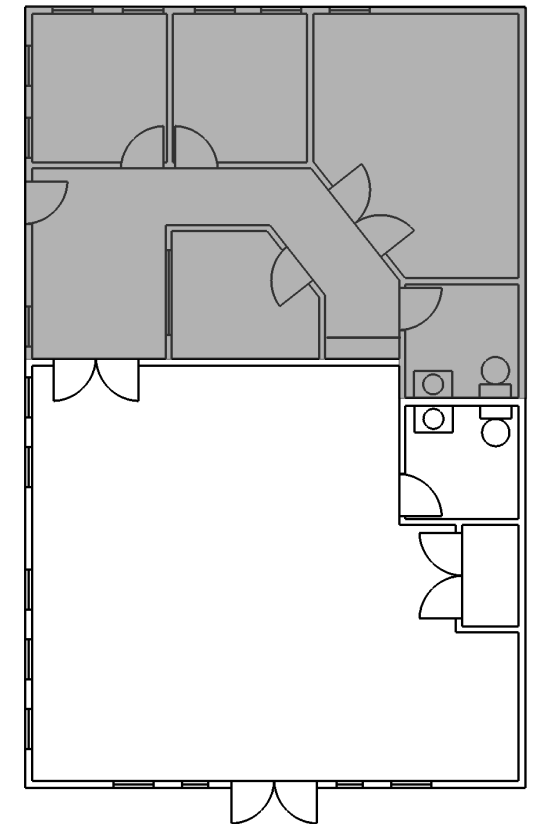
1030 LA BONITA DRIVE, SAN MARCOS, CA 92078

FOR LEASE | SUITES AVAILABLE FROM \pm 932 SF

Suite 110 - \pm 1,025 square feet



May be combined with Suite 100
for \pm 1,957 square feet



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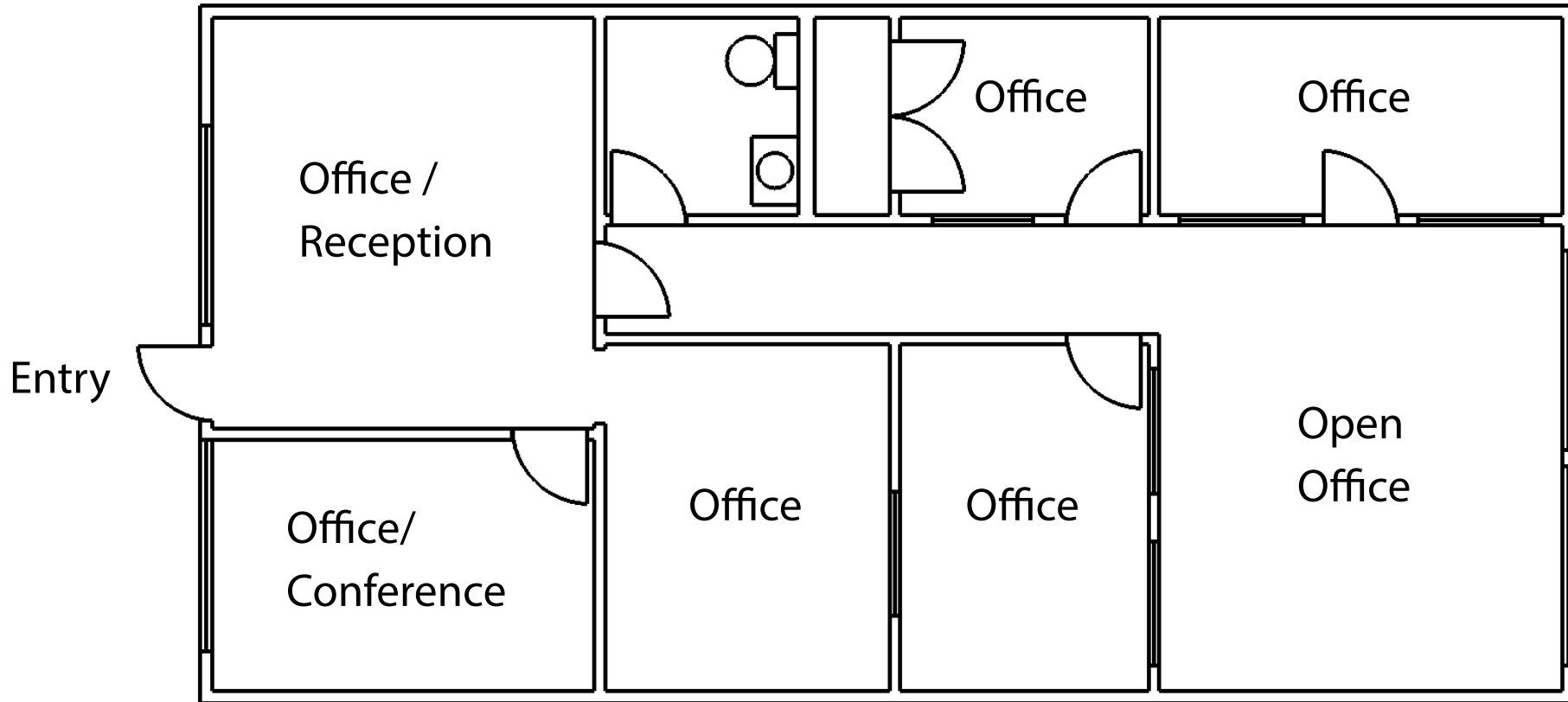
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FOR LEASE | SUITES AVAILABLE FROM \pm 932 SF

Suite 120 - \pm 1,535 square feet



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