

THE CAMPUS @VIA VERA CRUZ

334 & 338 VIA VERA CRUZ | SAN MARCOS, CA 92078

**PROFESSIONAL OFFICE & MEDICAL
SUITES FROM 518-3,286 SF
AVAILABLE FOR LEASE**

*6 MONTHS FREE RENT OFFERED FOR ALL NEW LEASES SIGNED WITH A MINIMUM 60 MONTH LEASE TERM. EXCLUDES RENEWALS AND EXPANSIONS OF EXISTING TENANTS.



PROPERTY HIGHLIGHTS

334 & 338 VIA VERA CRUZ

- ◇ Professional office and medical office suites available for lease in both buildings
- ◇ Feature building entrance w/ beautifully designed common area lobby with high ceilings and natural lighting, intricate tile work, wrought iron railings & wood finishes throughout
- ◇ Elevator served with second floor balconies and operable windows
- ◇ Parking ratio: 5.0/1,000 SF (medical) / 4.0/1,000 SF (office)
- ◇ Building and monument signage available with visibility to Via Vera Cruz (32,416 cars per day on San Marcos Blvd & Via Vera Cruz)
- ◇ Located less than 1/2 mile from the 78 Freeway with immediate access from Via Vera Cruz, Las Posas, or San Marcos Boulevard
- ◇ Close proximity to local hospitals and strategic central north county location, Tri-City Hospital (8.7 miles) and Palomar Medical Center West (5.6 miles), Palomar College (1.4 miles) and Cal State University San Marcos (1.7 miles)

Plentiful Retail Amenities, Restaurants and Services within a 1-Mile Radius

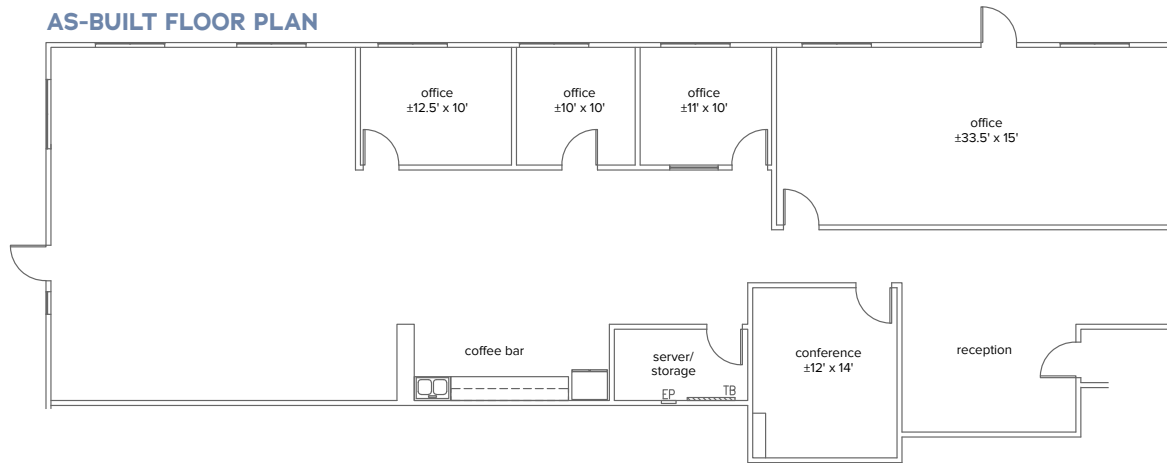


Neaby Restaurants: Mama Kat's Restaurant, Cochina del Charro, Buffalo Wild Wings, TOM's Famous Family Resturant 22, O's American Kitchen, Cold Stone Creamery, In-N-Out Burger, Starbucks, Raising Canes.

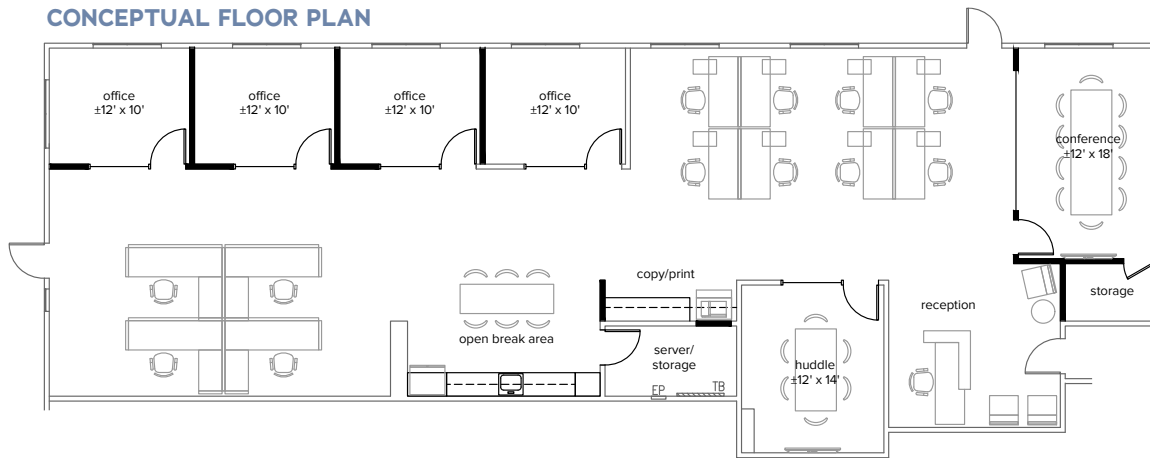


Within walking distance to Grand Plaza Shopping Center (Nordstrom Rack, Starbucks, Bed Bath & Beyond, Party City, Marshalls, Sport Chalet, Ross, Broken Yolk, Petco, Mission Federal Credit Union, Sprouts, Boudin Bakery, AAA, Pei Wei, AT&T, Subway, Sammy's Woodfired Pizza & more)

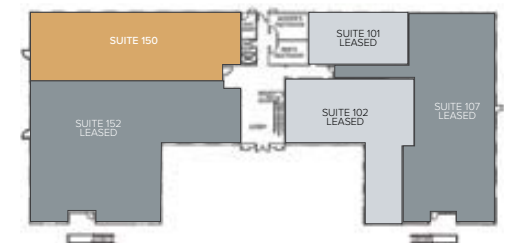
AS-BUILT FLOOR PLAN



CONCEPTUAL FLOOR PLAN



FIRST FLOOR



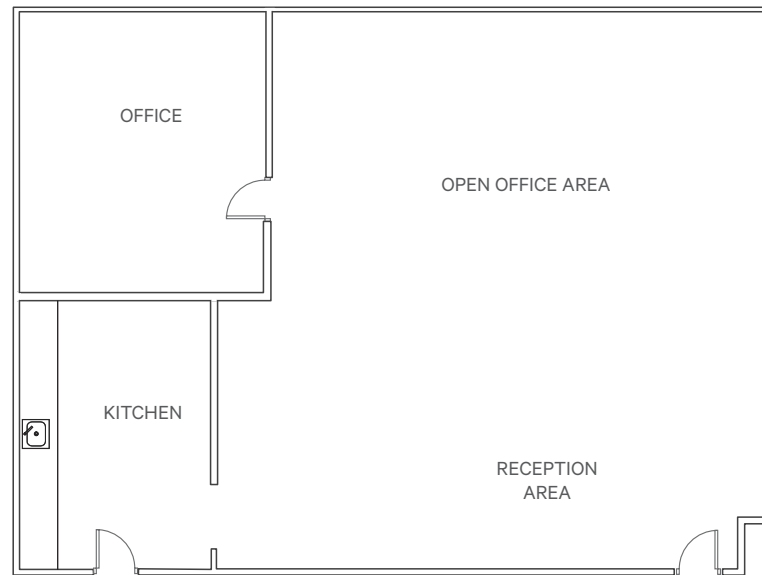
334 VIA VERA CRUZ SUITE 150

- ◇ 3,286 RSF | Available Now
- ◇ Reception, 4 Private Offices, Storage, Conference room, Break Area and Open Office Area
- ◇ Office or Medical Space

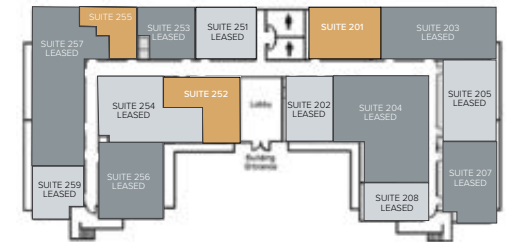
Office Lease Rate*:
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.55/SF + Utilities (TIA Negotiable)

*Janitorial included



SECOND FLOOR



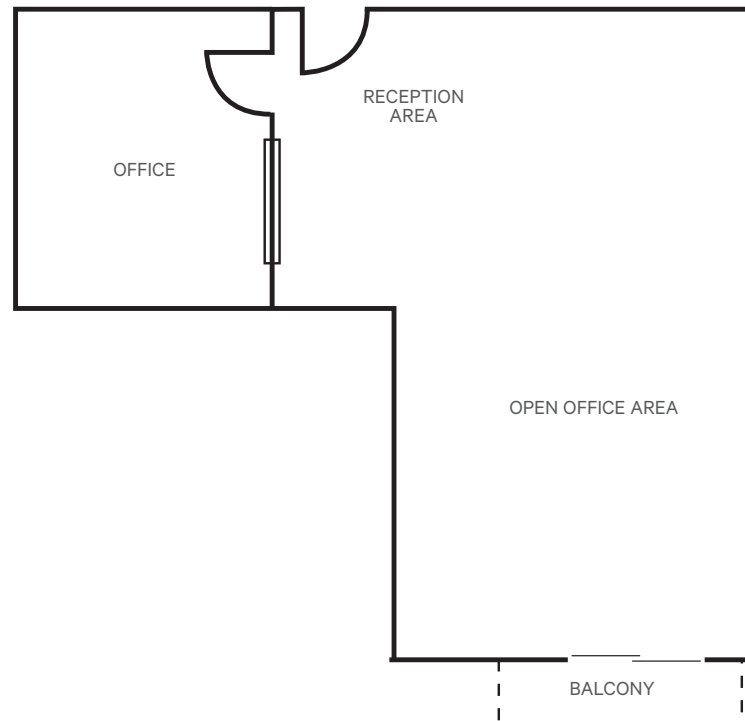
334 VIA VERA CRUZ SUITE 201

- ◇ 879 RSF | Available Now
- ◇ Reception area, one private office, kitchen and open office area
- ◇ Office or Medical Space

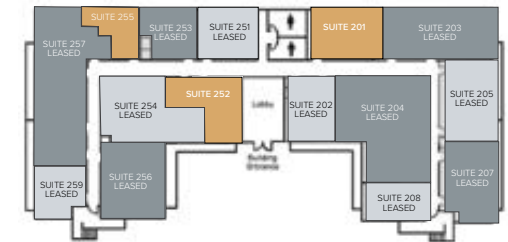
Office Lease Rate*:
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.55/SF + Utilities (TIA Negotiable)

*Janitorial included



SECOND FLOOR



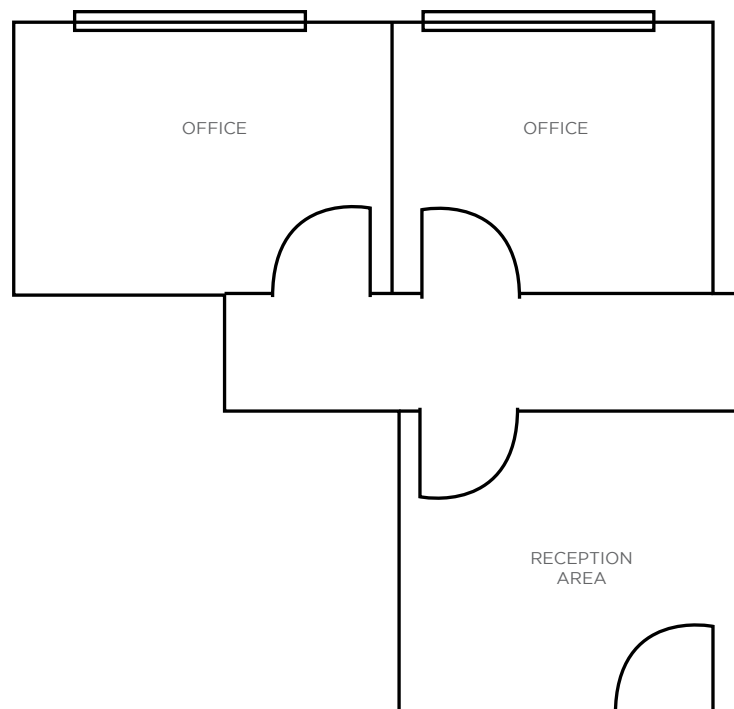
334 VIA VERA CRUZ SUITE 252

- ◇ 802 RSF | Spec Suite | Available now
- ◇ Reception, 1 Private Office and Open Office Area
- ◇ Office or Medical Space

Office Lease Rate*:
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.55/SF + Utilities (TIA Negotiable)

*Janitorial included



334 VIA VERA CRUZ

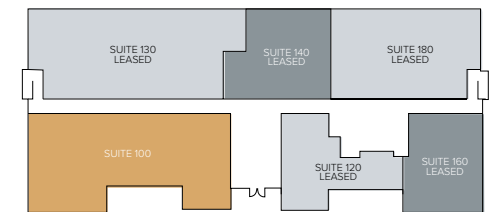
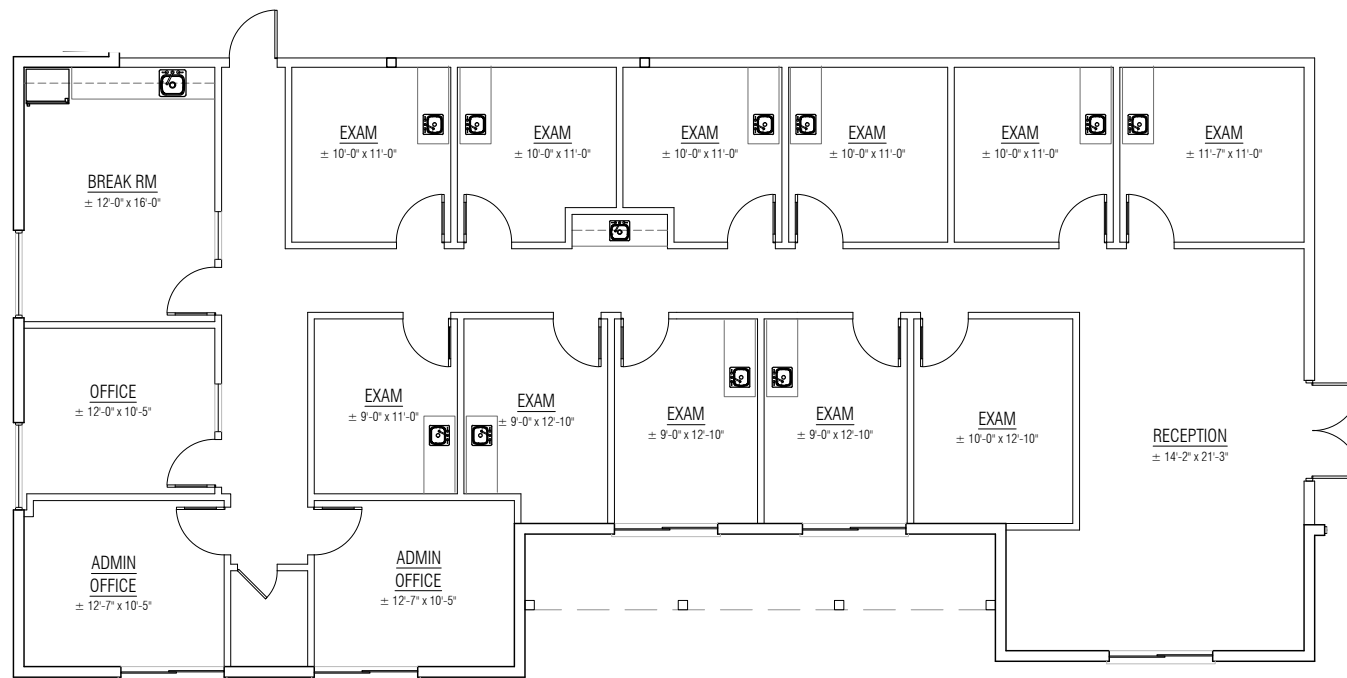
SUITE 255

- ◇ 518 RSF | Available 9/1/26
- ◇ Reception, 2 Private Offices
- ◇ Office or Medical Space

Office Lease Rate*:
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.55/SF + Utilities (TIA Negotiable)

*Janitorial included



FIRST FLOOR

338 VIA VERA CRUZ SUITE 100

- ◇ 3,079 RSF | Available Now
- ◇ Reception area, 14 offices/exam rooms and break room
- ◇ Office or Medical Space

** Floor plan subject to change

Office Lease Rate*:
\$2.20/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.55/SF + Utilities (TIA Negotiable)

*Janitorial included

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**FOR MORE INFORMATION,
PLEASE CONTACT:**

BOB COWAN

+1 760 438 8510

bob.cowan@cbre.com

LIC #01838109

CBRE

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