

**COMPLETE
REMODEL
UNDERWAY!**



FOR LEASE

DYNAMIC RETAIL/RESTAURANT & MEDICAL OFFICE OPPORTUNITIES

COMING SOON!



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*Images are conceptual rendering for illustrative purposes only and does not constitute a guarantee or representation of the final design, construction, or condition. All plans and details are subject to interpretation and change without notice.


LAKE SAN MARCOS VILLAGE | 800 - 4,300 SF RETAIL OR MEDICAL OFFICE
1635 LAKE SAN MARCOS DR. | 1132 & 1146 SAN MARINO DR. | SAN MARCOS, CA 92078


858. 360. 3000 | caacre.com





PROPERTY HIGHLIGHTS


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PLANNED RENOVATIONS: Ownership is planning a comprehensive refresh of the center, enhancing curb appeal, signage, and common areas to create a modern, inviting environment tailored to the Lake San Marcos community and surrounding locales.
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PRIME SAN MARCOS LOCATION: Situated along Lake San Marcos Blvd, the primary commercial corridor serving the surrounding residential neighborhoods, golf courses, and resort-style communities with easy access to Rancho Santa Fe Rd & San Marcos Blvd.
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STRONG DAILY TRAFFIC DRIVERS: Immediate proximity to dense residential rooftops, Lake San Marcos amenities, golf courses, and nearby schools provides consistent daily-use demand.
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CHARMING, COMMUNITY-ORIENTED SETTING: The center benefits from the relaxed, coastal North County feel that Lake San Marcos is known for, making it ideal for service-oriented retail, neighborhood dining, and boutique users.
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EXCELLENT VISIBILITY & ACCESS: Highly visible frontage along Lake San Marcos Blvd with convenient ingress/egress and ample on-site parking for customers and employees.
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AFFLUENT SURROUNDING DEMOGRAPHICS: Located within an established and affluent trade area characterized by stable home values, strong household incomes, and long-term residency.
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FLEXIBLE RETAIL CONFIGURATIONS: Suite sizes and layouts suitable for a variety of uses including café, fitness, wellness, professional services, and neighborhood retail.
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VALUE-ADD OPPORTUNITY: Planned renovations present a rare opportunity for tenants to secure space in an improving center with long-term upside as enhancements are completed.
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EASY ACCESS TO REGIONAL CONNECTIVITY: Convenient access to nearby I-78 and I-5, connecting the property to greater North County San Diego including Carlsbad, Encinitas, and Escondido.

PATIO IMPROVEMENT OPPORTUNITY



RETAIL POSITION IMPROVEMENT



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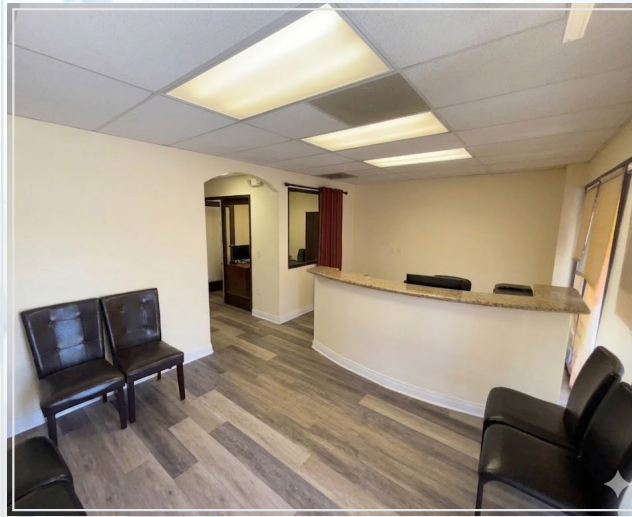
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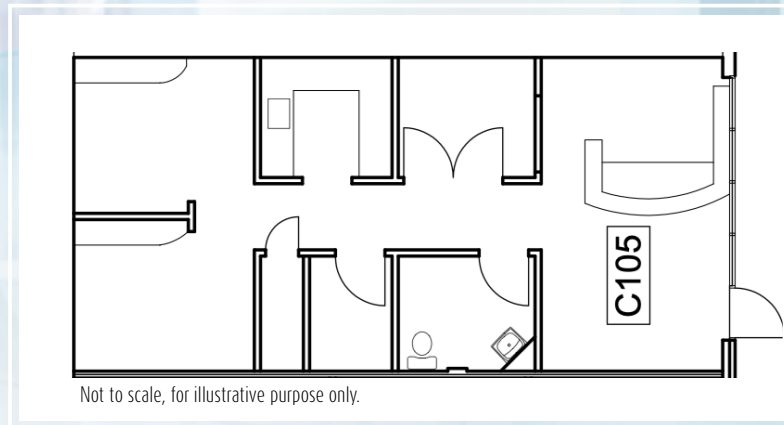
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- 810 - 4,300 SF Available - Contact Agent for availability
- Large storefront windows provide natural light and strong merchandising visibility
- Signage opportunities to capture pedestrian and vehicle traffic
- Ideal for small fitness concepts, fast casual dining, medical office and service based uses
- Convenient access and ample parking to support steady customer flow

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- 810 SF Turnkey Dental/Medical Suite
- Ground Floor Availability
- Ample Parking
- Dental chairs, vacuum system, and air compressor available
- Contact Agent for more details



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