

# 904 W SAN MARCOS BLVD

San Marcos, CA 92078

Click here  
for  
VIDEO

## RETAIL SPACE FOR LEASE

Available : Suite 2  
±875 SF

**CALL US NOW!**  
**(619)215-1988**  
leasing@uwventures.com

**www.uwventures.com**  
FOLLOW US:



Scan Me



## AVAILABLE FOR LEASE

**Suite:** 2

**Size:** 875 SF

**Lease Rate:** \$2.55/SF NNN

**Parking:** Open parking in lot

**Bathroom:** 1 private bathroom

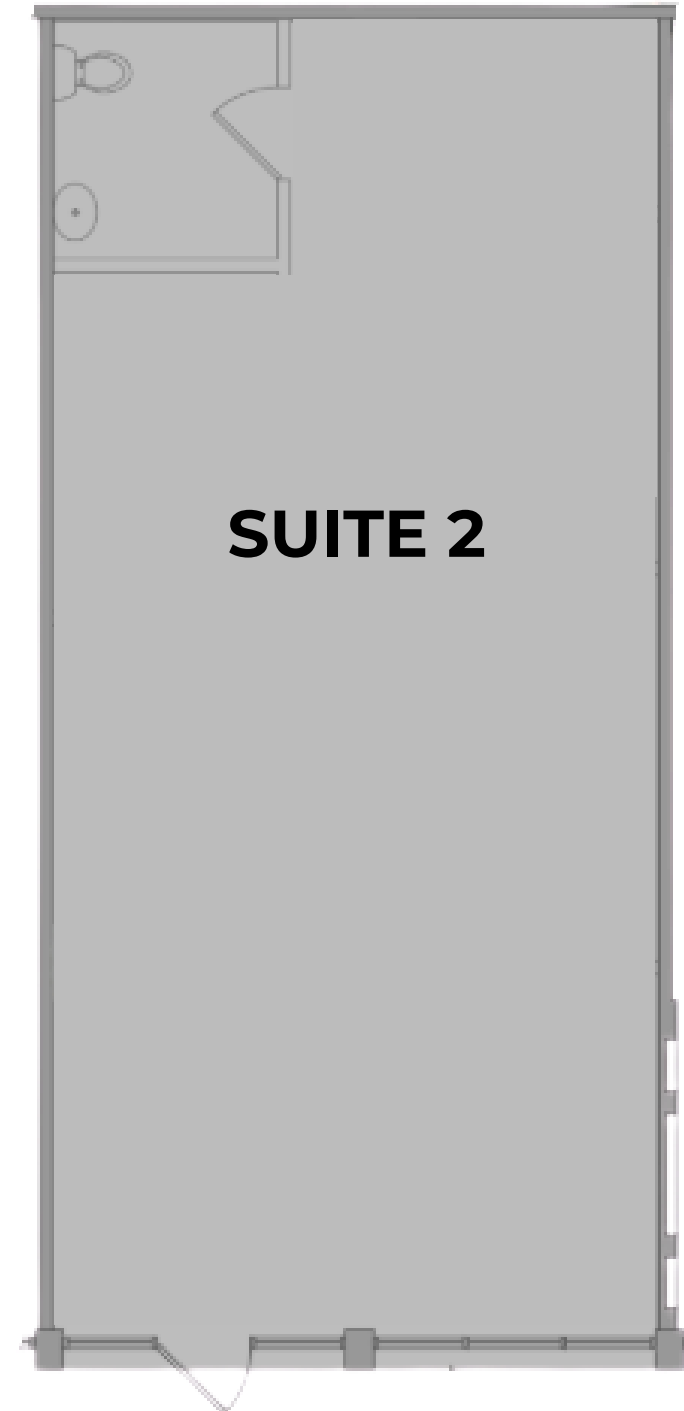
**Zoning:** Commercial

**Allowed Uses:** Retail, restaurants, offices (medical, dental, professional), gyms, salons, banks, and other customer-facing services

## PROPERTY FEATURES

- Newly renovated shopping center
- Anchored by Better Buzz Coffee
- Situated on San Marcos Blvd, a major thoroughfare with strong traffic counts, enhancing business exposure
- Offers excellent visibility with signage facing San Marcos Blvd.
- Close to shops, restaurants, and services in a vibrant commercial area
- Common Outdoor Seating Area

## FLOOR PLAN



# SPACE PHOTOS



# PROPERTY PHOTOS



# AERIAL OVERVIEW

