

# SAN MARCOS RETAIL/OFFICE BUILDING

744 Grand Avenue, San Marcos, CA 92078

**FREEWAY ORIENTED RETAIL/  
OFFICE BUILDING FOR LEASE**



**1,317± to 2,258± SF  
CORNER SUITES AVAILABLE**



**Lease Incentives  
Available!**  
CONTACT BROKER FOR  
DETAILS



Join These Retailers:



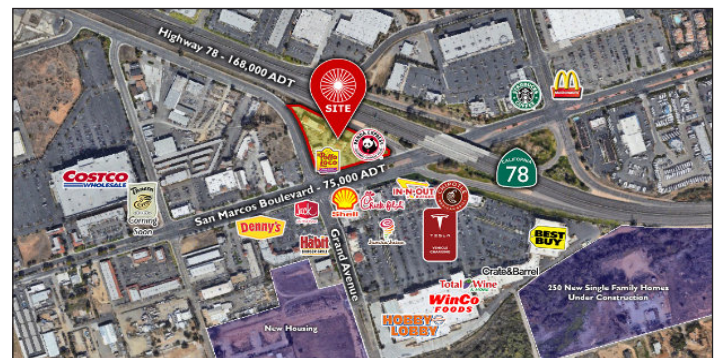
- 2,258± SF First Floor Newly Refurbished Retail/Office Suite
- 1,532± SF and 1,317± SF Second Floor Fully Built-Out Corner Suites
- Excellent Highway 78 visibility, access and signage (168,000+ ADT)
- 9,194± SF Two-story elevator served retail / office building with street and freeway signage opportunities
- With 4.4 million annual visits, this area is one of the most frequented along Highway 78
- Tenant building signage facing Highway 78, San Marcos Blvd., and Grand Avenue. Monument signage on either San Marcos Boulevard or Grand Avenue
- Nearby retailers within walking distance include:

## Demographics & Traffic

- New housing development currently under construction with first phases completely sold out within 1 mile of site

Demographics: (Source: CoStar)	1 mile	3 miles	5 miles
2025 Population (Estimated)	14,787	93,842	198,643
2030 Population (Projected)	14,968	94,228	199,500
Daytime Employee Population	14,998	45,130	99,830
Average Household Income	\$107,708	\$134,234	\$140,754

Traffic Counts	ADT
Highway 78 at San Marcos Boulevard	168,000
San Marcos Boulevard at Grand Avenue	75,000



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The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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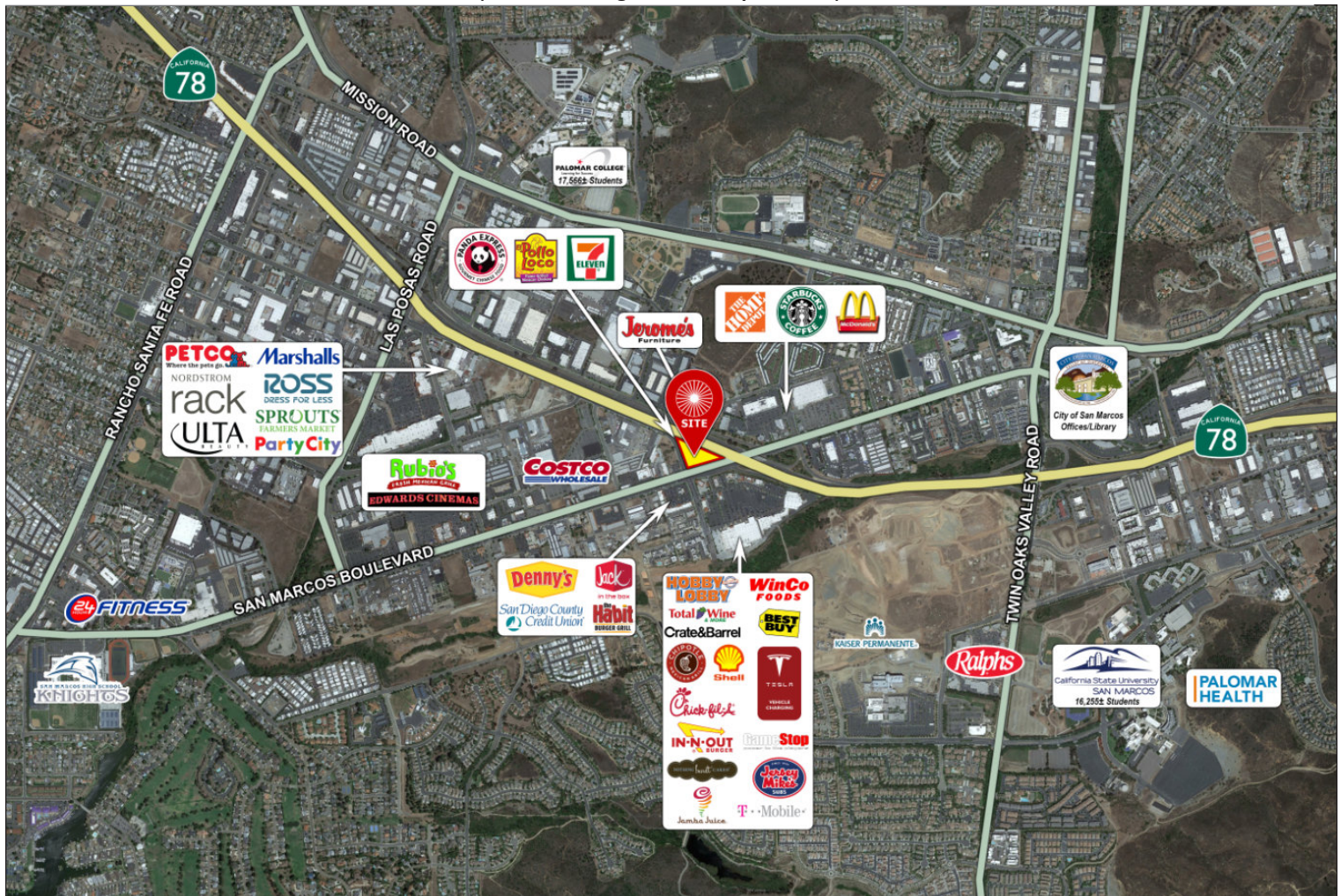
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## San Marcos Office Building Availability & Lease Rates

SUITE	SQUARE FOOTAGE*	MONTHLY PRICE PSF** BASE RENT	COMMENTS
<b>AVAILABLE</b>			
101	2,258±	\$2.75	Lobby, 9 private offices, conference room, men's/women's restrooms. (Note: Offices can be removed for open retail space)
102	2,356±	----	-Leased- Locally Famous Tattoo
<b>AVAILABLE</b>			
201	1,532±	\$1.95	Open area, 1 private office, kitchenette, restroom with shower, and breakroom. New carpet.
202-203	1,731±	----	-Leased- Dental/Orthodontics Office
<b>AVAILABLE</b>			
204	1,317±	\$1.95	Open Floor Plan with one(1) private office, restroom and kitchenette and LVT flooring.

\* All suites are based on usable area - No Core Factor

\*\*Lease rates are quoted based on AIR Standard Industrial/Commercial Multi-Tenant Lease - Gross Form (Landlord pays base year taxes and insurance. Tenants pay Common Area Operating Expenses, and increases over base year for taxes and insurance, as well as individually metered utilities, interior janitorial and HVAC costs.)  
(2026 CAM Budget \$0.50 PSF per month)



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