

910 W SAN MARCOS BLVD
San Marcos, CA 92078

Lease Special
\$1.50/SF
FOR 1st
YEAR



**OFFICE SPACE
FOR LEASE**

Available: Suite 203
±926 SF

CONTACT: www.uwventures.com

(619)215-1988 FOLLOW US:



Scan Me



leasing@uwventures.com

AVAILABLE FOR LEASE

Suite: 203

Size: 926 SF

Lease Special: \$1,389/month for 1st year
\$2,083.50/month thereafter

*Minimum 2 year lease required

Parking: Open Parking Lot

Bathroom: 4 Common Area

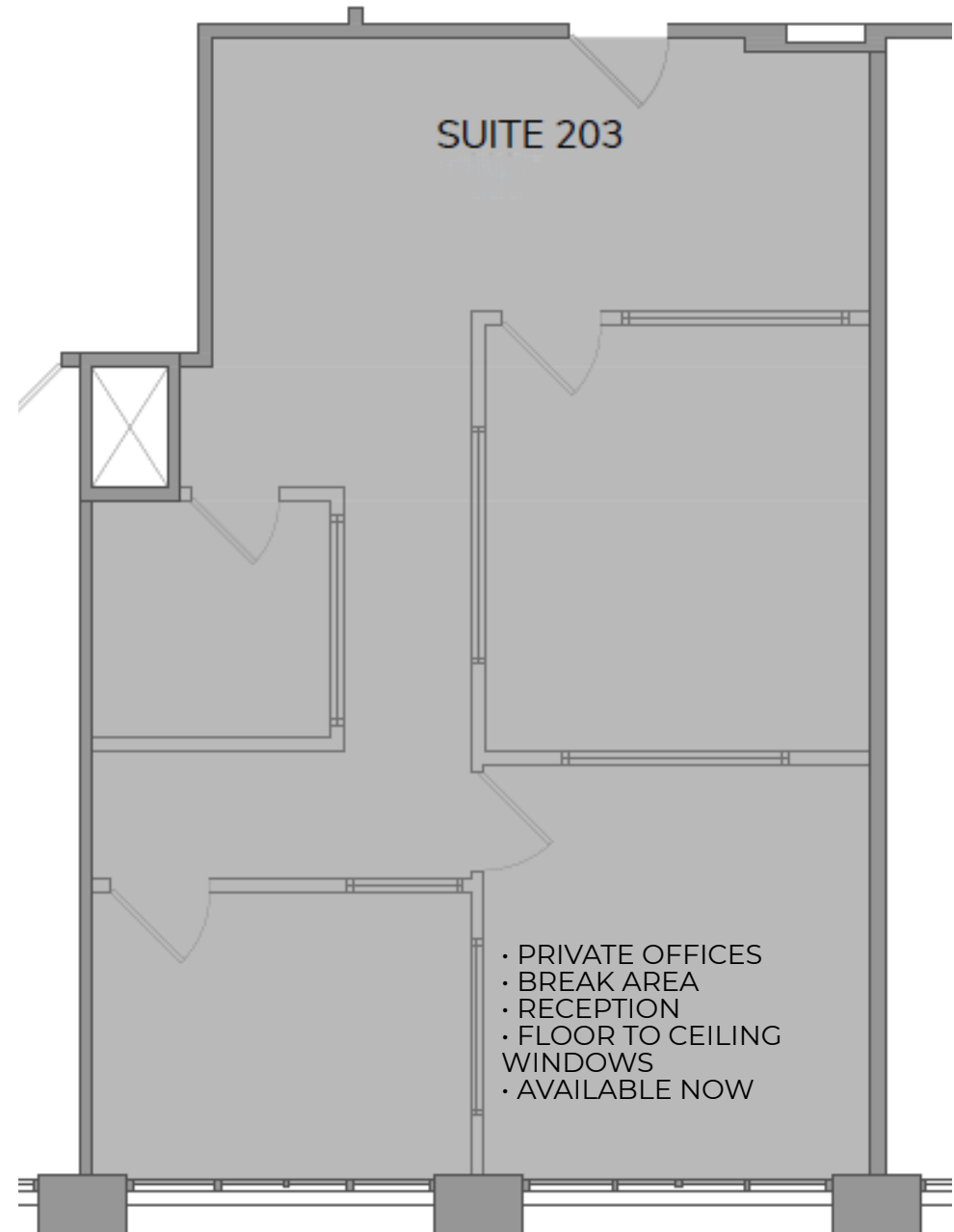
Zoning: Commercial

Allowed Uses: Professional offices,
medical, or service businesses

PROPERTY FEATURES

- Easy access to Highway 78 via Las Posas Rd and San Marcos Blvd
- Anchored by Better Buzz Coffee
- Offers excellent visibility with signage facing San Marcos Blvd.
- Walk to restaurants, cafes, gyms, and shops—perfect for lunch breaks or client meetups.
- No circling the block—tons of easy, surface-level parking for you and your clients.

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

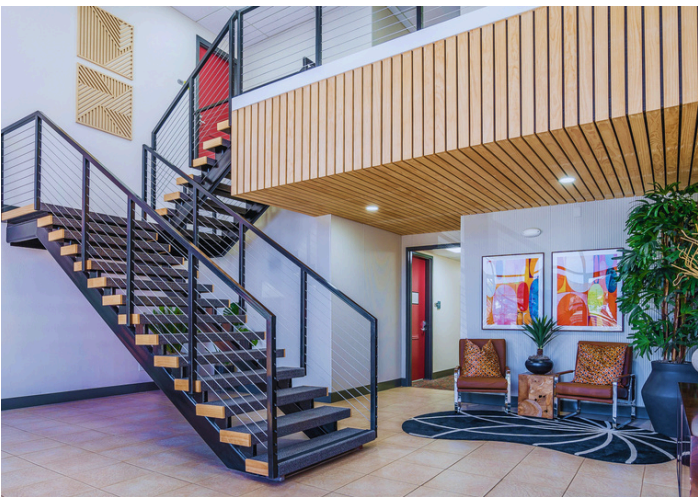
SPACE PHOTOS

*Move-In Ready with
New Finishes*

**Click here
for
VIDEO**



PROPERTY PHOTOS



AERIAL PHOTO



GRAND PLAZA

Rack **ROSS**
DRESS FOR LESS

Marshalls **SPROUTS**
FARMERS MARKET

Starbucks **Cane's**

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

LA Z BOY
HOME FURNISHINGS & DÉCOR

The Boiling Crab

STARBUCKS

COSTCO
WHOLESALE

904 & 910
W. San Marcos Blvd

BUFFALO WILD WINGS

Mama Kat's
Restaurant of The Day

Panera
BREAD



W SAN MARCOS BLVD

W SAN MARCOS BLVD

WELLS FARGO

New Construction

202 Unit

71 Unit

COPPER KINGS
BURGERS

Breekside MARKET PLACE

MOSTRA COFFEE **Total Wine & MORE**

HOBBY LOBBY **WinCo FOODS**

IN-N-OUT BURGER **Jersey Mike's SUBS**

Bundt Cakes **BEST BUY**

THE HOME DEPOT

McDonald's

Albertaco's
MEXICAN FOOD