



997

**WEST
SAN MARCOS
BLVD**

SAN MARCOS, CA 92069

Retail For Lease | San Marcos

Approx. 700 - 1,350 SF Available

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PROPERTY FEATURES



Property Information

Via Marco Plaza
997 W San Marcos Blvd, San Marcos, CA 92069



Property Size

Approx. 12,200 SF Retail Property on 0.81 AC



Availability

Suite 103: Approx. 700 SF
- Former Insurance Office
- Reception Area with Private Offices
Suite 108: Approx. 1,350 SF
- Open Floor Plan



Location

Immediate Access to Hwy 78
Signalized Intersection
+/- 38,000 Vehicles Per Day



Parking

4.5 / 1,000 SF



Signage

Monument Signage Available at Intersection



Lease Rate:

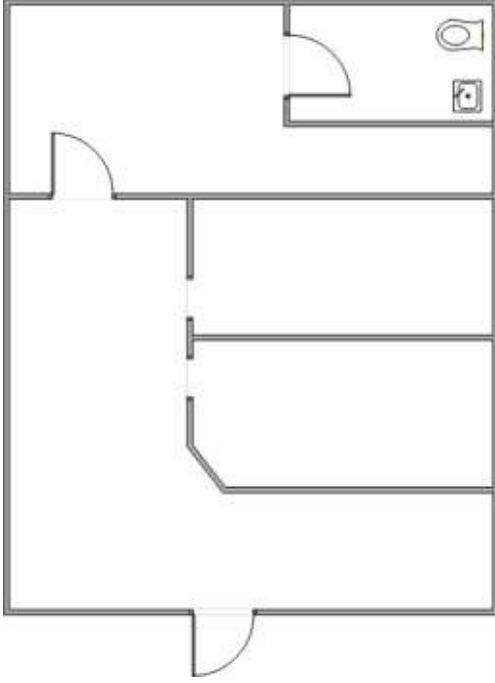
Suite 103: \$1.80/SF + NNN
Suite 108: \$2.00/SF + NNN



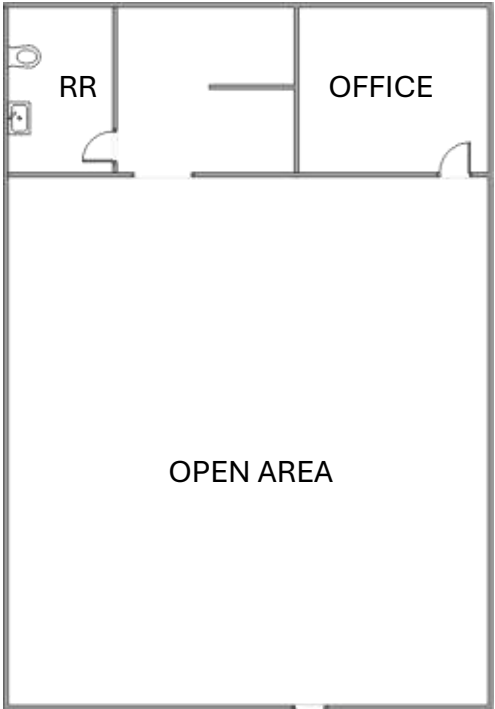
FLOOR & SITE PLAN

Floor and Site Plan are Not Fit to Scale; for Reference Purposes Only.

Suite 103
700 SF



Suite 108
1350 SF





195,896
POPULATION



11,519
BUSINESSES



102,203
EMPLOYEES



\$779,704
AVG. HOME VALUE



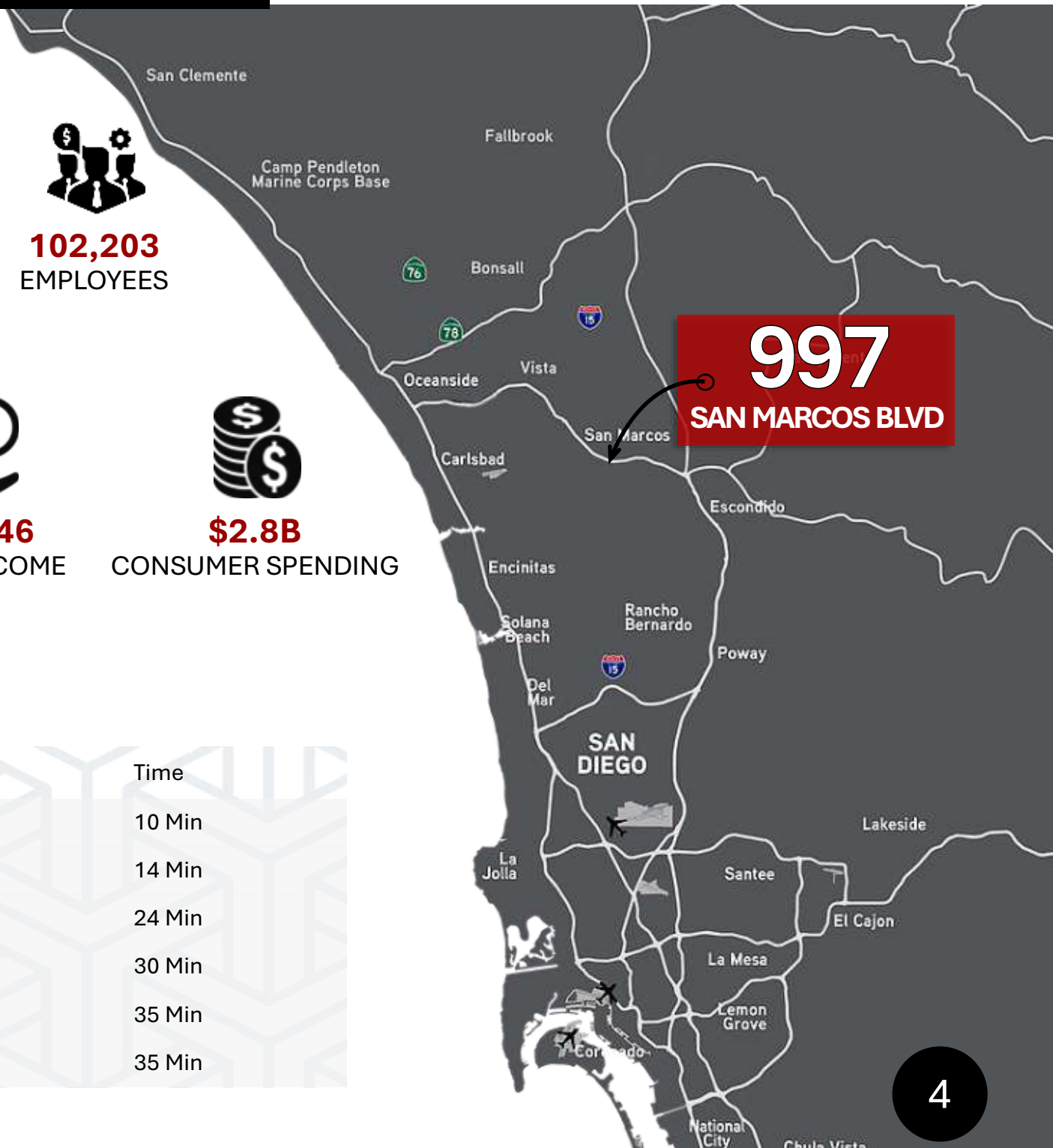
\$130,546
AVG. HH INCOME



\$2.8B
CONSUMER SPENDING

DRIVE TIMES

Location	Time
Escondido	10 Min
Carlsbad	14 Min
Encinitas	24 Min
Mission Valley	30 Min
San Clemente	35 Min
Downtown San Diego	35 Min



AMENITIES MAP



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RETAIL SPACE FOR LEASE SAN MARCOS SIGNALIZED INTERSECTION

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