



For Lease

904 W. San Marcos Blvd, San Marcos, CA 92078

RARE END-CAP AVAILABLE WITH SIGNAGE FACING SAN MARCOS BLVD

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PARK PLACE is San Marcos' premier office, medical and retail project centrally located off of West San Marcos Boulevard and in close proximity to numerous amenities, including a Better Buzz Coffee kiosk on site and adjacent to the new Costco Business Center. The entire project is fully renovated, including new exterior paint, updated parking lot, new draught tolerant landscaping, updated lobby's and restrooms, and beautiful new spec suites ready for occupancy.



Property Highlights

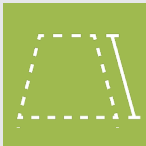
- New exterior paint
- Updated landscaping
- Repaved Lots
- New vibrant monument and building signage



PARK PLACE



Renovations complete!



Prime End Cap Available



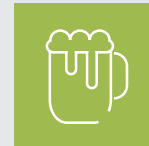
Various Suite sizes for immediate occupancy



Easy Access Hwy 78 via Las Posas & San Marcos Blvd



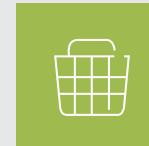
4.69:1,000 Generous Parking



Great Location for Food & Beverage



High visibility off San Marcos Blvd
36,306 cars per day



Directly adjacent to new Costco



Walk to Shops & Restaurant Row

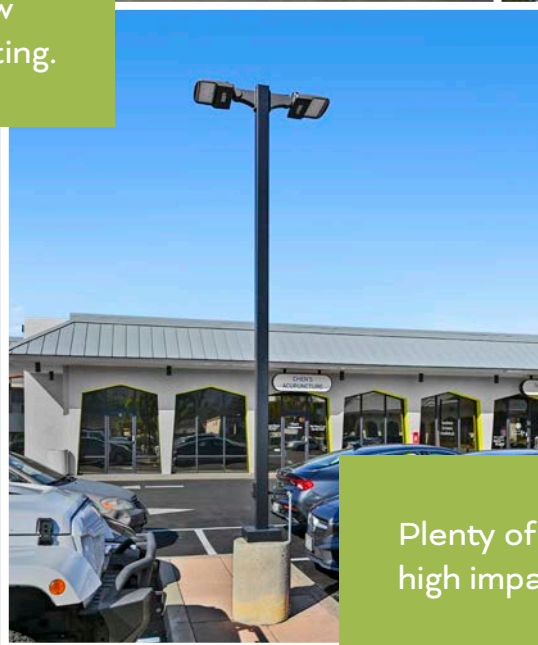
New & Improved



New exterior paint and building skin, new landscaping and lighting.



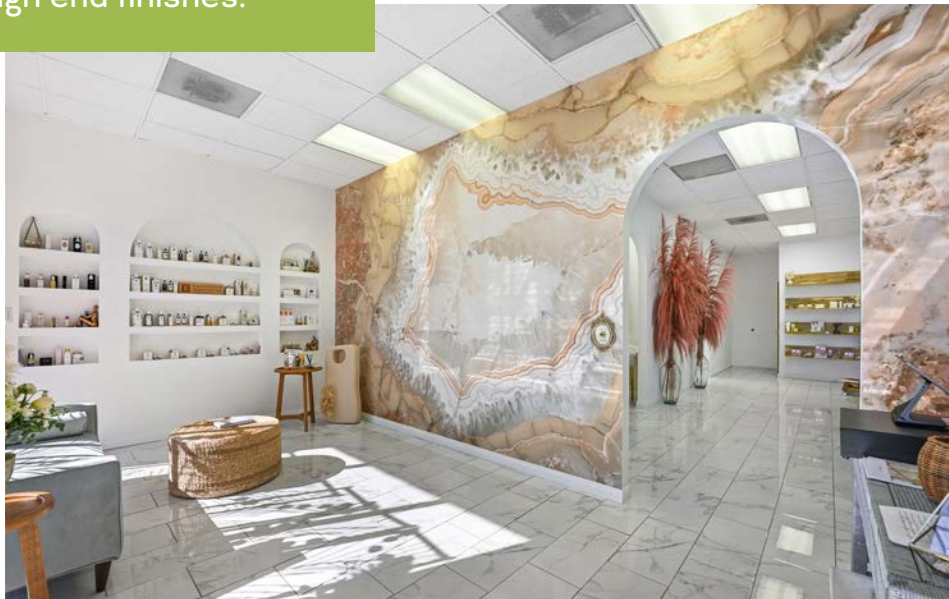
Plenty of parking, high impact signage.



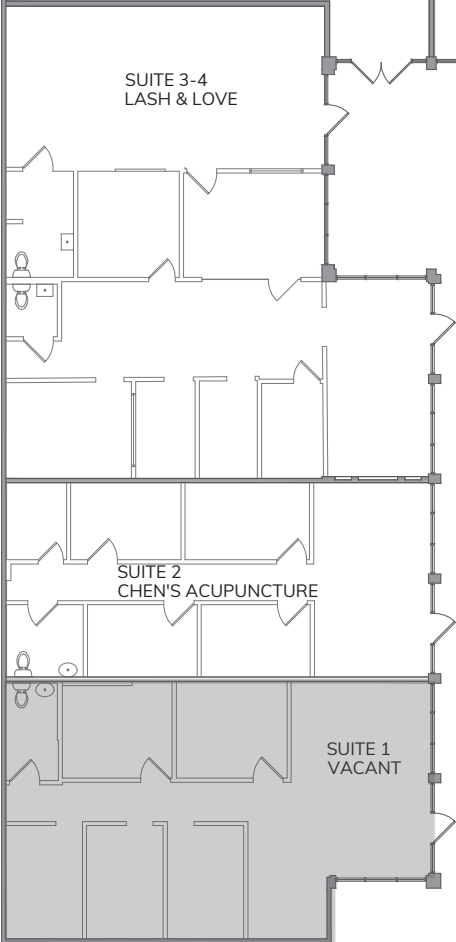
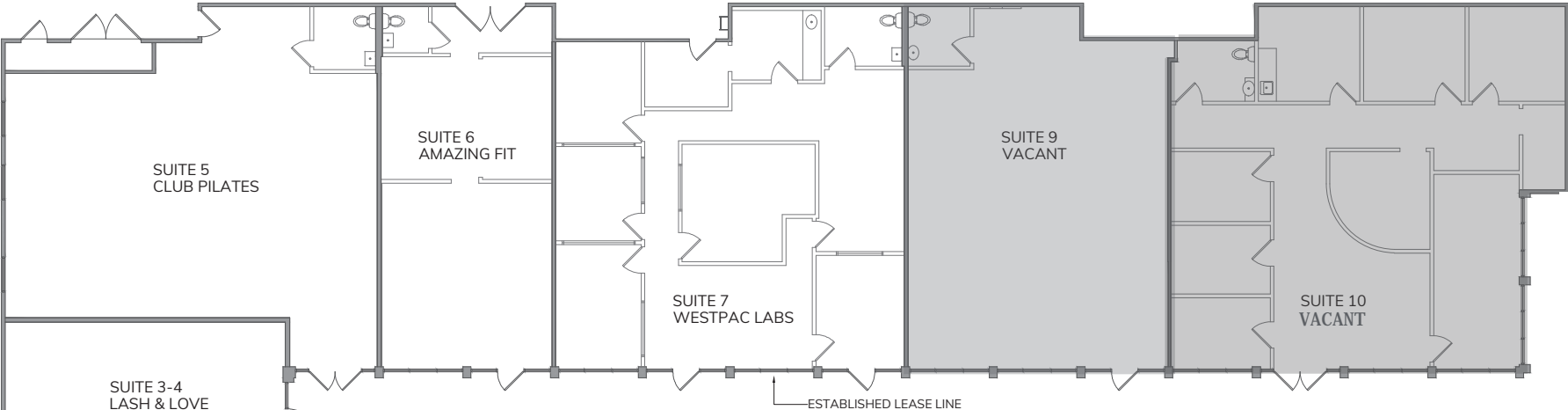
New & Improved



High end finishes.



Availability | Floorplan



904 W. SAN MARCOS BLVD: Retail use available		
Suite	RSF	Rent PSF/mo.
1	1,102 SF	\$ 2.25 NNN
9	1,244 SF	\$ 2.25 NNN
10	1,809 SF	Call Broker



Location

Drive times

MCCLELLAN-PALOMAR AIRPORT

5.5 Mi / 15 Minutes

PACIFIC OCEAN

9 Mi / 20 Mins

OCEANSIDE HARBOR

16.7 Mi / 23 mins

LEGOLAND

9.7 Mi / 24 mins

DEL MAR RACE TRACK

18.6 Mi / 31 mins

DOWNTOWN SAN DIEGO

36 Mi / 42 mins

SAN DIEGO INTERNATIONAL AIRPORT

37 Mi / 43 Mins

LAX

100 Mi / 1 hr 30 mins



OCEANSIDE HARBOR



LEGOLAND



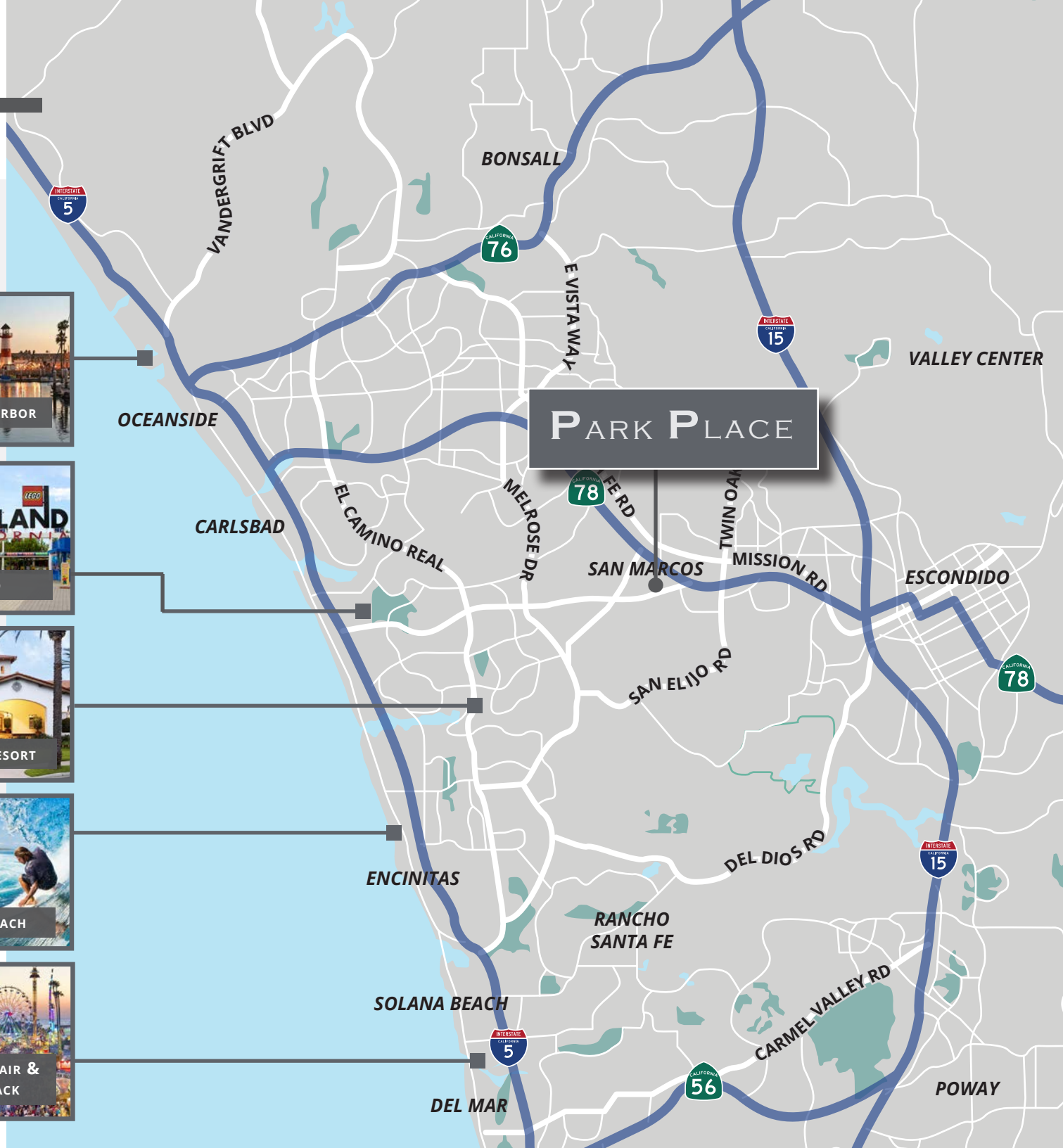
LA COSTA RESORT



SWAMI'S BEACH



DEL MAR FAIR &
RACE TRACK



Nearby Amenities

Craft Breweries

Wild Barrel Brewing
Port Brewing Co.
My Yard Live Beer Co.
Newtopia Cyder
Raging Cider & Mead
Karl Strauss Brewery
Stave & Nail Brewing Co.
Meadioority Mead
Rip Current Brewing
Dos Desperados Brewery
Double Peak Brewing Co.
Stumblefoot Brewing Co.



Palomar College



Sprinter Stations

The Sprinter light rail offers easy access to Oceanside Beaches to the West and Escondido to the East.



1 Civic Center

2 San Marcos High School

3 Furniture Row

4 Restaurant Row/
Edwards Theater

IHOP
Katsu Sushi
Landon's East Meets West
Sublime Ale House
Old California Mining Co.
The 55 Yard Line
Cocina Del Charro
Old California Coffee

5 Grand Plaza
Retail Center

Marshalls
Nordstrom Rack
Ross
Boudin SF
Sam's Woodfired Pizza
Sprouts
Starbucks

6 Creek District

Also known as "Gaslamp North" this high density, 6-story, entitlement for 2,300 residential units, 1.2 million SF of retail, 589,000 SF of office. New trails, park, shopping/dining and homes.

7 Creekside
Marketplace

Best Buy
Crunch Fitness
WinCo Foods
Hobby Lobby
Panera Bread
Shell
In-N-Out Burger
The Habit

8 North City

Prep Kitchen
Urge Brewery
Grit Coffee
Mason Aleworks
Umami
Newtopia Cyder

9 Campus
Marketplace

Ralphs
CVS
Starbucks
It's Tabu Sushi
The UPS Store
Orangetheory Fitness
Mr. Taco
Epic Wings

Lake San Marcos

Future site of
Kaiser Hospital

California
State
University
San Marcos

CSUSM



San Marcos

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of nearly 97,000 residents who enjoy a fantastic quality of life. San Marcos has all the ingredients that make living enjoyable, from miles of trails in the local hills to unique dining and shopping opportunities in its retail centers. Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean.

Although San Marcos has experienced rapid growth over the last decade, it maintains the small-town atmosphere and values that attracted so many new residents here. Home to Palomar College and California State University San Marcos, the City has also become the heart of education in North San Diego County.

A dedication to parks and community services is another priority for the City of San Marcos, having constructed 63 miles of trails, 35 new parks, and 11 recreation centers over the past 25 years. In addition, quality community development like the Creekside Marketplace, Nordahl Center, and Grand Plaza have all become popular shopping and dining destinations.

Main Industries

San Marcos has strong craft beer, manufacturing and information & communications technology economies. The birthplace of San Diego's most iconic craft beer company, Stone Brewing Co., San Marcos is home to numerous other established and new breweries. The city also boasts a strong manufacturing economy, home to some of the region's most internationally engaged businesses. Hunter Industries, a manufacturer of irrigation equipment, sells its products around the world.



Higher Education



Information &
Communications
Technology



Manufacturing



Specialty Food &
Microbreweries



96,354
Population



35
Median Age



%39.3
Baccalaureate or
Post-Graduate Degree



\$830,000
Median Property
Value



\$105,769
Average Household
Income

WHY SAN MARCOS



City
investment
in education &
infrastructure

CALIFORNIA STATE UNIVERSITY, SAN MARCOS

Home to California State University, San Marcos, the City has become the heart of education in San Diego North County.



Excellent
transportation
network

SPRINTER STATION

The SPRINTER commuter rail line connects Oceanside with Escondido and via the Coaster it allows easy access to San Diego.

Business
friendly

Strong local
and regional
economy



DOUBLE PEAK PARK

Exceptional community recreation programs, City/school district cooperative programs, access to lakes, beaches and cultural programs enhance the quality of life in San Marcos.



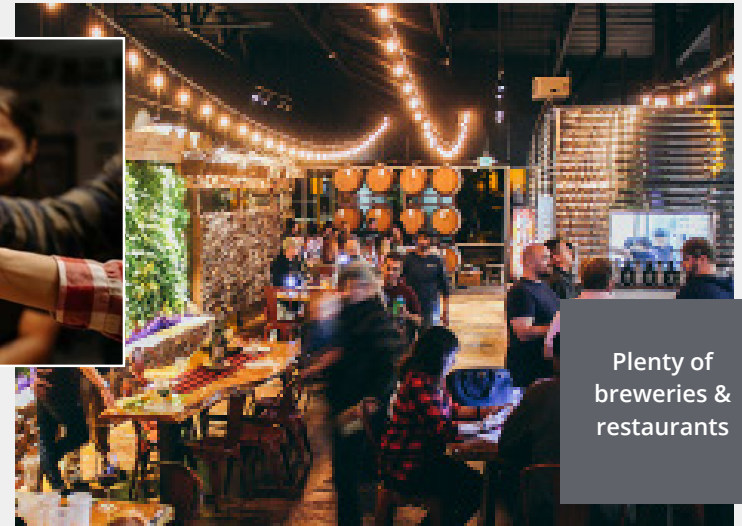
Exceptional
recreation
options

LAKE SAN MARCOS

Lake San Marcos recreation includes boating, dining, a fountain light show, and golf.



Boasting 10+ craft breweries, San Marcos attracts craft beer aficionados from all over. In addition, the craft brewing industry has made a significant impact on the San Marcos economy, to the point where California State University, San Marcos, offers an EngiBeer program—training students to brew craft beer at scale and to create and run a brewery. As a result, San Marcos is part of one of the most successful and concentrated brewery districts in the United States.



Plenty of
breweries &
restaurants



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