

904 920

w. san marcos boulevard

RETAIL SUITES



904 w. san marcos



920 w. san marcos

## For Lease

904 & 920  
W. San Marcos Blvd

San Marcos, CA 92078

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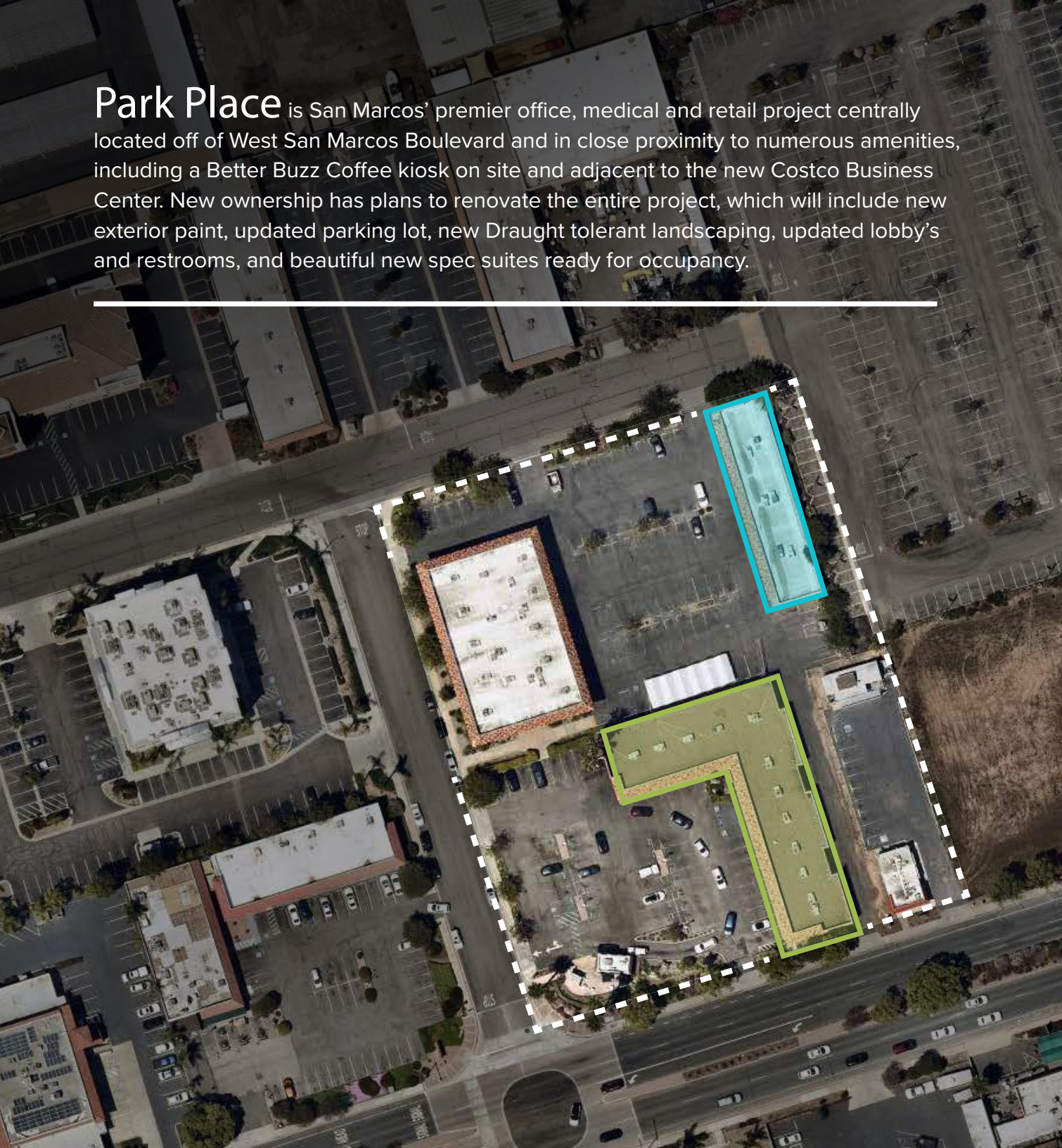
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**Park Place** is San Marcos' premier office, medical and retail project centrally located off of West San Marcos Boulevard and in close proximity to numerous amenities, including a Better Buzz Coffee kiosk on site and adjacent to the new Costco Business Center. New ownership has plans to renovate the entire project, which will include new exterior paint, updated parking lot, new Draught tolerant landscaping, updated lobby's and restrooms, and beautiful new spec suites ready for occupancy.

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## **UNDER NEW OWNERSHIP**

AVM Properties' advises owners and investors on precision market pricing, property positioning and successful long-term investment strategy enabled by an extensive transaction track record, specialized marketing techniques and long-term client relationships.

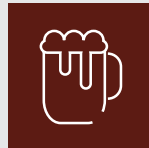
# PROPERTY HIGHLIGHTS



Renovation in Process!



Prime End Cap Available



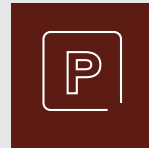
Great Restaurant Brewery Location



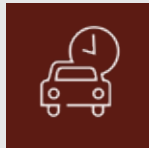
Various Suite sizes for immediate occupancy



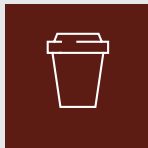
Easy Access Hwy 78 via Las Posas & San Marcos Blvd



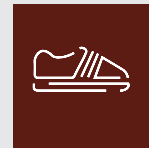
4.69:1,000 Generous Parking



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



Better Buzz Kiosk on site



Walk to Shops & Restaurant Row

Updated Landscaping

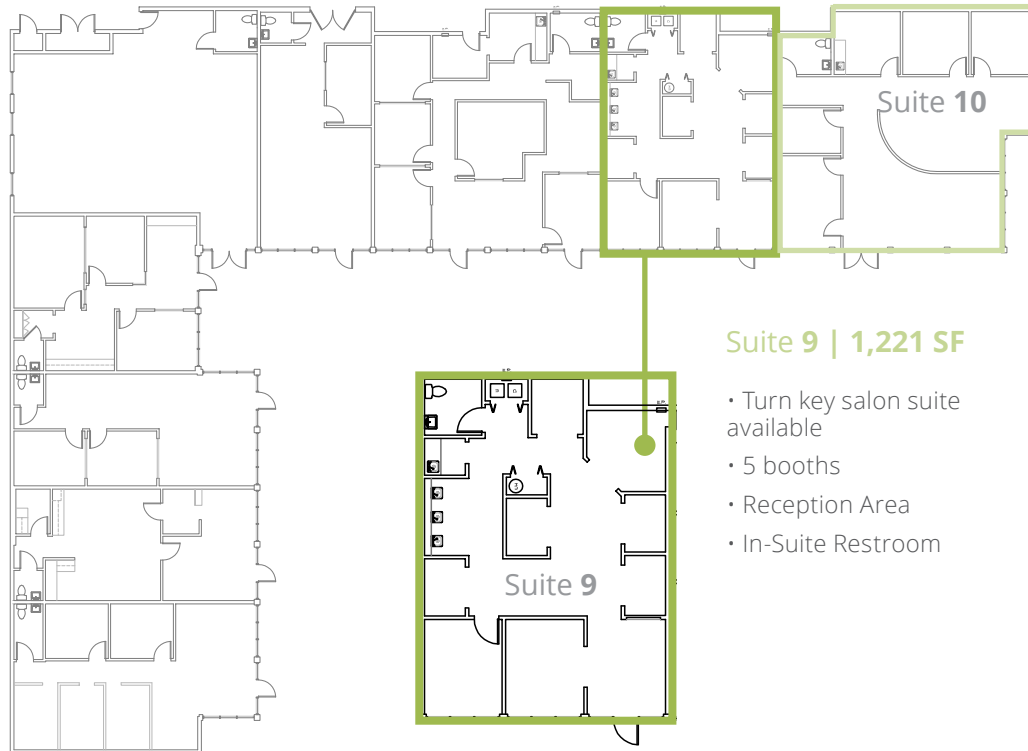
Repaved Lots



# AVAILABILITY | BLDG 904

904 W. SAN MARCOS BLVD: Retail use available

Suite	RSF	Rent PSF/mo.
9	1,221 SF	\$ 2.25 NNN
10	1,770 SF	Call Broker



## Suite 9 | 1,221 SF

- Turn key salon suite available
- 5 booths
- Reception Area
- In-Suite Restroom

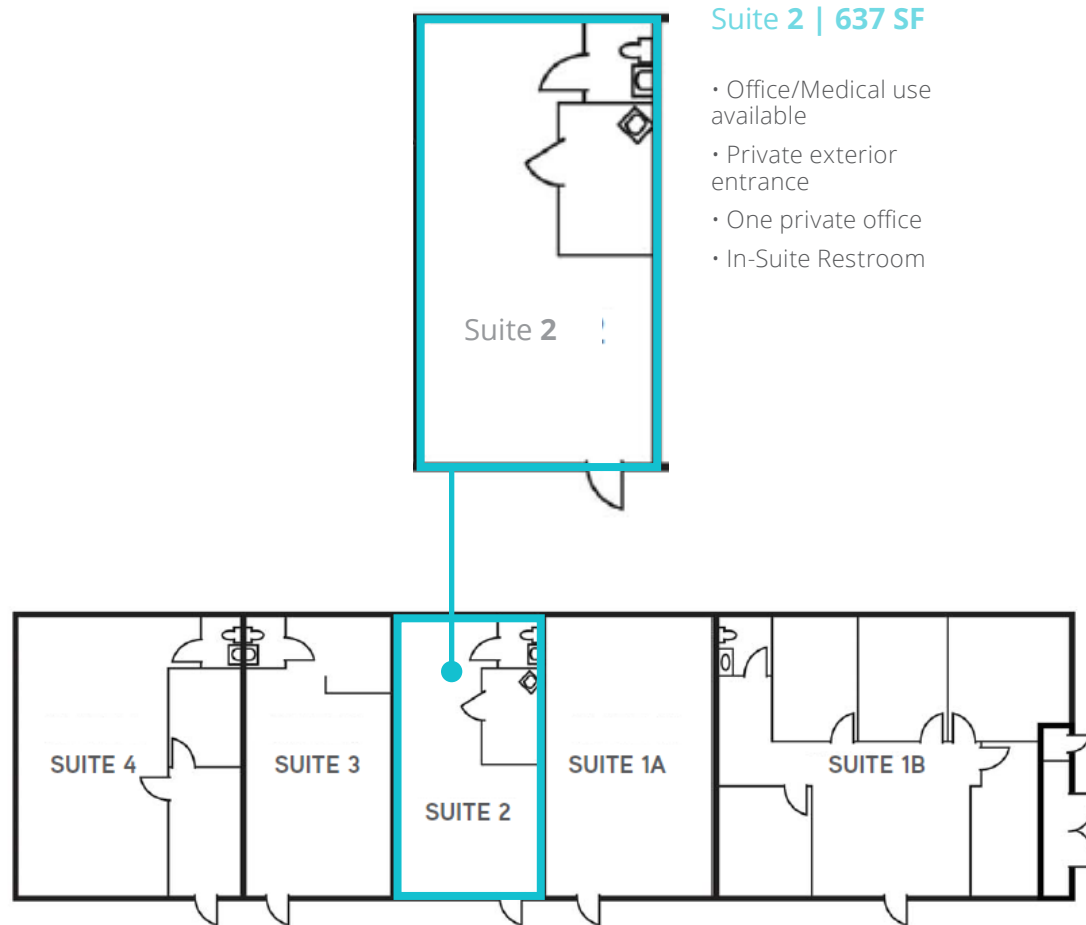
## Suite 10 | 1,770 SF

- Potentially available, contiguous with Suite 9 for 2,991 SF

# AVAILABILITY | BLDG 920

920 W. SAN MARCOS BLVD: Office use available

Suite	RSF	Rent PSF/mo.
2	637 SF	Call Broker



# NEARBY AMENITIES

## North City

North City is an urban oasis - a spot central to all North County - where you can walk to work, bike or hike the local trails, shop at the market across the street and meet friends for drinks down the block.

## Creek District

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



### North City

- Prep Kitchen
- Urge Brewery
- Grit Coffee
- Mason Aleworks
- Umami
- Newtopia Cyder

### Grand Plaza

- Nektar Juice
- O's American Kitchen
- Starbucks
- Love Boat Sushi
- L&L Hawaiian Barecue
- Boudin SF
- Handel's Ice Cream
- Raising Cane's
- Broken Yolk Cafe
- Curry & More
- Sammy's Woodfire Grill

### Old California Square/ Restaurant Row

- King & I Of San Marcos
- Old California Coffee
- iHop
- Landon's
- Sublime Ale House
- Old California Restaurant Row
- Fish House Vera Cruz
- Cocina Del Charro
- Buffalo Wild Wings

### Creekside Market Place

- Chipotle
- In-N-Out
- Chick-fil-A
- Two Brothers From Italy
- Jamba Creekside Market Place
- Nothing Bundt Cakes
- Jersey Mikes



# SAN MARCOS



With a population of 94,042, San Marcos has the smallest yet fastest growing population along the 78 Corridor. It is the location of the Corridor’s only public university – California State University San Marcos. Because of this, San Marcos has one of the highest concentrations of STEM degrees. Of those holding a Bachelor’s degree, more than 45 percent have their first degree in a science, technology, engineering or mathematics field of study.

## 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. With ample amount of industrial and commercial real estate available, its a hub for launching new companies.

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 – chief among these is supplying Buckingham Palace with its sprinkler system.

## San Marcos Demographics

**\$105,769** Avg. HH Income

**36,730** Workforce

**96,165** Population

**1.36%** Job Growth

**34** Median Age



Higher Education



Information & Communications Technology



Manufacturing



Specialty Food & Microbreweries

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