

Freestanding building opportunity  
for medical, office, or retail user.

PARK PLACE

**For Lease**

**920** W. San Marcos Blvd, San Marcos, CA 92078

FULL BUILDING OPPORTUNITY AVAILABLE FOR LEASE!

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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
- Prime building signage
- Drive up parking



PARK PLACE



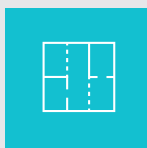
**Renovations  
complete!**



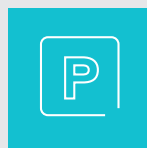
**Iideal for  
medical, office,  
or retail use**



**Freestanding  
Building  
Total of 4,390  
SF available**



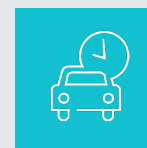
**Various Suite  
sizes for  
immediate  
occupancy**



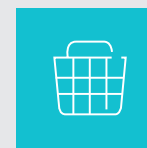
**Generous  
Parking  
4.69:1,000**



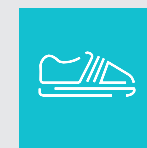
**Easy Access  
Hwy 78 via Las  
Posas & San  
Marcos Blvd**



**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, high impact signage, resurfaced parking lot.



PARK PLACE





# New & Improved



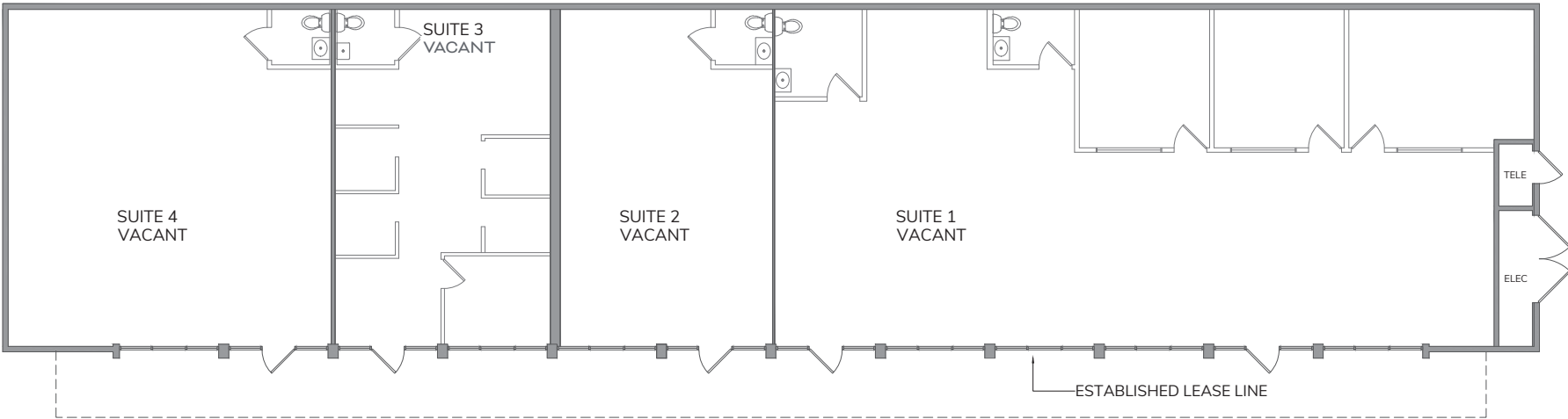
New interiors ready for  
your specs.



# Availability | Floorplan

Full building opportunity for medical, office, or retail user.

920 W. SAN MARCOS BLVD: Office use available		
Suite	RSF	Rent PSF/mo.
1-4	4,390 SF	Call Broker for details



# 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



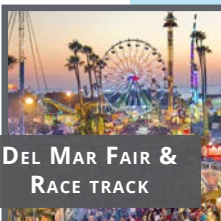
LEGOLAND



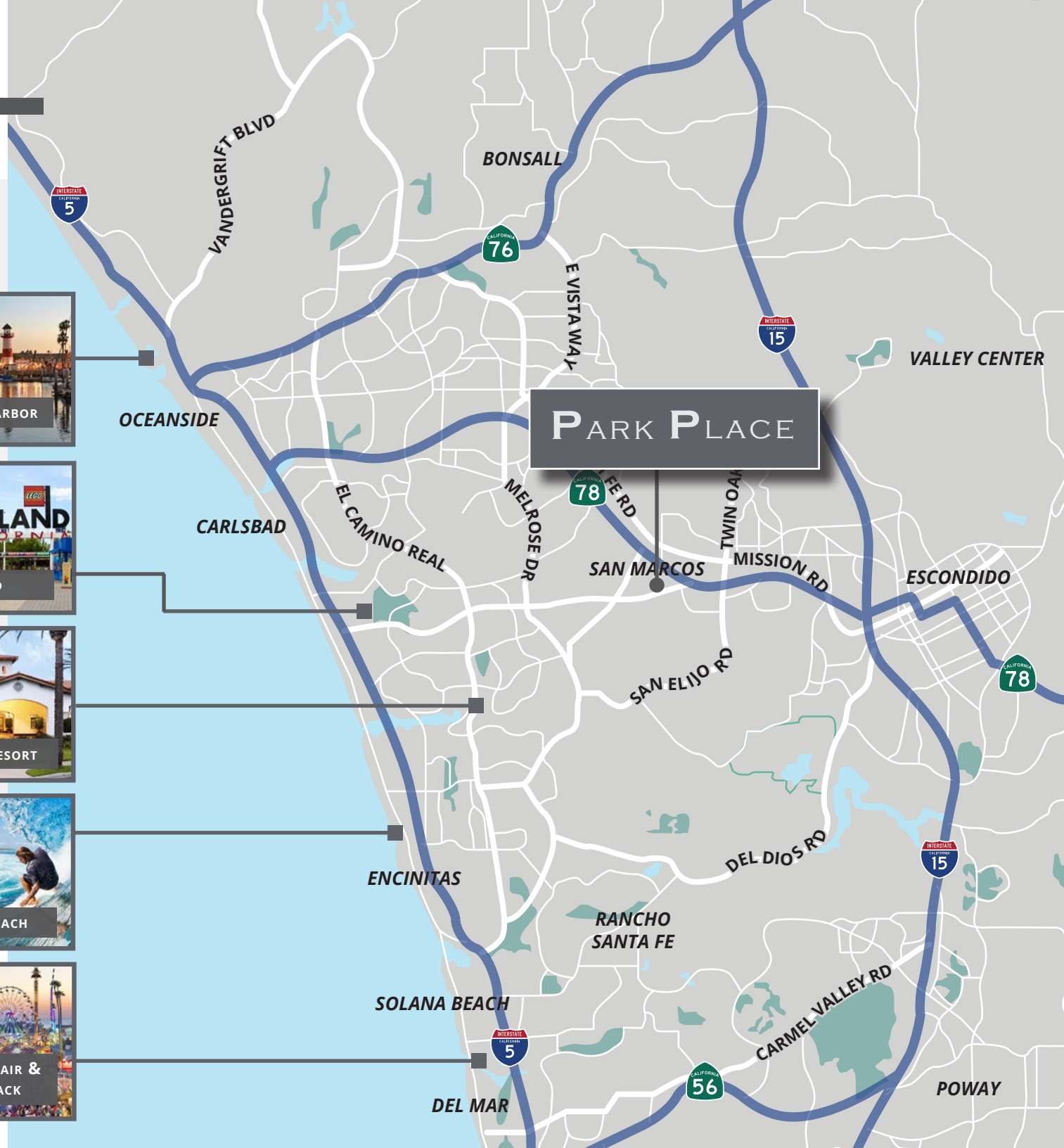
LA COSTA RESORT



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.  
Meadocracy 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.



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Lake San Marcos

3

920

COSTCO

4

6

DISCOVERY ST

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9

CRAVEN ROAD

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# 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

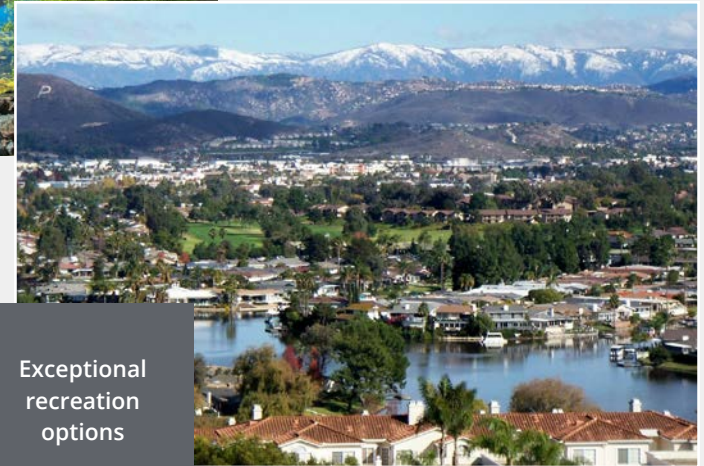


## LAKE SAN MARCOS

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

## 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



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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