

920

w. san marcos boulevard

MEDICAL/OFFICE SUITES



Newly
Renovated

Freestanding
building
opportunity for
medical or office
user.

For
Lease

Park Place

920
W. San Marcos Blvd
San Marcos, CA 92078

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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 being renovated, including new exterior paint, updated parking lot, new draught tolerant landscaping and beautiful new spec suites ready for occupancy.



UNDER NEW OWNERSHIP

Urban West Ventures 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

Renovations

New exterior paint

Updated Landscaping

Repaved Lots



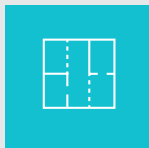
Renovations almost complete!



Freestanding Building
Total of 4,390 SF available



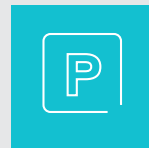
Ideal for Medical or Office Use



Various Suite sizes for immediate occupancy



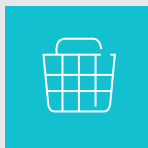
Easy Access Hwy 78 via Las Posas & San Marcos Blvd



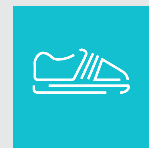
Generous Parking 4.69:1,000



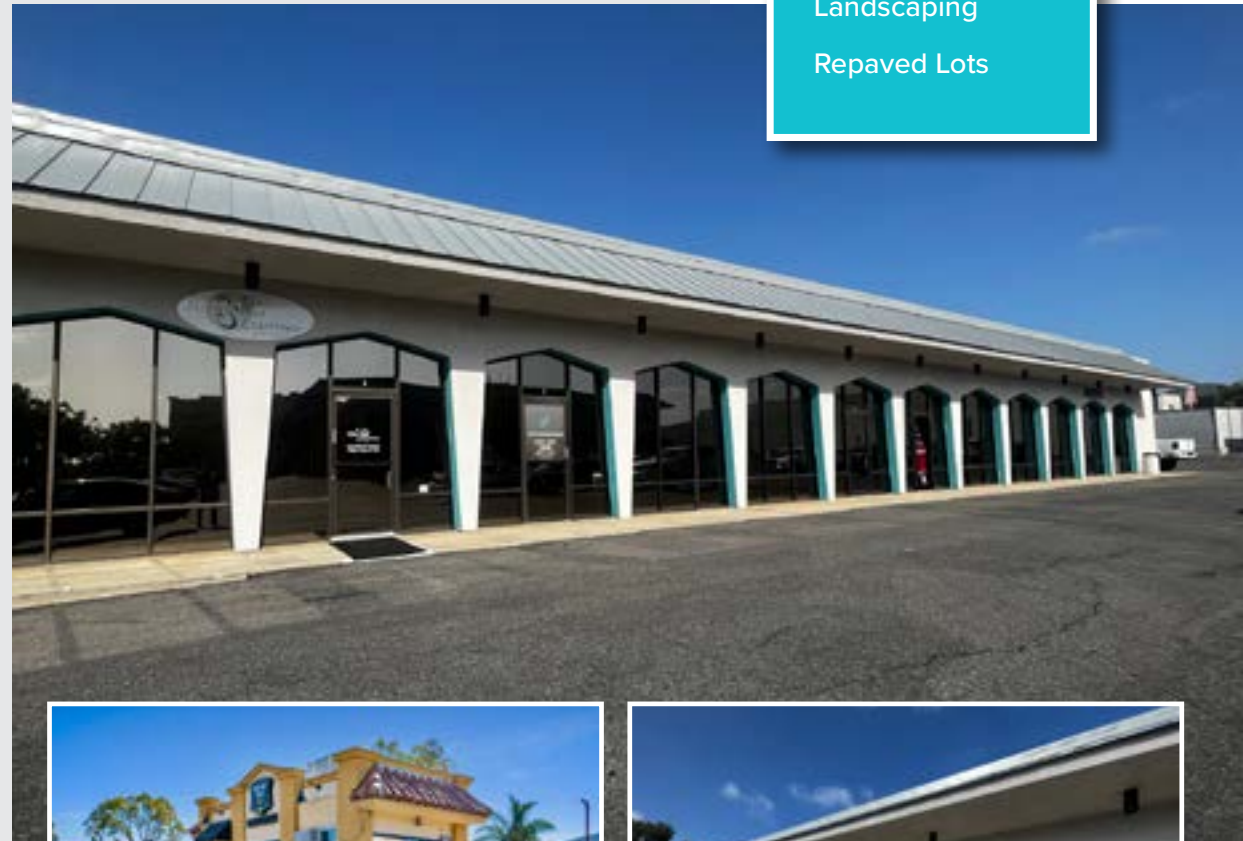
High visibility off San Marcos Blvd 36,306 cars per day



Directly adjacent to new Costco



Walk to Shops & Restaurant Row

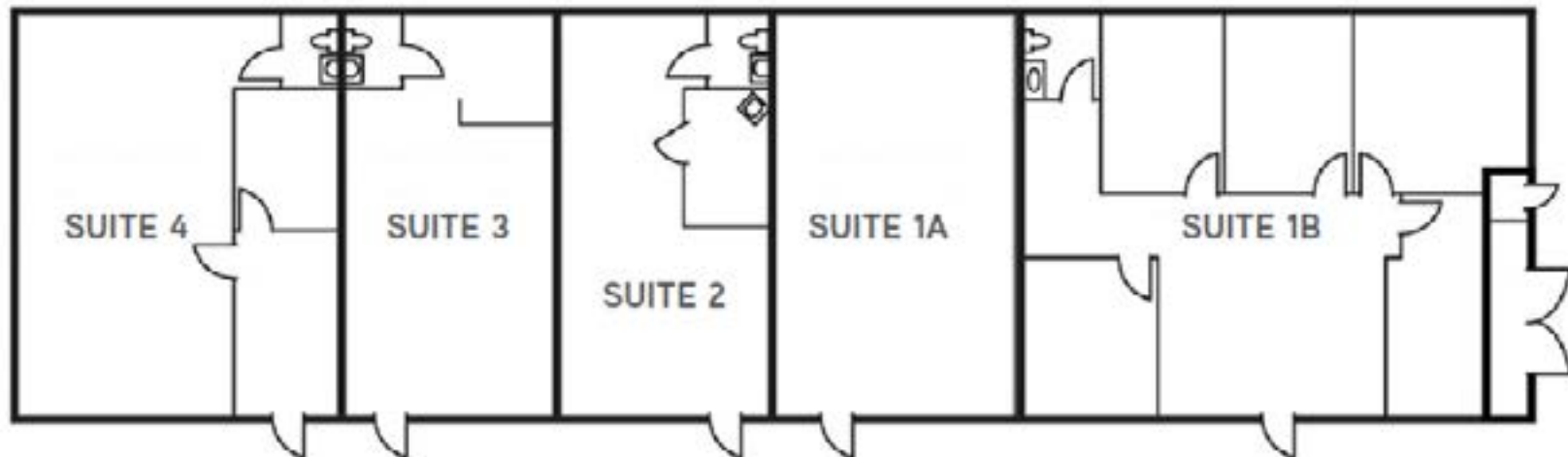


AVAILABILITY | BLDG 920

920 W. SAN MARCOS BLVD: Office use available

Suite	RSF	Rent PSF/mo.
1-4	4,390 SF	Call Broker for details

Full building opportunity for medical or office user.



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

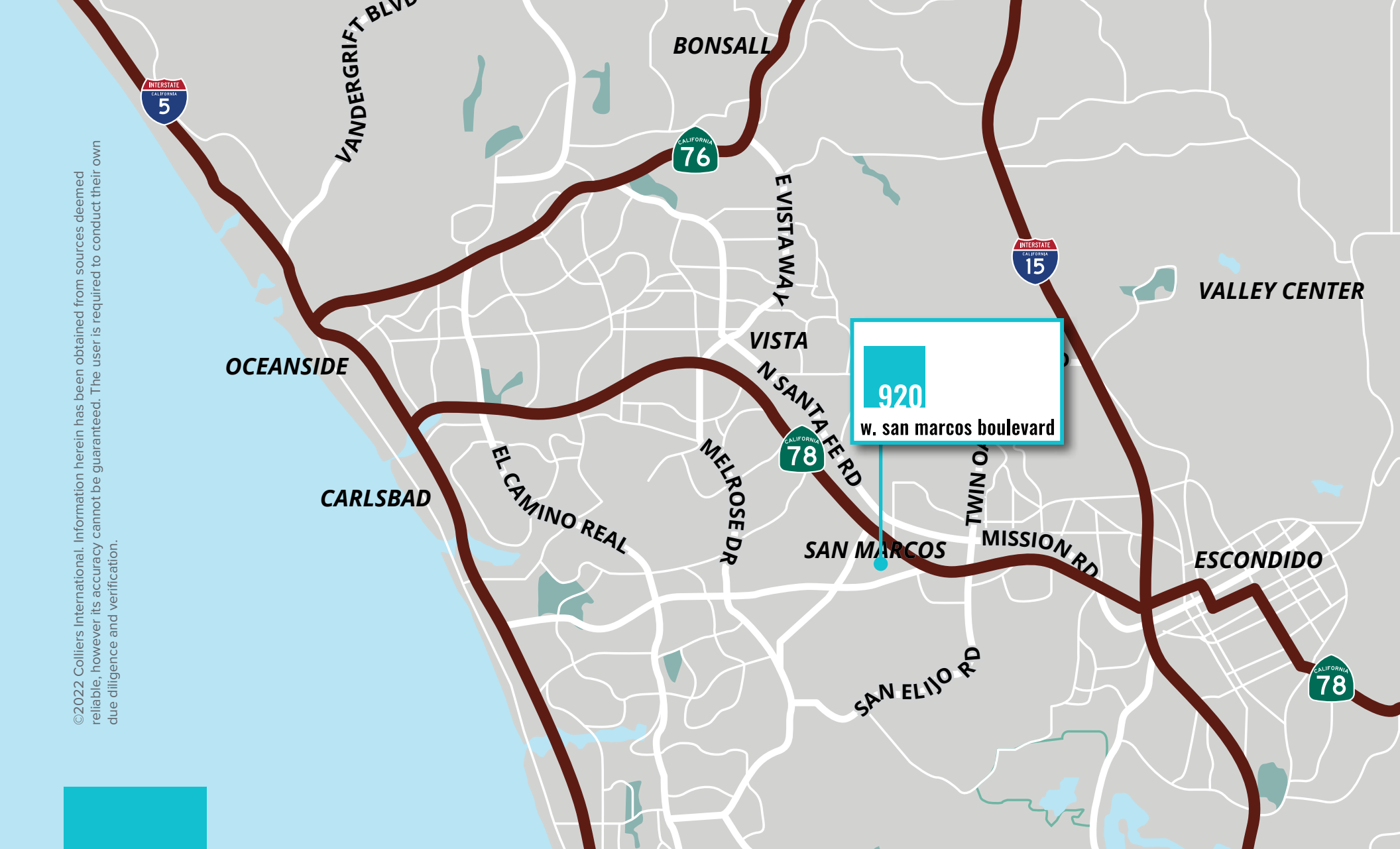


Manufacturing



Specialty Food & Microbreweries

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