



For Lease

Promenade
at Creekside

1 & 6 Creekside Drive
San Marcos, CA 92078

Office/Retail Suites

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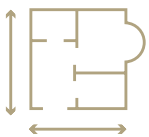
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Colliers

PROPERTY HIGHLIGHTS



- Brand new commercial suites ideal for office, medical, retail or restaurant use
- Prepped for restaurant use with grease traps and vent shafts installed
- Customizable build out to fit your needs, TI allowance of approx. \$10 Per SF for you to build your own.
- HVAC is included and all utility tie-ins are provided
- Inviting courtyard and patio area
- Built-in clientele with 108 residential units
- Great corner exposure to Grand and Bent Avenue and the new Creekside Drive
- Great location, part of the San Marcos Creek re-development project and adjacent to San Marcos Blvd, with 60,000 cars per day, and just off Hwy 78



**Suite size
up to 1,598 SF**



**New
construction**



**Excellent signage
opportunity**



**Excellent
parking**



**Convenient access to
I-5, Hwy 78, and I-15**



**Walk to restaurants
and retail shops**



Public transit

1 CREEKSIDE | AVAILABILITY



Shopping, food and other amenities surround the Property. Directly across the street is the Creekside Marketplace, a 248,000 square foot retail power center.

SUITE	SF	RENT/month	CONDITION
100	1,587	\$1.65/SF NNN	Move-in ready



PROPERTY IMAGES



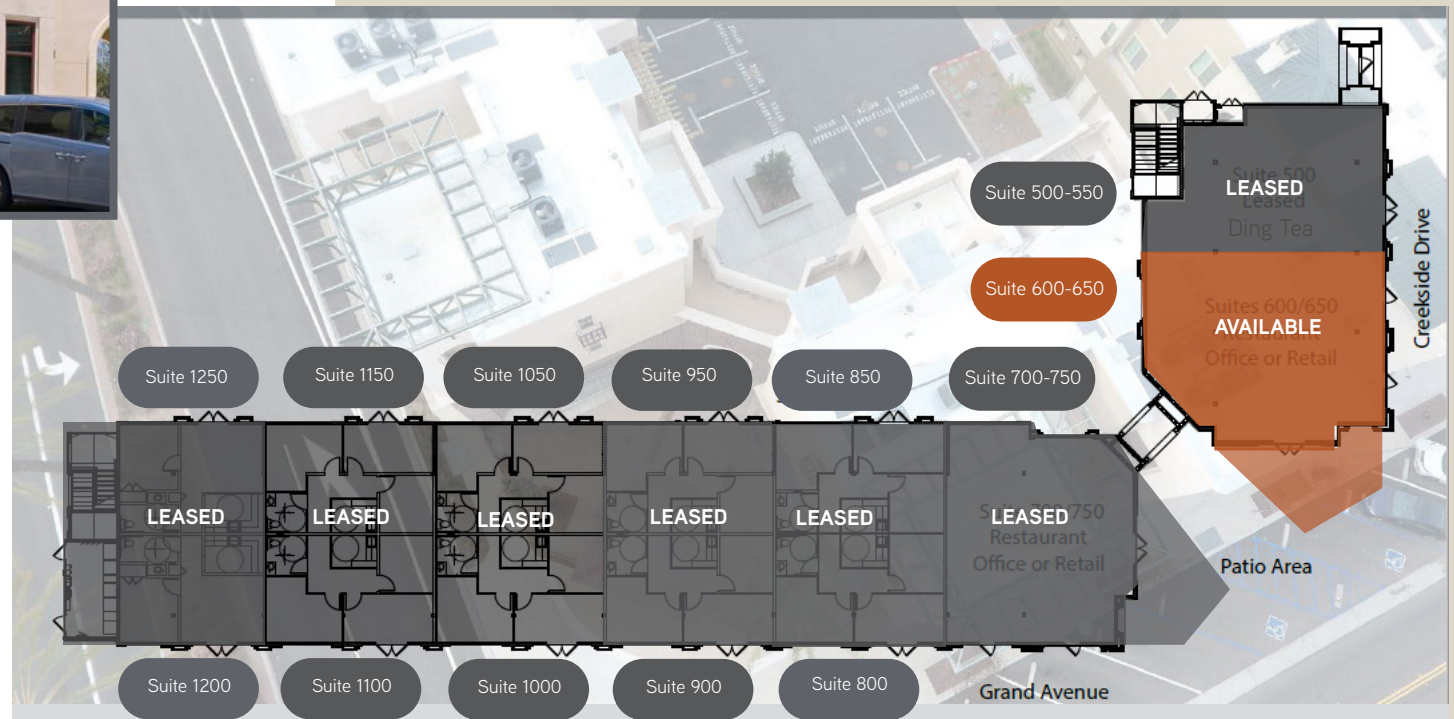
6 CREEKSIDE | AVAILABILITY



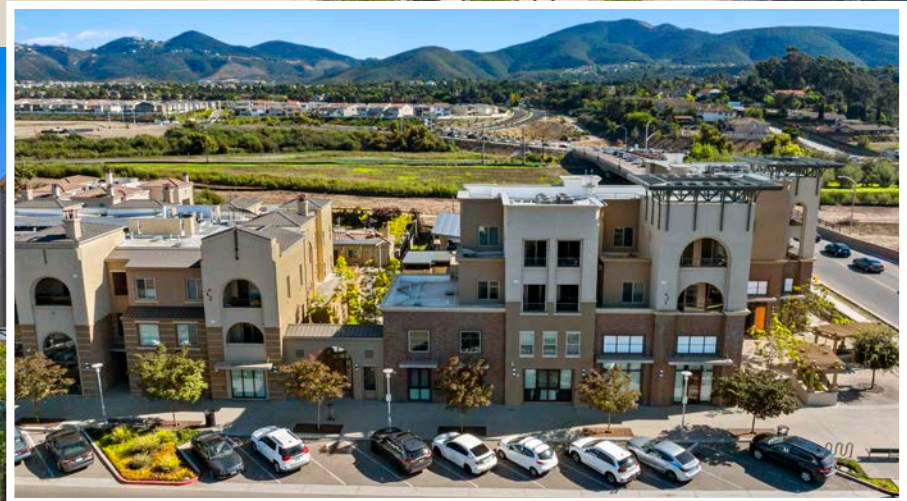
Shopping, food and other amenities surround the Property. Directly across the street is the Creekside Marketplace, a 248,000 square foot retail power center.

SUITE	SF	RENT/month	CONDITION
600 - 650	1,598	\$1.99 - \$2.25/SF NNN	Warm Shell

Note: Suites 600 - 650 are approved for retail or restaurant use. Includes outdoor private patio dining areas, customizable build out, TI allowance of approximately \$10 to \$40/SF for you to build out your own space.



PROPERTY IMAGES



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.
Meadocrity Mead
Rip Current Brewing
Dos Desperados Brewery
Double Peak Brewing Co.
Stumblefoot Brewing Co.



Furniture row

78

San Marcos Creek Re-development
New trails, park, shopping/dining
and homes.

DISCOVERY ST

CRAVEN ROAD

E BARHAM DRIVE

California State
University, San
Marcos

Promenade
at Creekside

1 San Marcos Plaza

Albertsons
Chase Bank
FedEx
Shell
Onny's Thai
Señor Panchos

2 Palomar Plaza

CVS
Everbowl
Pho San Marcos
Panda Garden
Del Taco
Citibank

3 Rancho San Marcos Village

Starbucks
7-Eleven
Shogun
Union Bank
Subway
Poki Poki
Eugenio Italian Restaurant

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 Creekside Marketplace

Best Buy
Crunch Fitness
WinCo Foods
Hobby Lobby
Panera Bread
Shell
In-N-Out
The Habit
Total Wine
Two Brothers
Jersey Mikes
Chipotle
Chik-fil-a

6 Campus Marketplace

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

7 Grand Plaza Retail Center

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



96,354
Population



35.0
Median Age



%39.3
Baccalaureate or
Post-Graduate
Degree



\$641,964
Median Property
Value



\$87,327
Median Household
Income

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. These elements all combine to create the thriving, unique community that is San Marcos.

WHY SAN MARCOS



Plenty of
breweries &
restaurants

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 EngiBeering 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.

Stone & Nail
BREWING CO.

DOUBLE PEAK
BREWING CO.

RAGING
CIDER & MEAD CO.

DOS
DESPERADOS



Exceptional
recreation
options

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.



LAKE SAN MARCOS

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



Excellent
transportation
network

SPRINTER STATION

Located along the SPRINT commuter rail line with excellent bus service, San Marcos has a solid transportation network.



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.

Business
friendly

Strong local
and regional
economy

Central
North County
location

Drive times

MCCLELLAN-PALOMAR AIRPORT

20 minutes

PACIFIC OCEAN

25 minutes

DOWNTOWN SAN DIEGO

50 minutes

ORANGE COUNTY

1 hour 10 minutes

US - MEXICO BORDER

1 hour 25 minutes

LOS ANGELES

1 hour 50 minutes



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