



FOR LEASE

747 N. Twin Oaks Valley Rd
San Marcos, CA 92069



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AVAILABILITY

SUITE 1 & 2

- » 2,038 SF suite available
- » \$1.35 PSF MG + \$0.13 EST. CAM

SUITE 5

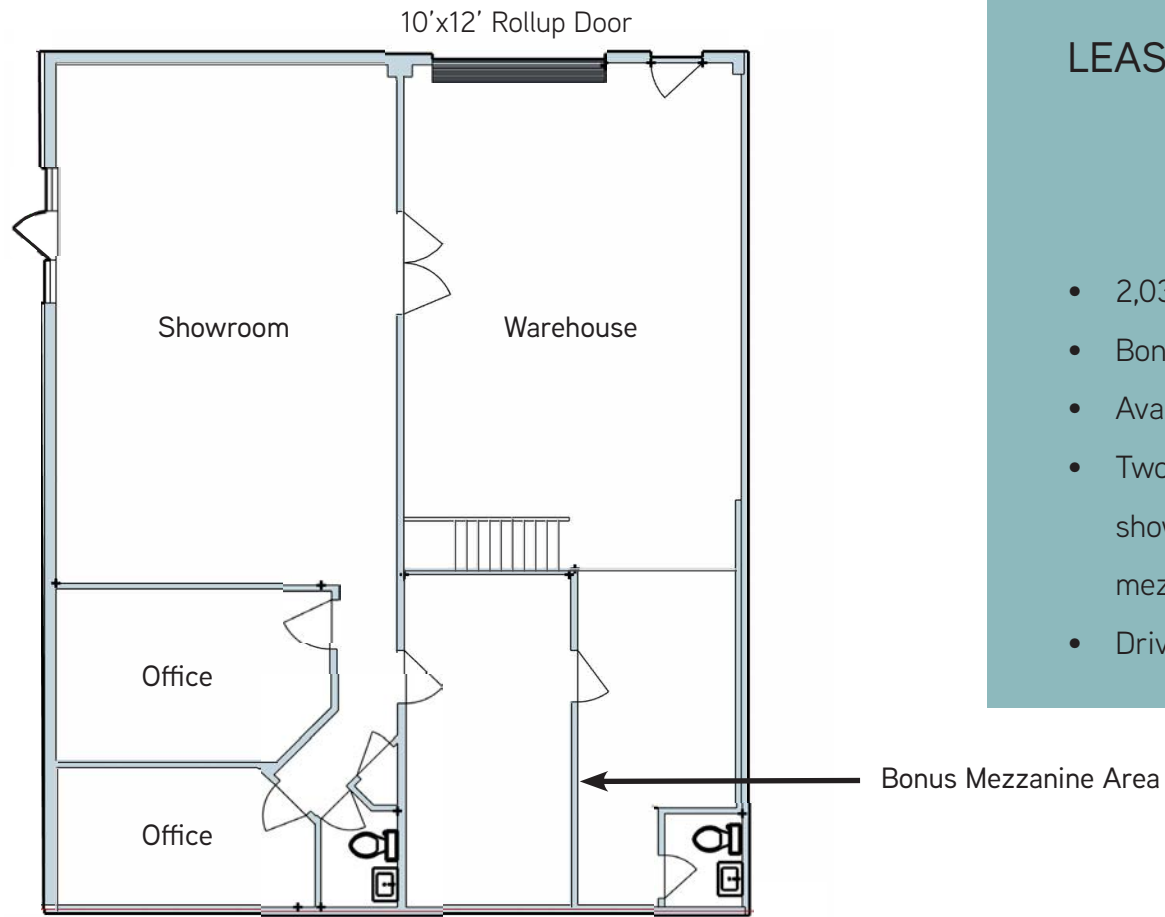
- » 1,050 SF suite available
- » \$1.35 PSF MG + \$0.13 EST. CAM

PROPERTY HIGHLIGHTS

- » Excellent visibility and access to North Twin Oaks Valley Road
 - » Great freeway access to Highway 78
- » Skylights
 - » Grade level loading
- » Accommodates most light industrial and commercial uses
 - » Close proximity to shops and dining



FLOOR PLAN



SUITE 1 & 2

LEASE RATE:

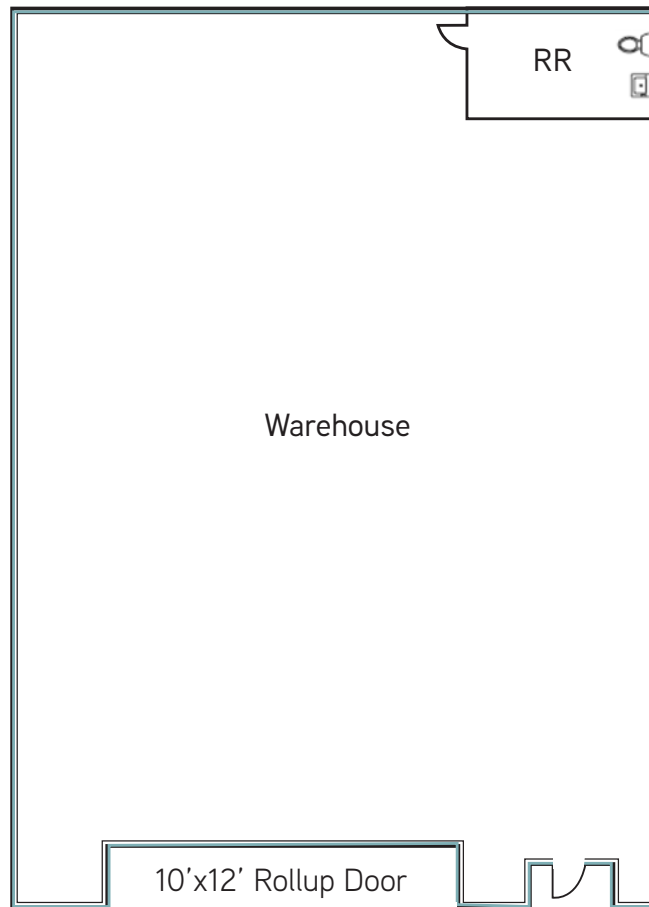
\$1.35 PSF MG

\$0.13 PSF EST. CAM

- 2,038 SF
- Bonus Mezzanine Area: 267 SF
- Available now
- Two private offices and restrooms, showroom, warehouse and bonus mezzanine
- Drive around access



FLOOR PLAN



SUITE 5

LEASE RATE:

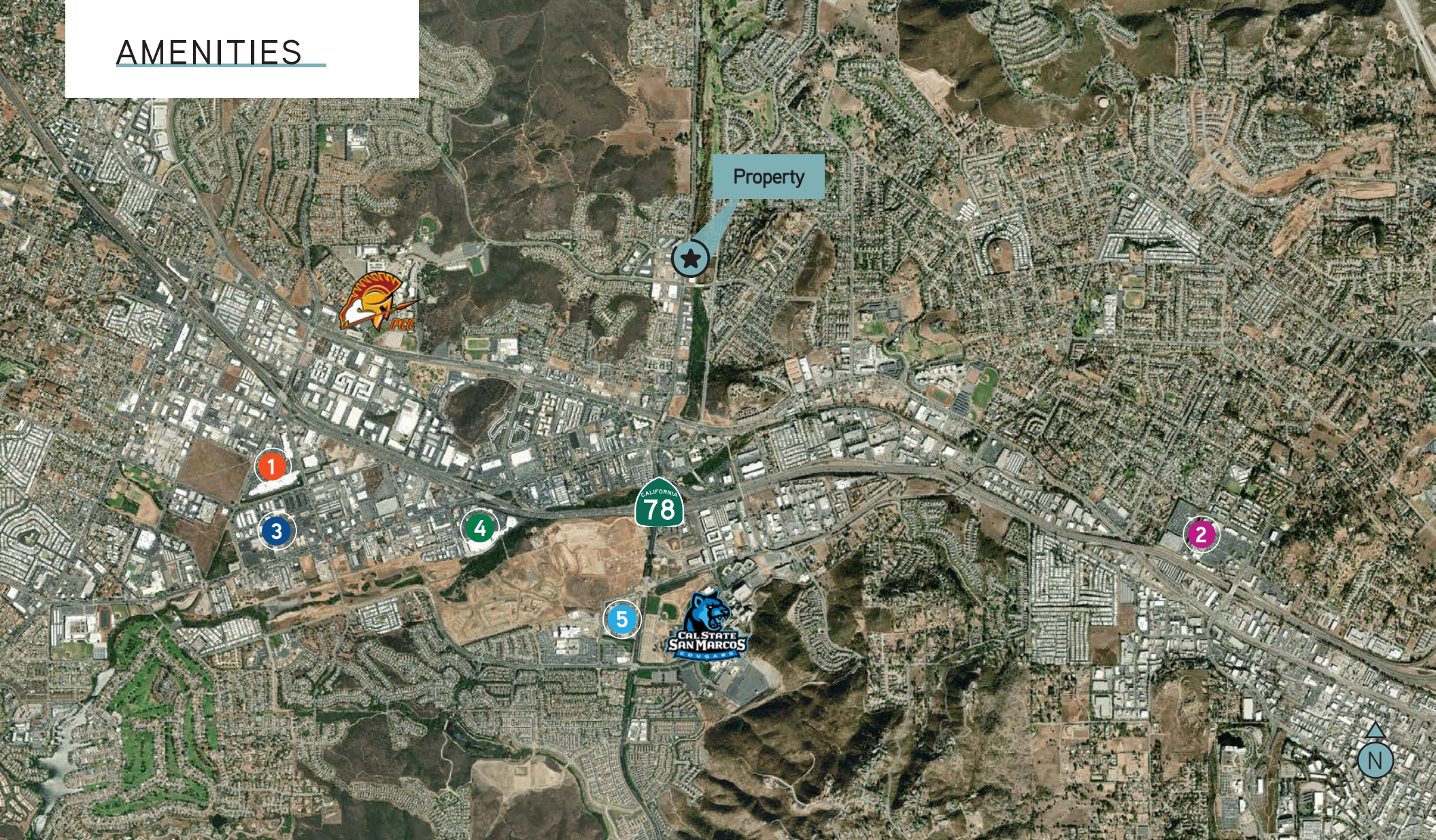
\$1.35 PSF MG

\$0.13 PSF EST. CAM

- 1,050 SF
- Available now
- Warehouse, restroom, and rollup door
- Drive around access



AMENITIES



1-Grand Plaza

Marshall's
Five Guys
Sprouts Farmers Market
Mission Federal Credit Union
Bed Bath & Beyond
Nekter Juice Bar
L&L Hawaiian Barbecue
Curry & More

2-Nordahl Marketplace

Costco
Walmart
Kohl's
Pan Asia Buffet
Hooters
Sushiya
Starbucks
Felix's BBQ with Soul

3-Restaurant Row

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

4-Creekside Marketplace

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

5-Campus Marketplace

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



California State
University San Marcos



Palomar Community
College





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