

FOR LEASE

FLEX SPACE

1370 W. San Marcos Blvd | Suite 102/103 | San Marcos, CA 92078

22,494 SF (Divisible)



CONOR BOYLE
+1 760 930 7967
conor.boyle@colliers.com
License No. 01813305

MIKE ERWIN, SIOR
+1 760 930 7971
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PROJECT OVERVIEW

AMENITIES



Only minutes
to Hwy 78
& Palomar
Airport Rd



100% HVAC



Fully
sprinklered



Abundant
parking



Outstanding
signage
opportunity



42,100 daily
traffic count



800 Amps,
480 V power



C&I/MU-3
Zoning

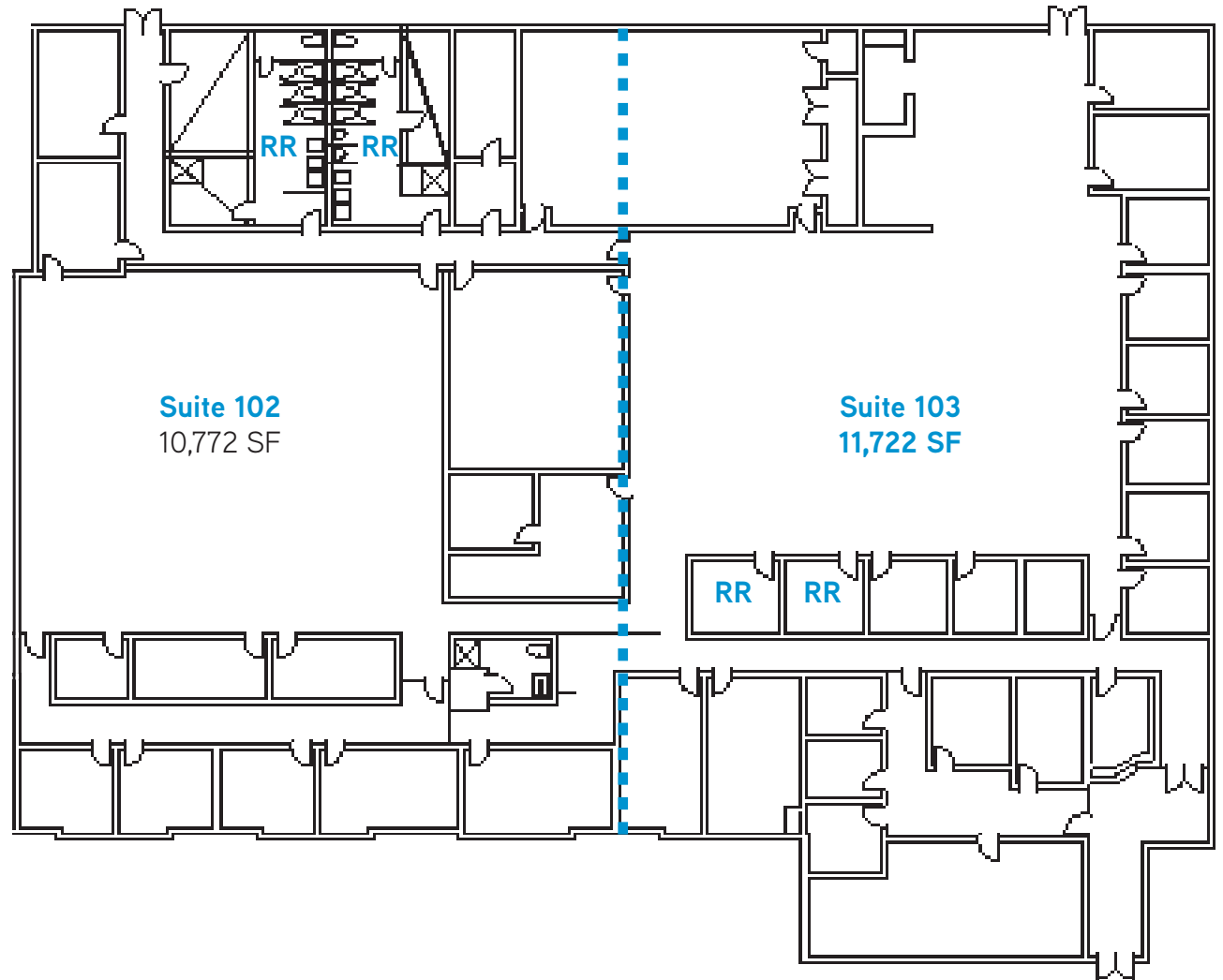


\$1.05
MG + CAM

22,494 SF COMBINED

FLOOR PLAN

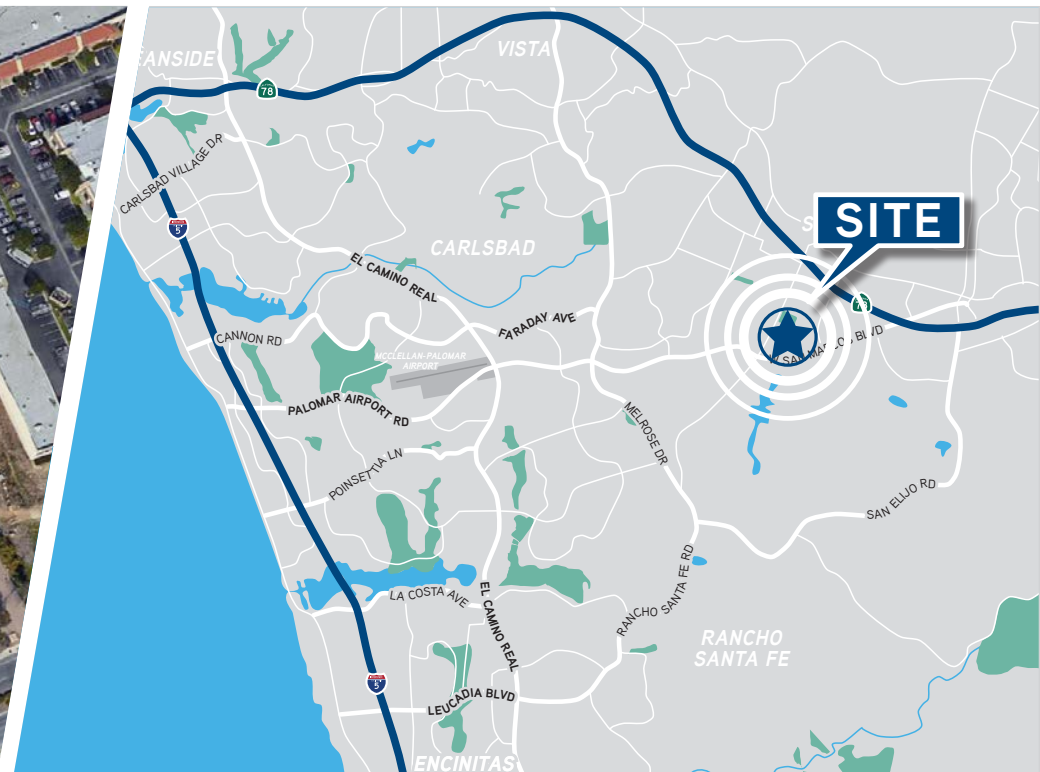
SUITE 102: 10,772 SF | SUITE 103: 11,722 SF





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7 MINUTES
TO HWY 78 BY LAS POSAS RD

15 MINUTES
TO I-5 FREEWAY

45 MINUTES
TO DOWNTOWN SAN DIEGO

57 MINUTES
TO U.S. - MEXICO BORDER

67 MINUTES
TO ORANGE COUNTY

105 MINUTES
TO LOS ANGELES

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A photograph of a modern building's exterior with large glass windows. Palm trees are visible in the foreground and background against a clear blue sky. A white sign on the building reads "1370 SUITE 100".

1370
SUITE 100