

# SAN MARCOS RETAIL/OFFICE BUILDING

744 Grand Avenue, San Marcos, CA 92078

## FREEWAY ORIENTED RETAIL/ OFFICE BUILDING FOR LEASE



**1,532 & 1,317± SF**  
**2 CORNER SUITES**  
**AVAILABLE**



**Lease Incentives**  
**Available!**  
**CONTACT BROKER FOR**  
**DETAILS**



### Join These Retailers:



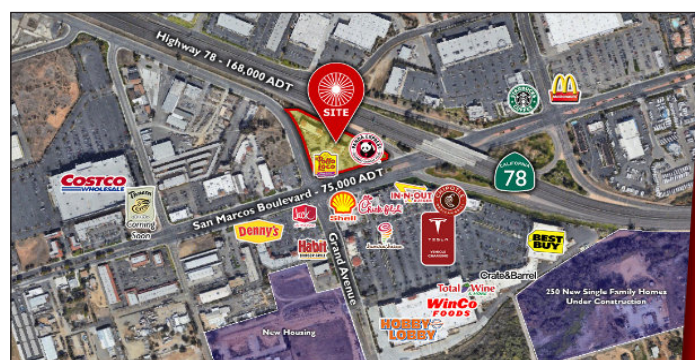
- 1,532± SF and 1,317± SF Second Floor Fully Built-Out Corner Suites Available for Lease
- Excellent Highway 78 visibility, access and signage (168,000+ ADT)
- 9,194± SF Two-story elevator served retail / office building with street and freeway signage opportunities
- With 4.4 million annual visits, this area is one of the most frequented along Highway 78
- Tenant building signage facing Highway 78 and monument signage on either San Marcos Boulevard or Grand Avenue
- Nearby retailers within walking distance include:

### Demographics & Traffic

- New housing development currently under construction with first phases completely sold out within 1 mile of site

Demographics: (Source: CoStar)	1 mile	3 miles	5 miles
2024 Population (Estimated)	14,826	91,857	195,795
2029 Population (Projected)	14,815	91,857	194,241
Daytime Employee Population	15,388	45,342	100,677
Average Household Income	\$91,643	\$120,038	\$125,796

Traffic Counts	ADT
Highway 78 at San Marcos Boulevard	168,000
San Marcos Boulevard at Grand Avenue	75,000



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The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.



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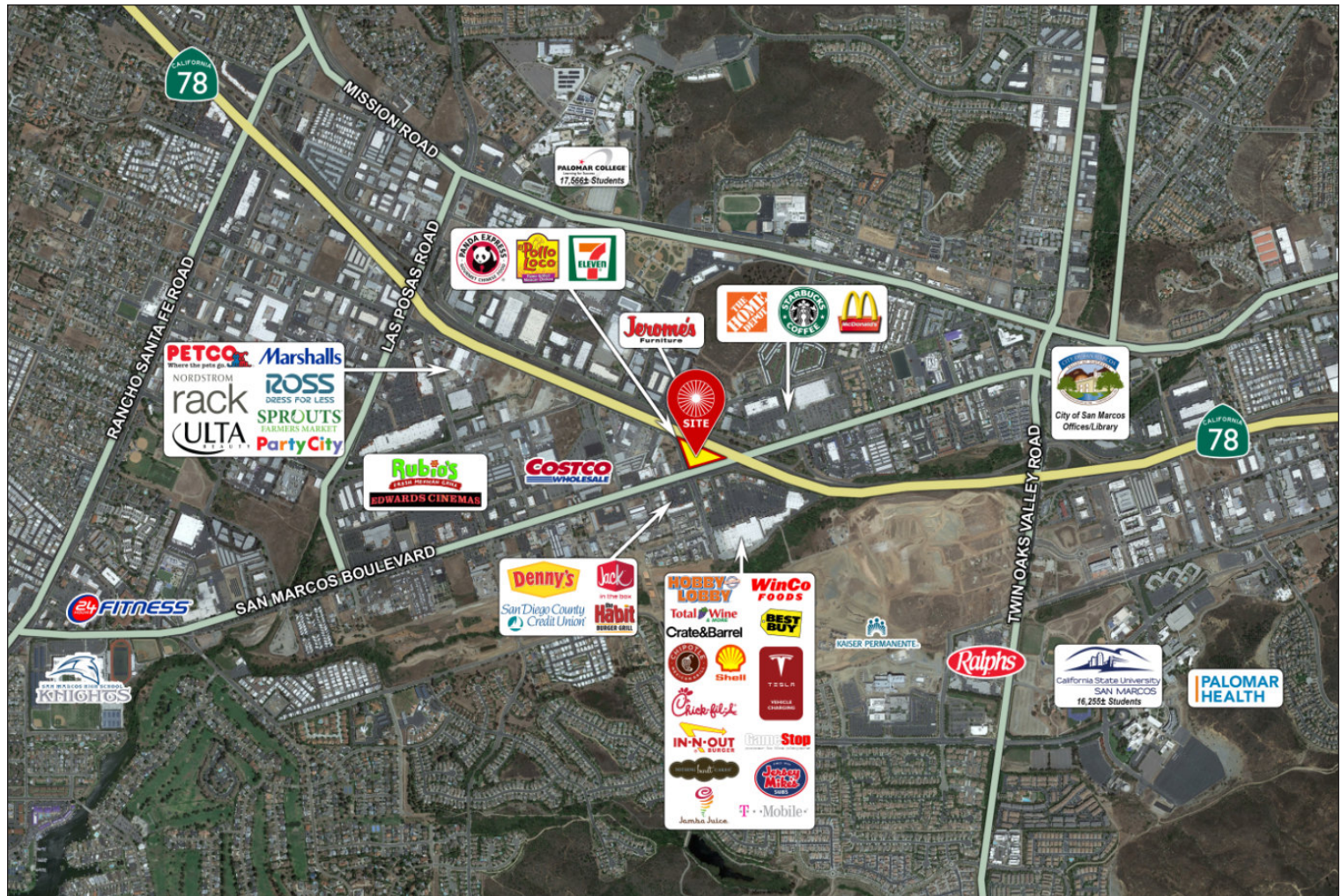
**FOR LEASE**

## San Marcos Office Building Availability & Lease Rates

SUITE	SQUARE FOOTAGE*	MONTHLY PRICE PSF** BASE RENT	COMMENTS
101	2,473	----	-Leased- Locally Famous Tattoo
102	2,141	----	-Leased- Locally Famous Tattoo
201	1,532	\$2.25	<b>AVAILABLE</b> Open area, 1 private office, kitchenette, restroom with shower, and breakroom. New carpet.
202-203	1,731	----	-Leased- Dental/Orthodontics Office
204	1,317	\$2.25	<b>AVAILABLE</b> Open Floor Plan with one(1) private office, restroom and kitchenette and LVT flooring.

\* All suites are based on usable area - No Core Factor

\*\*Lease rates are quoted based on AIR Standard Industrial/Commercial Multi-Tenant Lease - Gross Form  
(Landlord pays base year taxes and insurance. Tenants pay Common Area Operating Expenses, and increases over base year for taxes and insurance, as well as individually metered utilities, interior janitorial and HVAC maintenance.)  
(2025 CAM Budget \$0.55 PSF per month)



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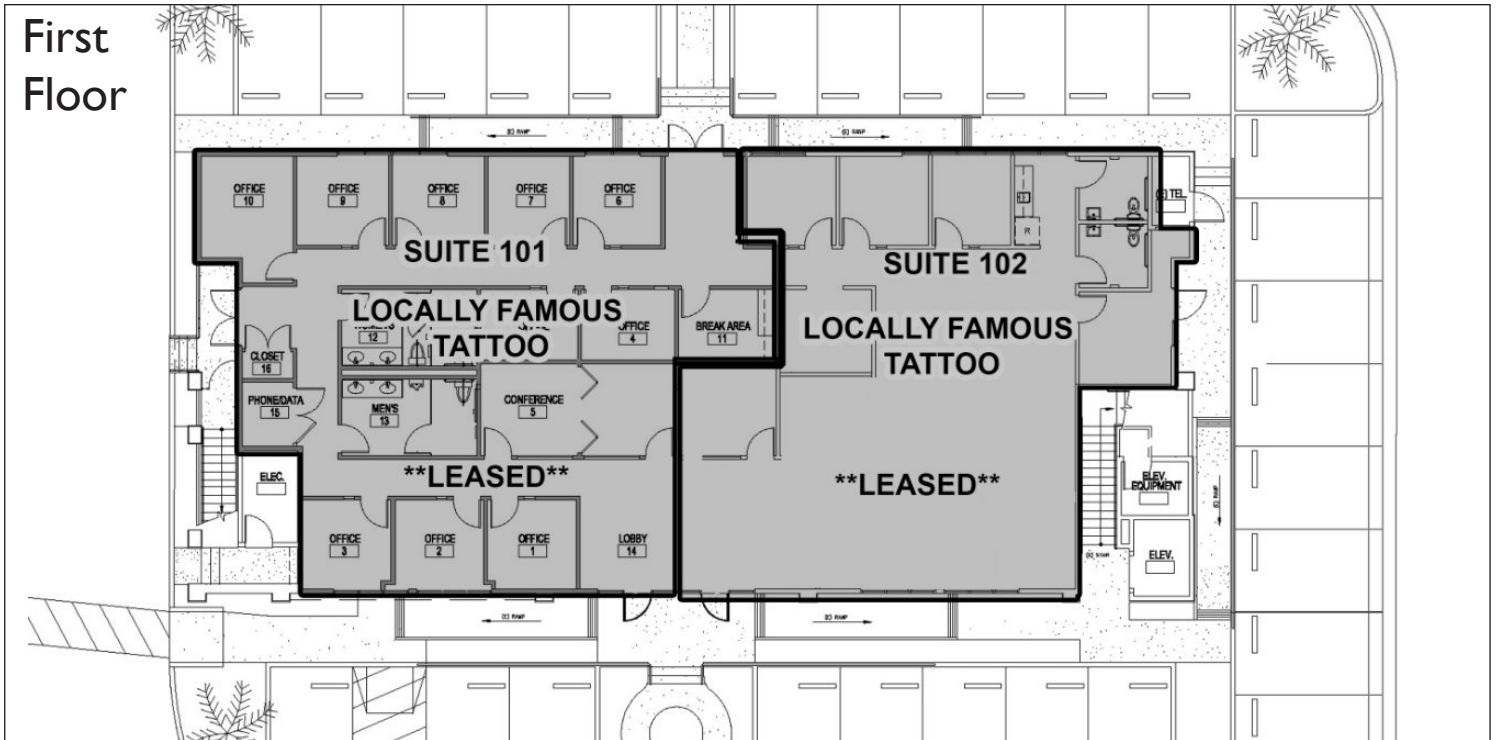
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## First Floor



## Second Floor

