



**338 VIA VERA CRUZ**  
SAN MARCOS, CA 92078

**OFFICE/MEDICAL  
SPACE AVAILABLE FOR  
SUBLEASE**

**TERM THROUGH JAN 2031**

**PROPERTY HIGHLIGHTS:**

**SIZE: ±3,079 SF**

**RATE: \$2.35/SF + CAMS & ELEC**



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# 338 VIA VERA CRUZ

OFFICE/MEDICAL SPACE  
FOR SUBLEASE



±3,079 SF | \$2.35/SF + CAMS & E



## OFFICE FEATURES

- 1st-floor medical space
- 13 treatment/exam rooms
- Private office
- Large break room
- Coffee bar
- Reception & Waiting area
- High-end built-out
- Modern finishings
- Suite and directory signage
- Common area restrooms
- All Treatment/Exam rooms have plumbing
- Great layout for med spa, hair salon, massage practice, medical practice, or similar

### LOCATION

- Walking distance to William Bradley Park, Starbucks, grocery stores, various restaurants, shopping, & more.
- Close proximity to Kaiser Permanente Medical Center, the CA 15 Freeway, Cal State San Marcos, & Palomar College

