

OFFERING SUMMARY

± 2,700 SF GROUND FLOOR MEDICAL OFFICE CONDO FOR SALE OR LEASE



MEDICAL OFFICE CONDO

CHRIS BONAR
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PARK PLACE NORTH - SAN MARCOS
950 BOARDWALK | UNIT 100 | SAN MARCOS CA 92078



UNIT 100

950 BOARDWALK

Commercial Asset Advisors is pleased to offer the opportunity to purchase or lease 950 Boardwalk, Unit 100, a turnkey, ground-floor medical office condominium situated in a premier three-story professional building at the center of San Marcos, California.

Available	Unit 100
Price	\$1,599,000
Sq. Ft.	± 2,700 SF
Lease Rate	Call Broker for Details
Parking Ratio	4.2 / 1,000 SF
Previous Use	Turnkey Medical Buildout - Oral Surgery
APN	219-331-44-03
Features	<ul style="list-style-type: none">• Security System with Alarm & Cameras• Operating Rooms Plumbed with High Volume Suction• IT Closet with All Equipment• Central Speaker System• Private Doctor's Office with Bathroom & Shower

MEDICAL OFFICE CONDO

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FEATURES . . .

HIGH END PROFESSIONAL IMAGE



AMPLE PARKING



WALKING DISTANCE TO NEARBY AMENITIES



BUILDING SIGNAGE POTENTIAL



ABUNDANT NATURAL LIGHT



TURN KEY MEDICAL BUILDOUT



IMMEDIATE ACCESS TO CA-78 FREEWAY



PROFESSIONAL BUILDING ASSOCIATION



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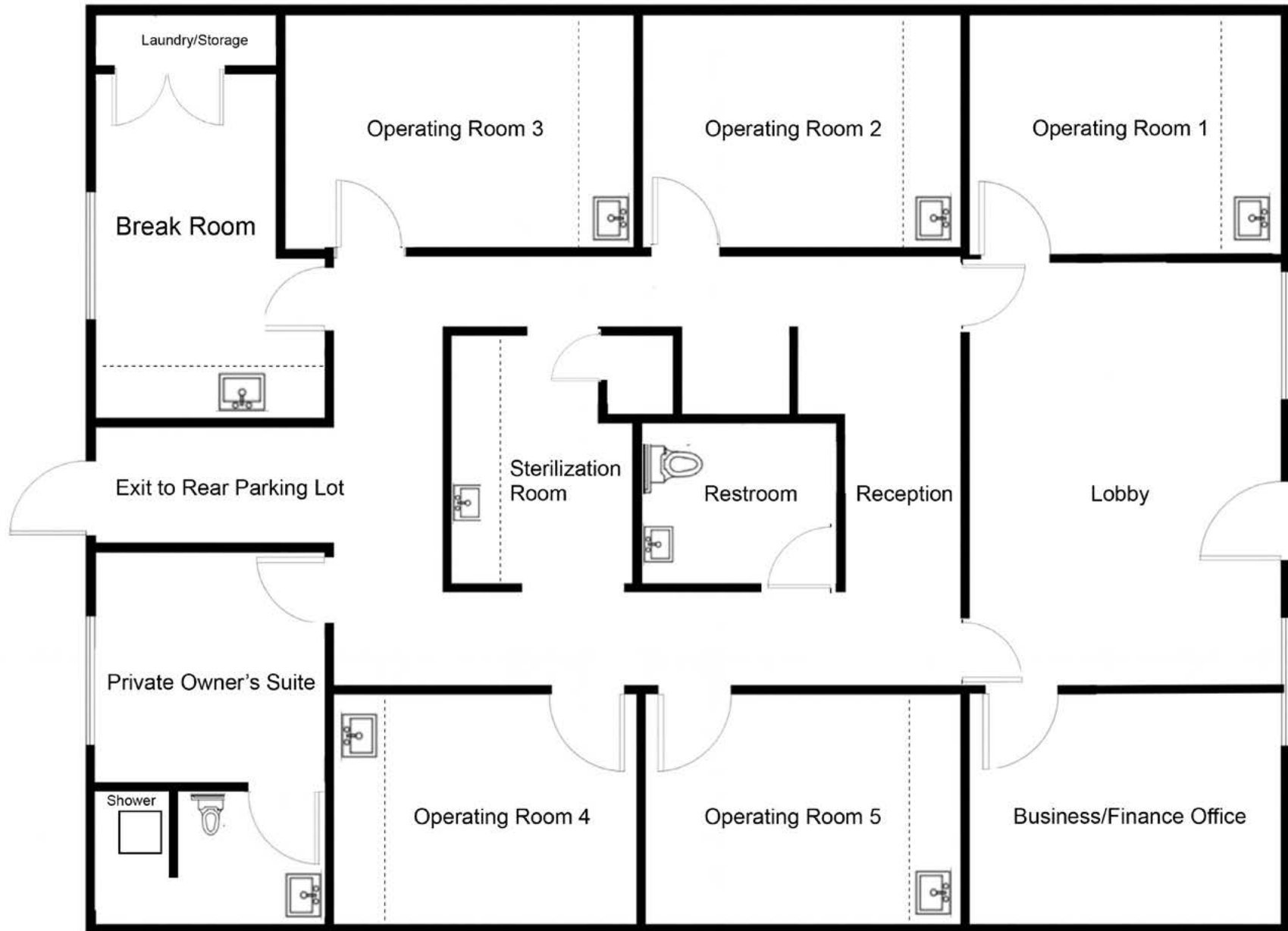


UNIT 100 | Exterior Entrance

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FLOOR PLAN - UNIT 100



(Not to scale, for illustrative purpose only.)

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UNIT 100

950 BOARDWALK



COMMERCIAL
ASSET
ADVISORS



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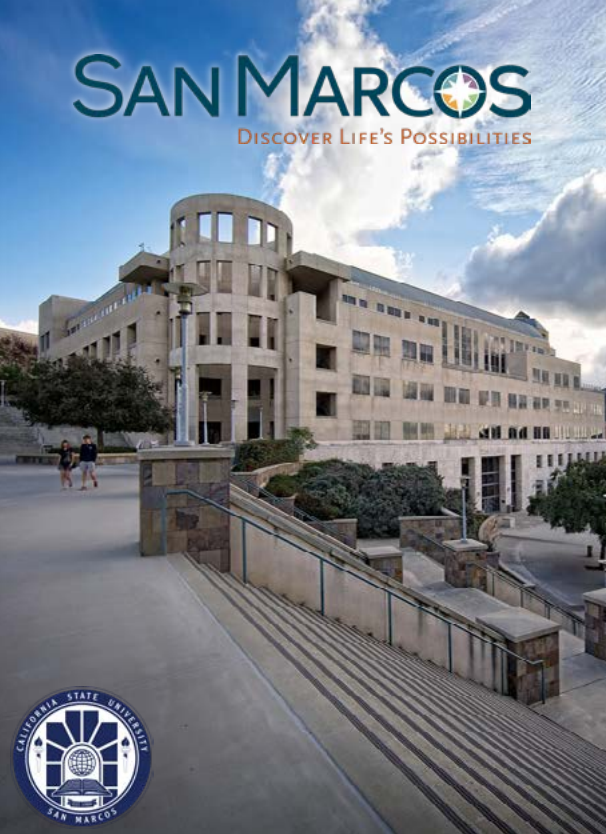
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SAN MARCOS

DISCOVER LIFE'S POSSIBILITIES



THE HEART OF SAN MARCOS . . .

- Located In Medical Office Hub
- Neighboring Restaurant Row
- Close Proximity to Lake San Marcos, Cal State San Marcos and Walking Distance to San Marcos High School
- Increasing Demographics Nearby!





SAN MARCOS

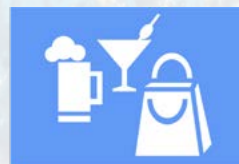
DISCOVER LIFE'S POSSIBILITIES



LIVE



WORK



PLAY

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of more than 95,000 residents who enjoy a fantastic quality of life. From miles of trails in the local hills, to unique dining and shopping opportunities in its retail centers, San Marcos has all the ingredients that make living enjoyable.

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 continues to maintain 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 San Diego North. Quality community development like the Creekside Marketplace, Nordahl Center and Grand Plaza have all become popular shopping and dining destinations. With hundreds of businesses in higher education, manufacturing, information and communications technology, and specialty food and microbreweries, San Marcos is a great city to do business.

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



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LOCATION

- Located in the heart of San Marcos and surrounded by homes, businesses, and schools
- Directly off W San Marcos Blvd and less than half a mile off HWY 78 Freeway
- Increasing demographics in the surrounding community
- New developments planned nearby for increased living space, amenities, and businesses



PALOMAR
COLLEGE

950 BOARDWALK



SAN MARCOS
HIGH SCHOOL

CAL STATE UNIVERSITY
SAN MARCOS

Best Buy	Chick-fil-A	Chipotle Mexican Grill	Crate & Barrel	Discovery Valley Animal...	Finealy Home
GameStop	GNC	Hobby Lobby	Hooked on Sushi	In-N-Out Burger	Jamba Juice
Jersey Mike's	Leslie's Pool Supplies	Nothing Bundt Cakes	Panera Bread	Poke One N Half / Panda...	T-Mobile
Total Wine & More	Two Brothers From Italy	WinCo Foods	CREEKSIDE MARKET PLACE		

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