

# 950 Boardwalk *Suite 305*

SAN MARCOS | CA | 92078

2,909 SF OF OFFICE SPACE FOR SALE OR LEASE

**Sale Price**  
**\$800,000**  
Lease Rate: Negotiable



BOB COWAN  
First Vice President  
+1 760 840 7664  
bob.cowan@cbre.com  
Lic. 01838109

MATTY SUNDBERG  
Senior Vice President  
+1 760 845 5410  
matty.sundberg@cbre.com  
Lic. 01257446

**CBRE**

# PROPERTY OVERVIEW

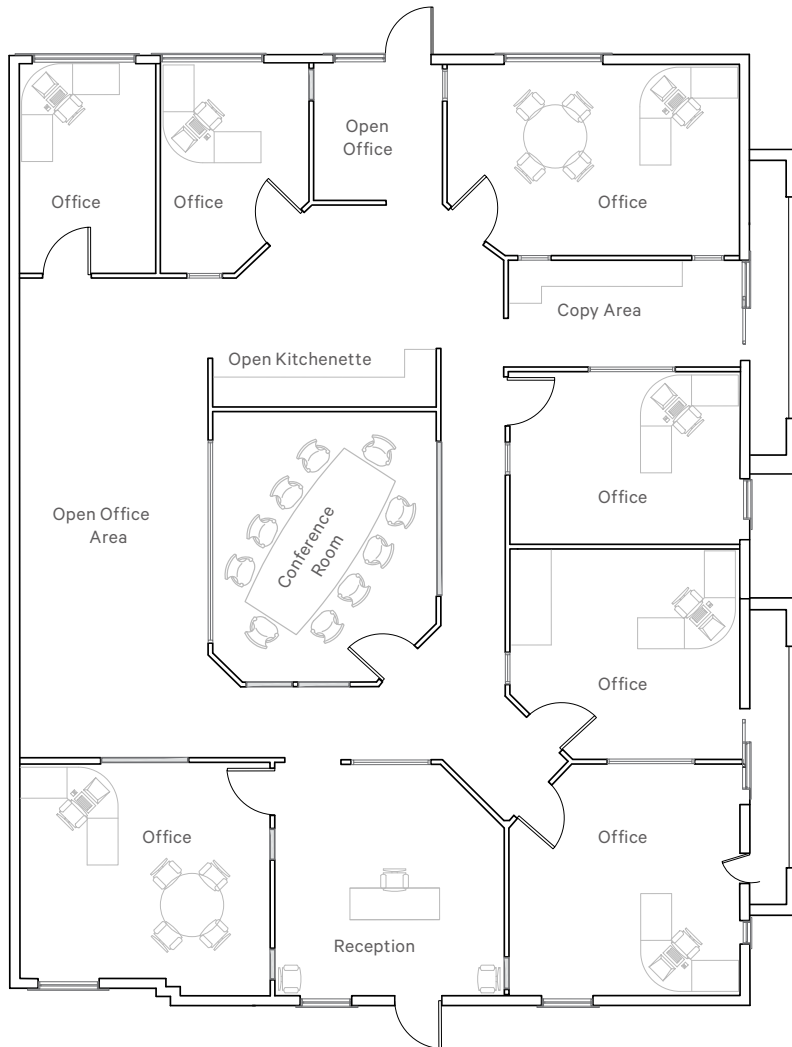
2,909 SF OF OFFICE CONDO FOR SALE OR LEASE

- Suite 305: 2,909 SF office condominium available
- Available for immediate occupancy
- Class "A" 3-story office building
- Features: Six window-lined private offices, conference room, kitchenette, balconies,
- Elevator access
- Close proximity to 78 freeway with immediate access
- 4.2/1,000 parking ratio
- Walking distance to banks, restaurants on Old California Restaurant Row & retail shops
- Located in a Qualified HUBZone
- Monthly association dues: \$1,156.00
- Asking sale price: \$800,000
- Asking lease rate: Negotiable



# FLOOR PLAN

2,909 SF OF OFFICE CONDO FOR SALE OR LEASE



- Interior Glass Window
- Interior Window





## AMENITY MAP

### Creekside Market Place

- Chipotle
- In-N-Out
- Chick-fil-A
- Two Brothers from Italy
- Jamba Creekside Market Place
- Nothing Bundt Cake
- Jersey Mikes

### Grand Plaza

- Starbucks
- O's American Kitchen
- Nektar Juice
- Love Boat Sushi
- L&L Hawaiian Barbecue
- Boudin SF
- Handel's Ice Cream
- Raising Cane's
- Curry & More

### Old California Square

- Buffalo Wild Wings
- Fish House Vera Cruz
- Cocina Del Charro

### North City

- Umami
- Mason Aleworks Urge Brewery
- Grit Coffee
- Prep Kitchen
- Newtopia Cyde

# 950 Boardwalk *Suite 305*

SAN MARCOS | CA | 92078

2,909 SF OF OFFICE CONDO FOR SALE OR LEASE



**BOB COWAN**  
First Vice President  
  
+1 760 840 7664  
bob.cowan@cbre.com  
Lic. 01838109

**MATTY SUNDBERG**  
Senior Vice President  
  
+1 760 845 5410  
matty.sundberg@cbre.com  
Lic. 01257446



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.