

# FOR LEASE

OFFICE / RETAIL / AUTOMOTIVE SPACE



# COLEMAN CENTER

1286-1290 W. SAN MARCOS BLVD

SAN MARCOS, CALIFORNIA 92078

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# HIGHLIGHTS

Located in the heart of San Marcos, the Coleman Center is located next to San Marcos Highschool and San Marcos' largest shopping center, which features an Edwards Theater, shopping and dining.

## SITE DESCRIPTION & FEATURES

- > End unit
- > Extensive glass line
- > Prominent street visible monument signage
- > Convenient access to 78-Freeway
- > 5.00/1,000 SF parking available
- > Flexible layout
- > Within close proximity to Cal State San Marcos & Palomar College
- > Walking distance to retail amenities



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# SITE PLAN



## AVAILABILITY

ADDRESS	RENTABLE SQUARE FEET	LEASE RATE	NOTES
1290 W. San Marcos Blvd	4,885	\$2.00 NNN (\$0.35)	Office/Retail
1286 W. San Marcos Blvd	4,940	\$2.25 NNN (\$0.35)	Automotive

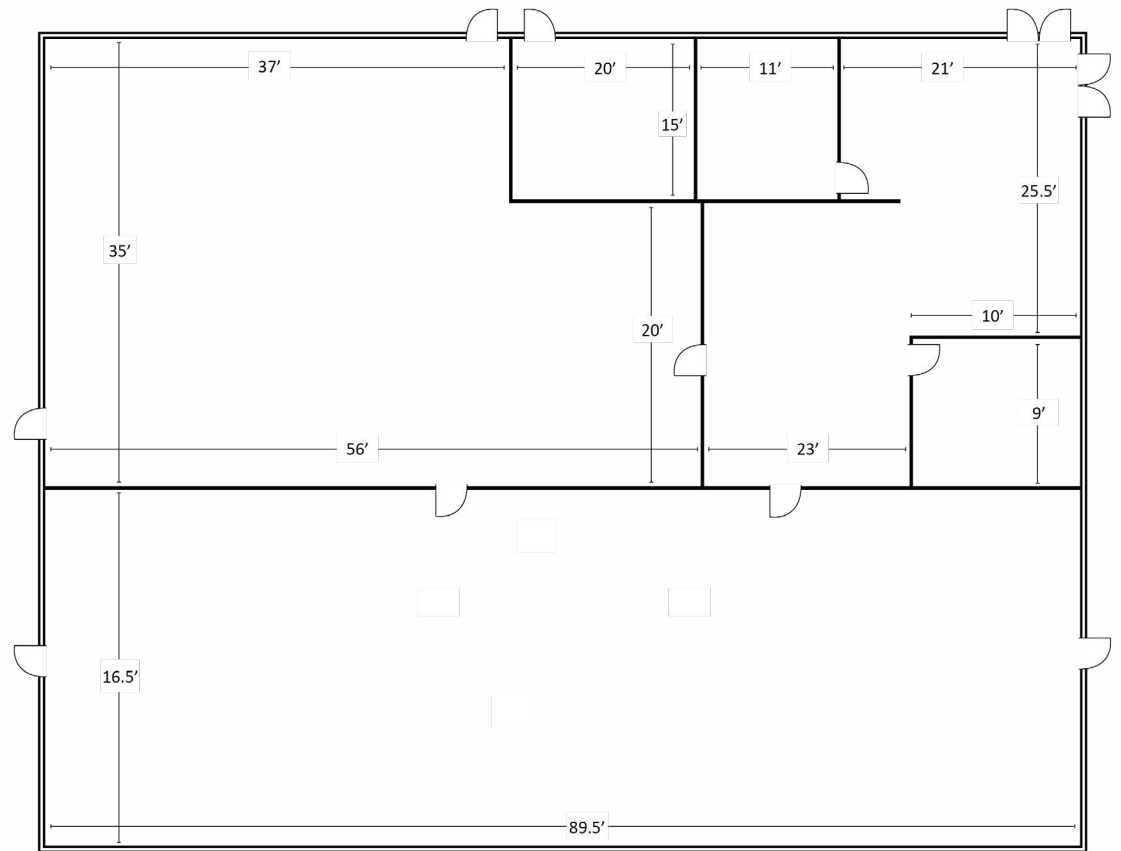


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# FLOOR PLAN



**1290 W. SAN MARCOS BLVD.**

(4,885 SF)



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