

# GRAND PLAZA

## RETAIL FOR LEASE



101-197 S LAS POSAS, SAN MARCOS CA 92069

±20,577 SF SPACE AVAILABLE

±5,244 SF SPACE AVAILABLE

±3,502 SF SECOND FLOOR SPACE AVAILABLE

±3,200 SF RESTAURANT SPACE AVAILABLE

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San Marcos is a dynamic and ever-growing area that attracts people from all walks of life. With a diverse range of residential, commercial, and entertainment options, this city captivates those seeking a high quality of life. Its convenient proximity to major transportation routes, renowned educational institutions, and charming neighborhoods make San Marcos a compelling environment for residents and visitors alike.



Strategically situated at the corner of Las Posas Road and Highway 78, Grand Plaza offers convenient access in San Marcos, California

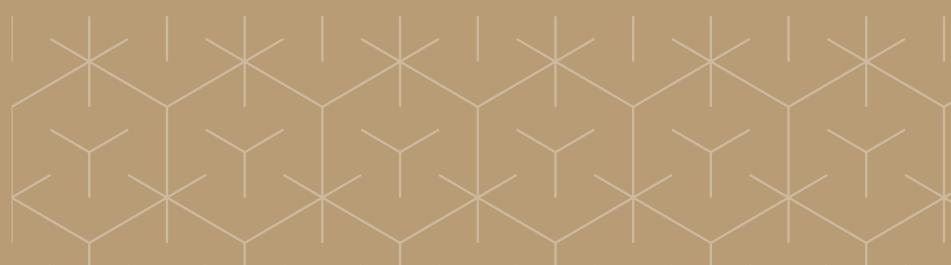


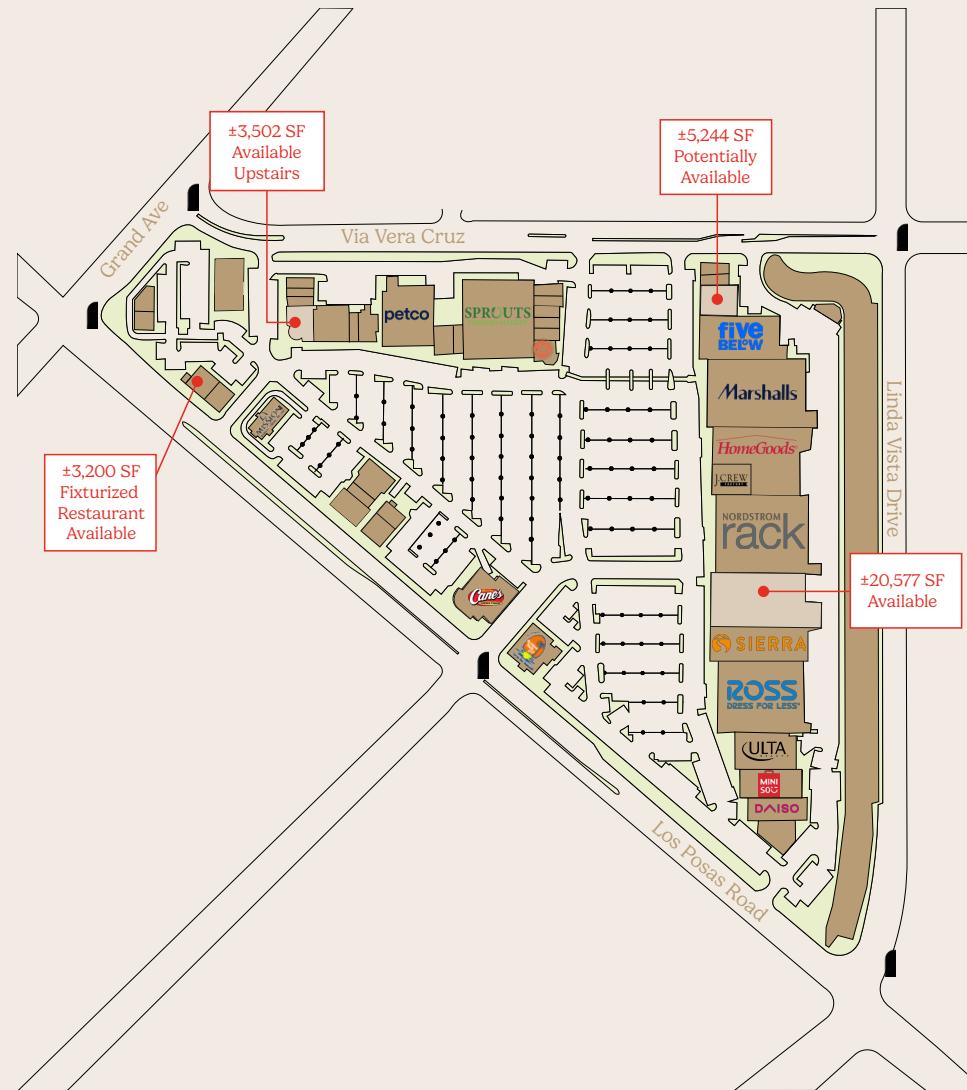
Spanning approximately 356,639 square feet, this community center houses a diverse mix of over 40 regional and local tenants, including popular brands like Nordstrom Rack, Ross, Sprouts, Ulta, Marshalls, and Petco



Enjoying a prime location near CSU San Marcos and Palomar College, Grand Plaza benefits from a combined student enrollment of around 45,500, ensuring a bustling and vibrant environment

# PROPERTY HIGHLIGHTS





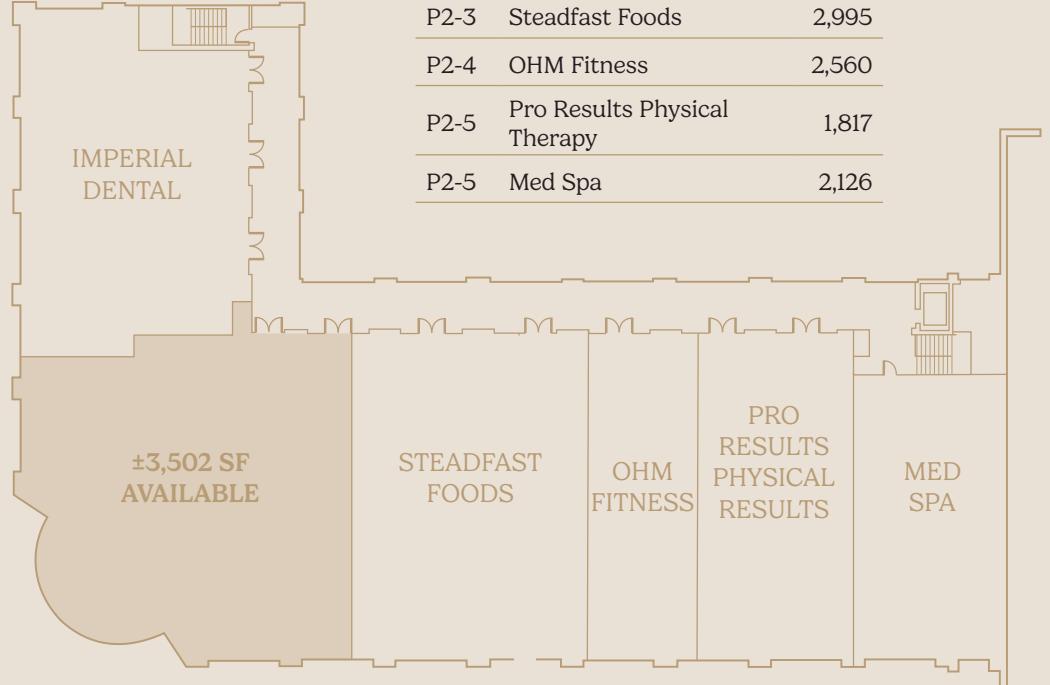
# SITE PLAN

Suite	Tenant	SF
A-1	Glamour Nails	1,310
A-2	European Wax Center	1,307
<b>A-3-5</b>	<b>Carters/Osh Kosh (Potentially Available)</b>	<b>5,244</b>
B	Five Below	16,500
C	Marshalls	33,000
D-1	Home Goods	23,009
D-2	J. Crew Factory	5,488
E	Nordstrom Rack	35,014
<b>F-1</b>	<b>Available</b>	<b>20,577</b>
F-2	Sierra Trading Post	19,640
G	Ross	30,187
H	Ulta Beauty	10,471
J	Miniso	7,657
K	Daiso	6,412
L	Sprouts	26,463
L-2	The Melt	2,171
L-3	Grand Vision Optometry	1,496
L-4	Repair Lounge	1,224
L-5	Big Frog	1,224
L-6	Cigar Store	1,119
L-7	GoWireless (Verizon Authorized Retailer)	1,620
M-1	Massage Envy	4,051
M-2	Grand Plaza Cosmetic & Family Dentistry	3,600
N	Petco	15,000
R	Studio Salon Suites	3,266
P-1	China Bros.	1,279
P-2	The Joint	1,160
P-3	L&L Hawaiian BBQ	1,200
P-4	O's American Kitchen	4,268
P-5-6	AAA (The Auto Club)	6,019
P-7	Supercuts	1,275
P-8	White Dragon Martial Arts	2,926
1-AB	AT&T	2,726
1-C	Nektar	1,290
1-D	Taco Bar	1,425

Suite	Tenant	SF
1-E	Menchie's Frozen Yogurt	1,275
2-A	Good Feet	1,562
2-B	Starbucks	1,769
3-A	Love Boat Sushi	1,792
<b>3-B</b>	<b>Available</b>	<b>3,200</b>
4	Mission Federal Credit Union (N.A.P.)	4,000
5-A	American Red Cross	3,220
5-B	Curry N' More	1,830
5-C	Boudin SF	3,496
6-A	Carbon Health	2,800
6-B	Handell's Ice Cream	1,400
7	Raising Canes	3,500
8	Broken Yolk Cafe	6,283

Dominant regional center outstanding freeway visibility and convenient access.

Suite	Tenant	SF
P2-1	Imperial Dental	3,083
<b>P2-2</b>	<b>Available</b>	<b>3,502</b>
P2-3	Steadfast Foods	2,995
P2-4	OHM Fitness	2,560
P2-5	Pro Results Physical Therapy	1,817
P2-5	Med Spa	2,126




# FLOOR PLAN

P BUILDING - SECOND FLOOR

	1 mile	3 miles	5 miles
 TOTAL POPULATION	12,468	92,620	195,520
 AVERAGE HOUSEHOLD INCOME	\$64,372	\$86,483	\$103,508
 DAYTIME POPULATION	19,567	79,213	145,857



## Traffic counts

Grand Avenue: ±22,700 ADT

S Las Posas Road: ±14,600 ADT

Highway 78: ±134,000 ADT



# MARKET OVERVIEW



# AREA MAP



GALLERY



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