

910 W SAN MARCOS BLVD San Marcos, CA 92078

*Lease Special
for 2nd floor
Units!*

**\$1.50/SF
FOR 1st
YEAR**

**Click here
for
VIDEO**

OFFICE SPACE FOR LEASE

Available: ±926 SF

CONTACT: www.uwventures.com

(619)215-1988 FOLLOW US:



leasing@uwventures.com



AVAILABLE FOR LEASE

Suite: 203

Size: 926 SF

Lease Special: \$1,389/month for 1st year
\$2,083.50/month thereafter

*Minimum 2 year lease required

Parking: Open Parking Lot

Bathroom: 4 Common Area

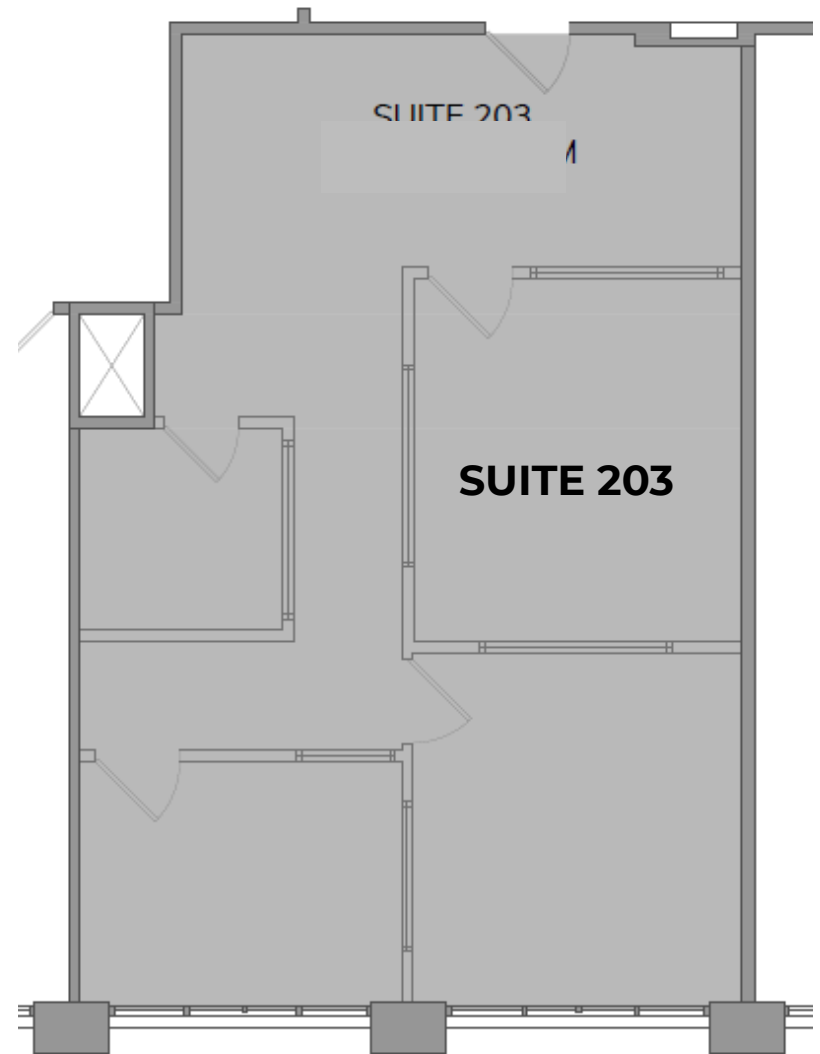
Zoning: Commercial

Allowed Uses: Professional offices,
medical, or service businesses

PROPERTY FEATURES

- Easy access to Highway 78 via Las Posas Rd and San Marcos Blvd
- Anchored by Better Buzz Coffee
- Offers excellent visibility with signage facing San Marcos Blvd.
- Walk to restaurants, cafes, gyms, and shops—perfect for lunch breaks or client meetups.
- No circling the block—tons of easy, surface-level parking for you and your clients.

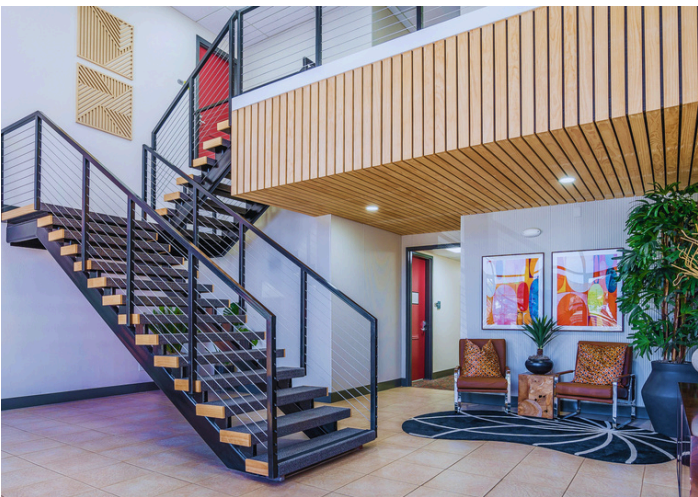
FLOOR PLAN



- PRIVATE OFFICES
- BREAK AREA
- RECEPTION
- FLOOR TO CEILING WINDOWS
- AVAILABLE NOW

Suite plan is not to scale; for reference purposes only.

PROPERTY PHOTOS



SPACE PHOTOS

*Move-In Ready with
New Finishes*

**Click here
for
VIDEO**



AERIAL PHOTO



GRAND PLAZA

Rack **ROSS**
DRESS FOR LESS

Marshalls **SPROUTS**
FARMERS MARKET

Starbucks **Cane's**

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

LA Z BOY
HOME FURNISHINGS & DÉCOR

The Boiling Crab

STARBUCKS

COSTCO
WHOLESALE

904 & 910
W. San Marcos Blvd

BUFFALO WILD WINGS

Mama Kat's
Restaurant of The Day

Panera
BREAD



New Construction

202 Unit

71 Unit

WELLS FARGO

COPPER KINGS
BURGERS

Breekside MARKET PLACE

MOSTRA COFFEE **Total Wine & MORE**

HOBBY LOBBY **WinCo FOODS**

IN-N-OUT BURGER **Jersey Mike's SUBS**

Bundt CAKES **BEST BUY**

THE HOME DEPOT

McDonald's

Albertaco's
MEXICAN FOOD