



## LEASING PROMOTION

Year 1 - \$1.25/SF + NNN

Year 2 - \$2/SF + NNN

*Minimum 3 Year Lease, Qualified Tenants Only.*



# 997

**WEST  
SAN MARCOS  
BLVD**

SAN MARCOS, CA 92069

## Retail For Lease | San Marcos

**Approx. 1,350 SF Available**

### **ETHAN PARK**

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# PROPERTY FEATURES



## Property Information

Via Marco Plaza  
997 W San Marcos Blvd, San Marcos, CA 92069



## Property Size

Approx. 12,200 SF Retail Property on 0.81 AC



## Availability

Suite 108: Approx. 1,350 SF  
- Open Floor Plan



## Location

Immediate Access to Hwy 78  
Signalized Intersection  
+/- 38,000 Vehicles Per Day



## Parking

4.5 / 1,000 SF



## Signage

Monument Signage Available at Intersection



## Leasing Promotion:

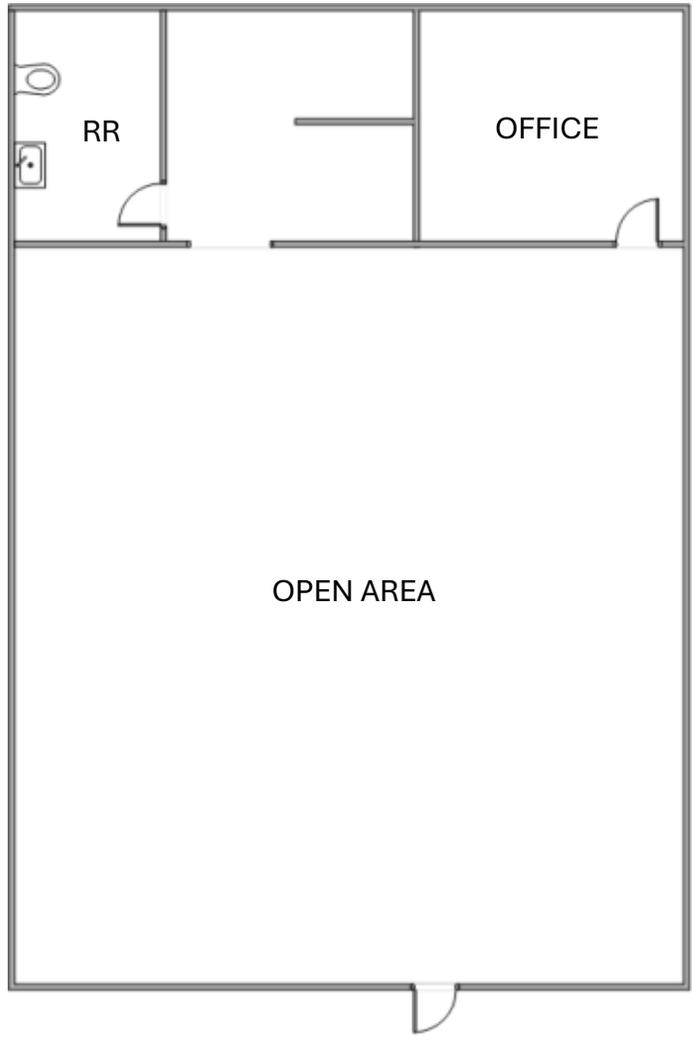
Year 1: \$1.25/SF + NNN per month  
Year 2: \$2/SF + NNN per month

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# FLOOR & SITE PLAN

**Suite 108**  
1,350 SF



Floor and Site Plan are Not Fit to Scale; for Reference Purposes Only.



**195,896**  
POPULATION



**11,519**  
BUSINESSES



**102,203**  
EMPLOYEES



**\$779,704**  
AVG. HOME VALUE



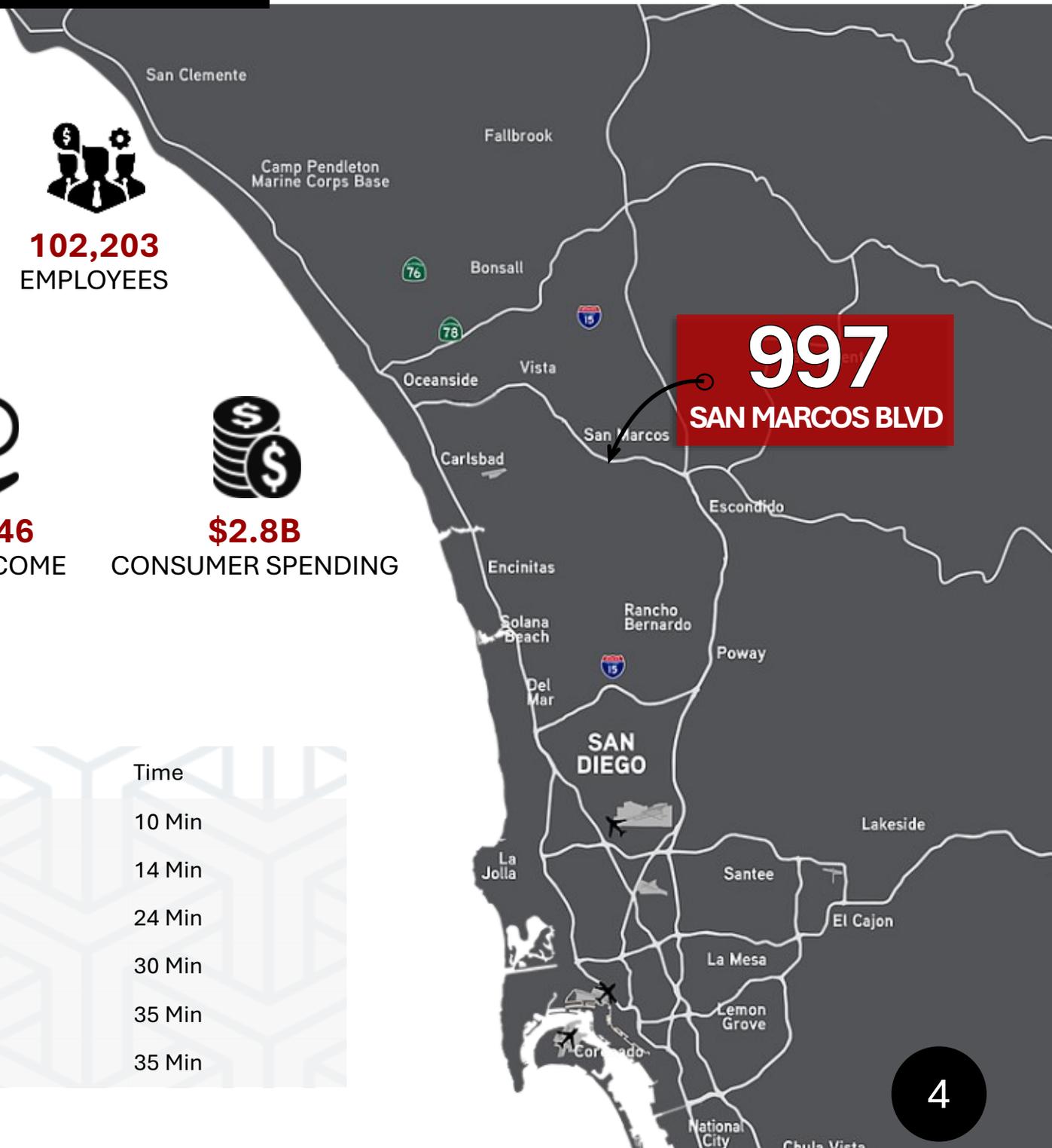
**\$130,546**  
AVG. HH INCOME



**\$2.8B**  
CONSUMER SPENDING

**DRIVE TIMES**

Location	Time
Escondido	10 Min
Carlsbad	14 Min
Encinitas	24 Min
Mission Valley	30 Min
San Clemente	35 Min
Downtown San Diego	35 Min



# AMENITIES MAP



## RETAIL SPACE FOR LEASE SAN MARCOS SIGNALIZED INTERSECTION

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