

100 E SAN MARCOS BLVD,
SAN MARCOS, CA



GATEWAY

AT SAN MARCOS

CBRE



66,130 SF four-story
Class A office building



Steel frame construction with
floor-to-ceiling glass and stone
clad exterior



Recently
renovated two-
story lobby



Solar vehicle charging
stations



Fitness
center



On-site guard
concierge in the lobby

BUILDING FEATURES



Free Wifi in
lobby



Parking ratio:
4.0/1,000 SF



Immediate freeway
access



Located in the heart of the
Highway 78 corridor at Twin
Oaks Valley Rd



Close proximity to restaurants, retail
services, residential communities,
and San Marcos City Hall



Across the street from San Marcos
Civic Center, next door to the Sprinter
Trolley Station and ½ mile from Cal
State San Marcos

AVAILABILITY

AVAILABLE NOW

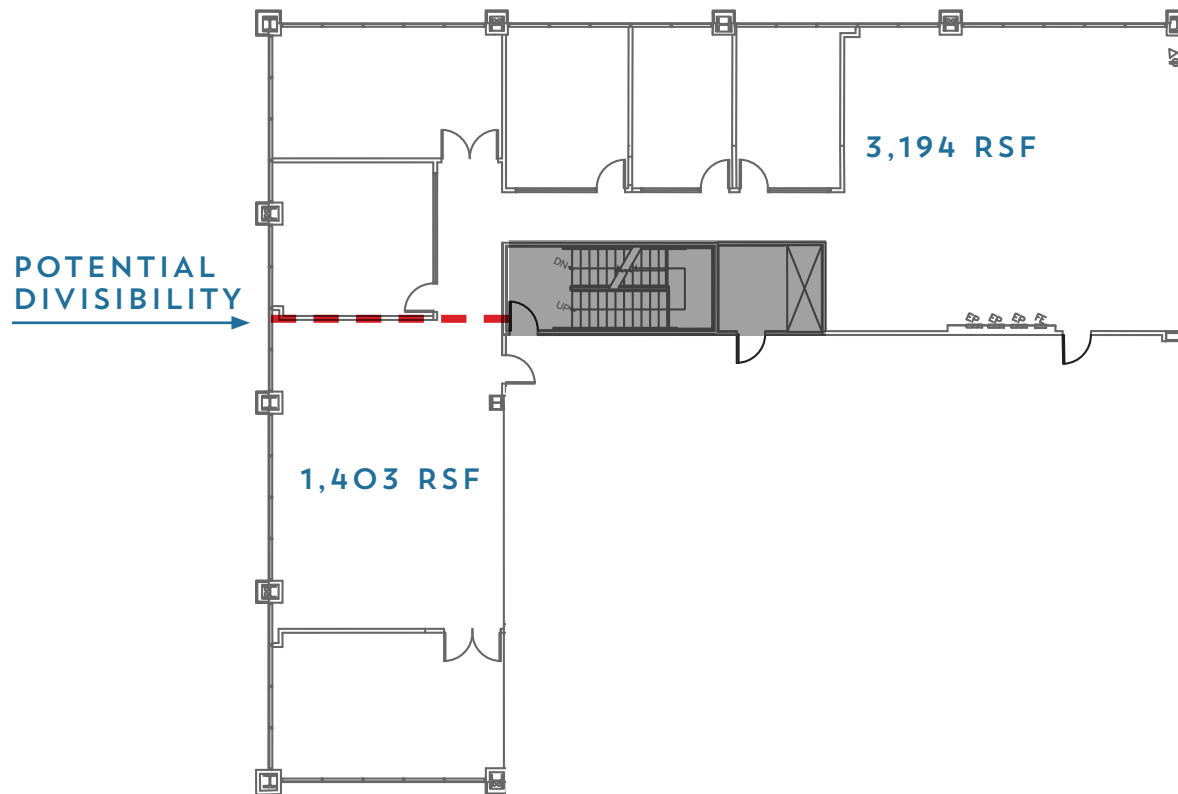
SUITE 220 - 4,597 SF

Suite features a reception area, 4 private offices, 2 conference rooms, and open office area.

Divisible to 1,403 RSF and 3,194 RSF.

ASKING RATE: \$2.60/SF/MONTH + E

The above rentable square footage is based on a 14.82% core factor



KEY PLAN



GATEWAY

AT SAN MARCOS

LOCATION

Adjacent to San Marcos Sprinter Light Rail Station

Across the street from San Marcos City Hall, San Marcos Public Library, Community Center and Civic Center Plaza food court

Across the freeway from CSU-San Marcos

Proximity to restaurants, hotels, and residential communities of San Marcos



AMENITIES



E Mission Rd



SPRINTER



San Marcos Library

San Marcos City Hall



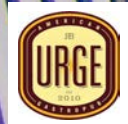
San Marcos Civic Center



New 650 unit residential development by Shea/Lennar

Twin Oaks Valley Road

North City - Future Downtown of all North County
(www.northcity.com)



GATEWAY
AT SAN MARCOS

78

Twin Oaks Valley Road

CAL STATE SAN MARCOS

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