



# 997

**WEST  
SAN MARCOS  
BLVD**

SAN MARCOS, CA 92069

## **Retail For Lease | San Marcos**

**Approx. 700 SF - 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 103: Approx. 700 SF

- Former Insurance Office
- Reception Area with Private Offices

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



### Lease Rate

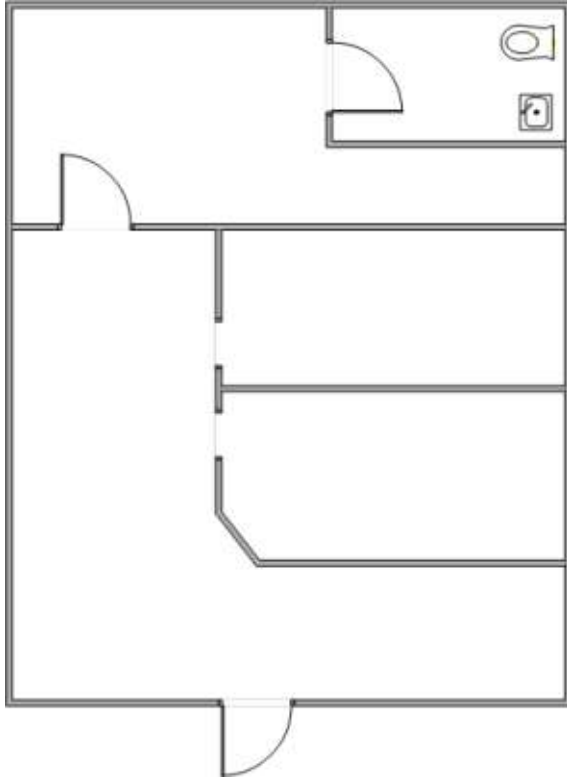
Contact Agent



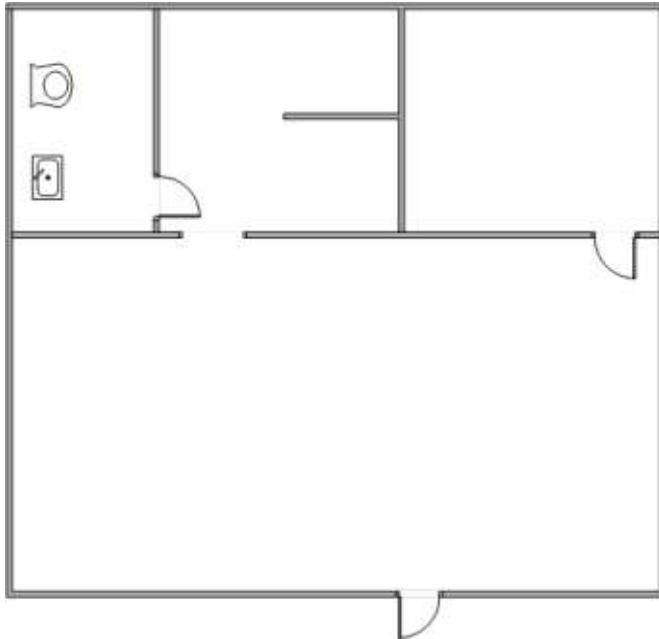
## FLOOR & SITE PLAN

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

**Suite 103**  
700 SF



**Suite 108**  
1350 SF



## DRIVE TIMES & DEMOGRAPHICS

Demographics Via CoStar Analytics: 5 Miles



**195,896**  
POPULATION



**11,519**  
BUSINESSES



**102,203**  
EMPLOYEES



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



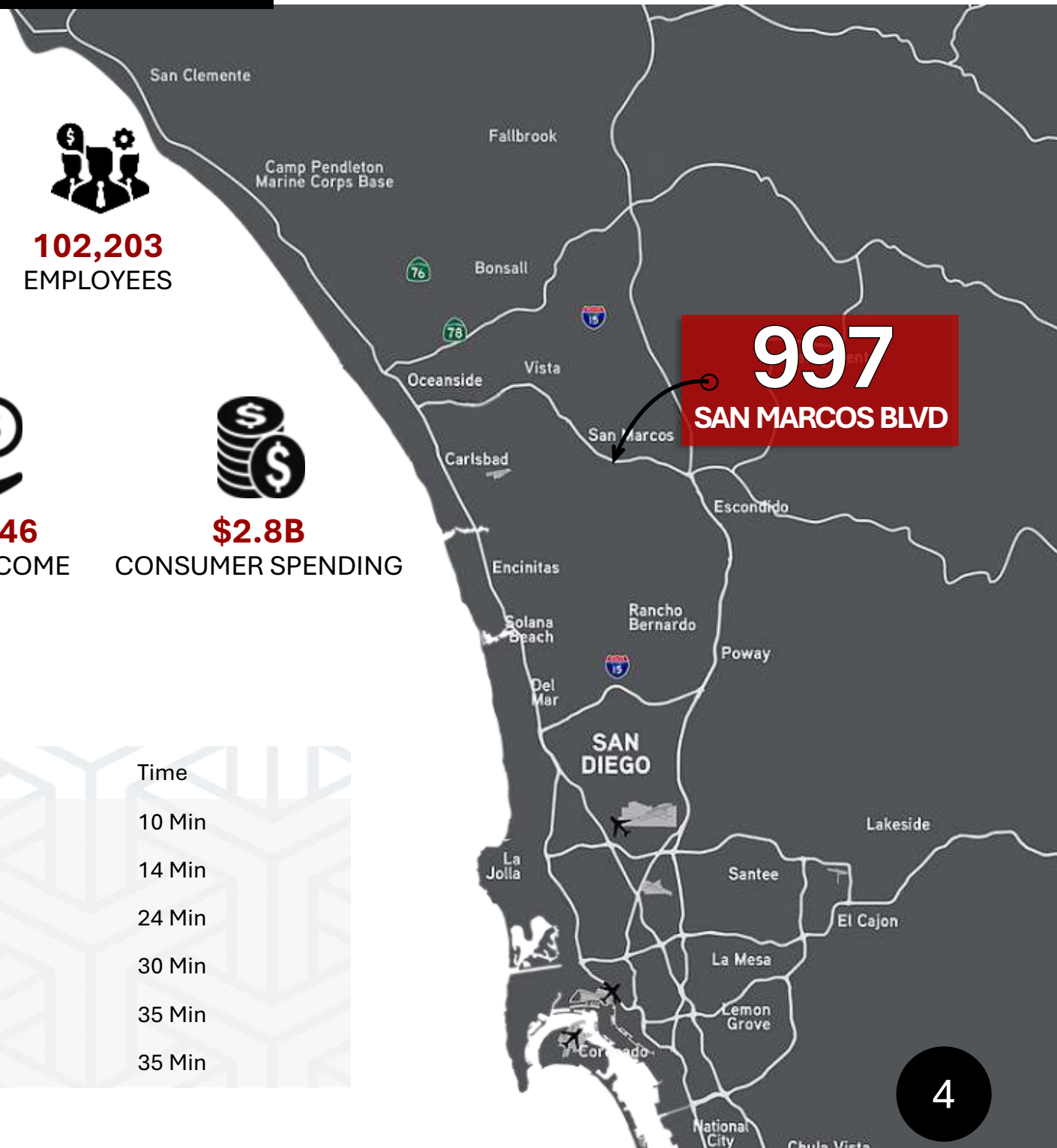
**\$130,546**  
AVG. HH INCOME



**\$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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