

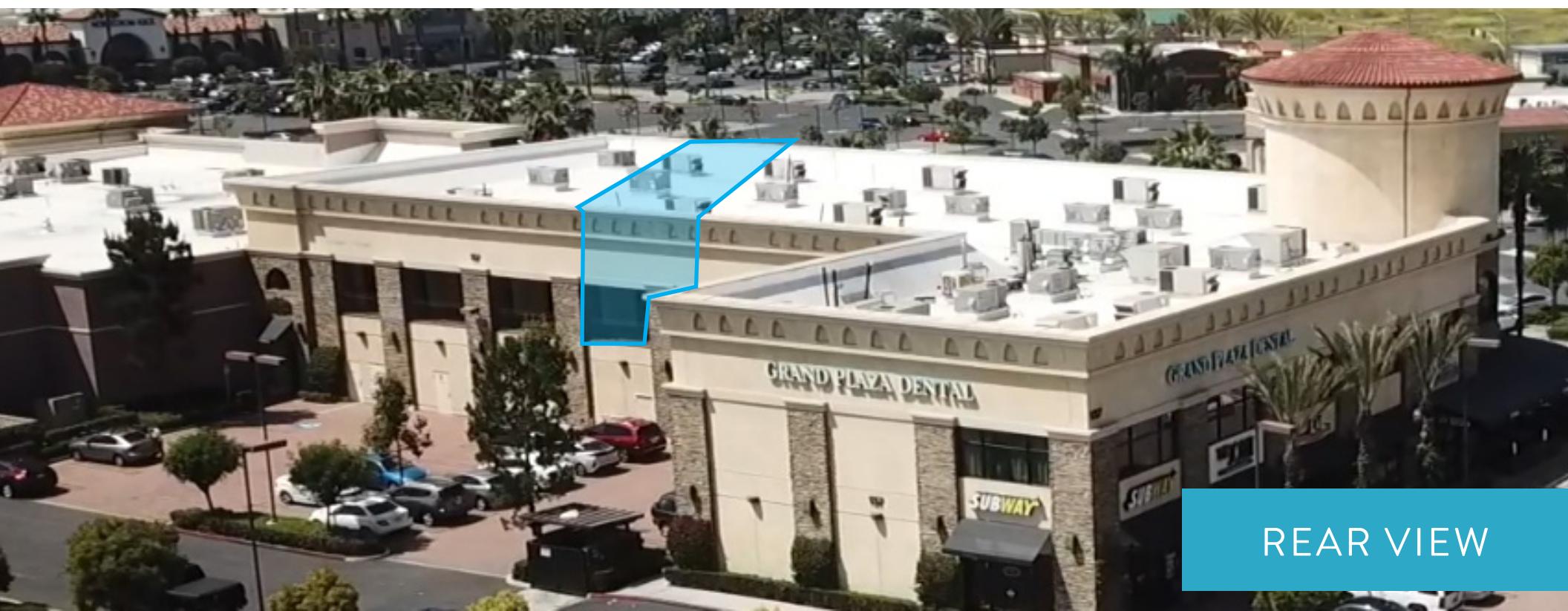


Grand Plaza

FOR LEASE
SECOND FLOOR
OFFICE, MEDICAL & FITNESS AVAILABLE
±2,560 AND ±3,502 SF AVAILABLE
101-197 S LAS POSAS ROAD
SAN MARCOS, CA 92069



FRONT VIEW



REAR VIEW

Grand Plaza

101-197 S LAS POSAS ROAD
SAN MARCOS, CA 92069

SECOND FLOOR FOR LEASE

±2,560 SF and ±3,502 SF

Seeking: Office, Medical and Fitness tenants

PROPERTY FEATURES

- Second Floor space is accessible via elevators and stairs with ample parking behind and in front of building.
- The ±356,639 square foot mall is home to over 40 regional and neighborhood tenants including Nordstrom Rack, Bed, Bath & Beyond, Marshalls, PetCoach and Sprouts Farmers Market.
- The center is strategically located next to CSU San Marcos and Palomar College with a combined enrollment of ±48,519 students.



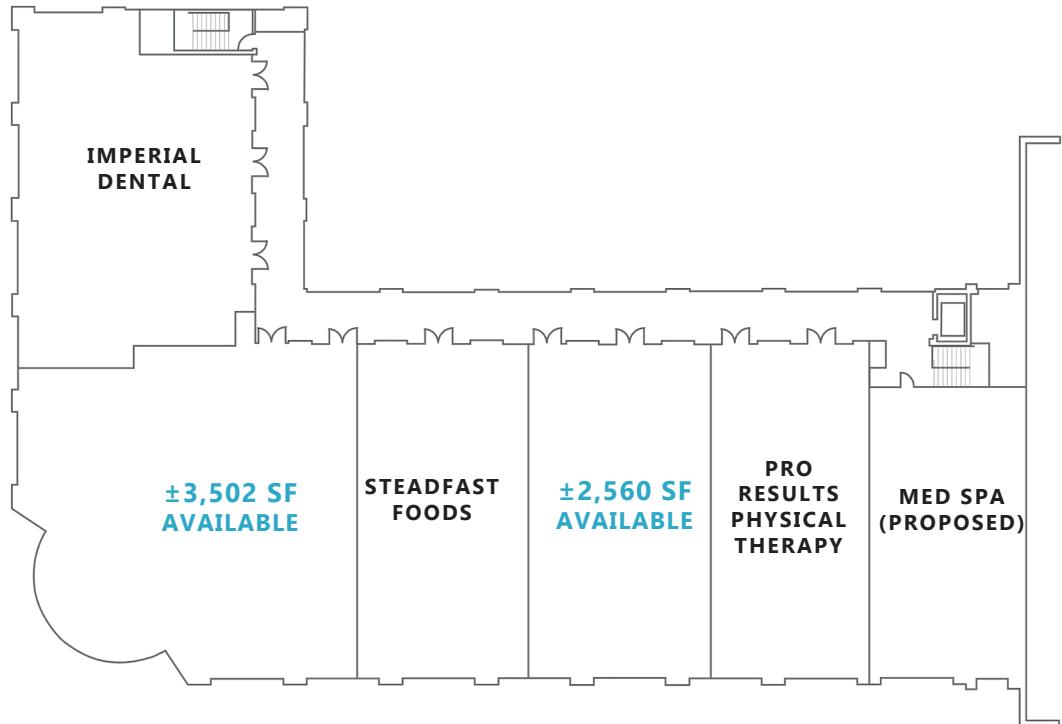
SUITE	TENANT	SF
A-1	Glamour Nails	1,310
A-2	European Wax Center	1,307
A-3-5	Carter's/OshKosh B'gosh	5,244
B	Party City	13,600
C	Marshalls	33,000
D	Bed Bath & Beyond	28,305
E	Nordstrom Rack	35,014
F	Jo-Ann Stores (proposed)	40,000
G	Ross	30,187
H	Ulta Beauty	10,471
J	Lane Bryant	7,657
K	Live 3	6,412
L	Sprouts	26,463
L-2	Five Guys Burgers & Fries	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
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
3-B	Sammy's Woodfired Pizza	3,200
4	Mission Federal Credit Union (N.A.P.)	4,000
5-A	Spectrum/Time Warner	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



*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Grand Plaza

P BUILDING - SECOND FLOOR

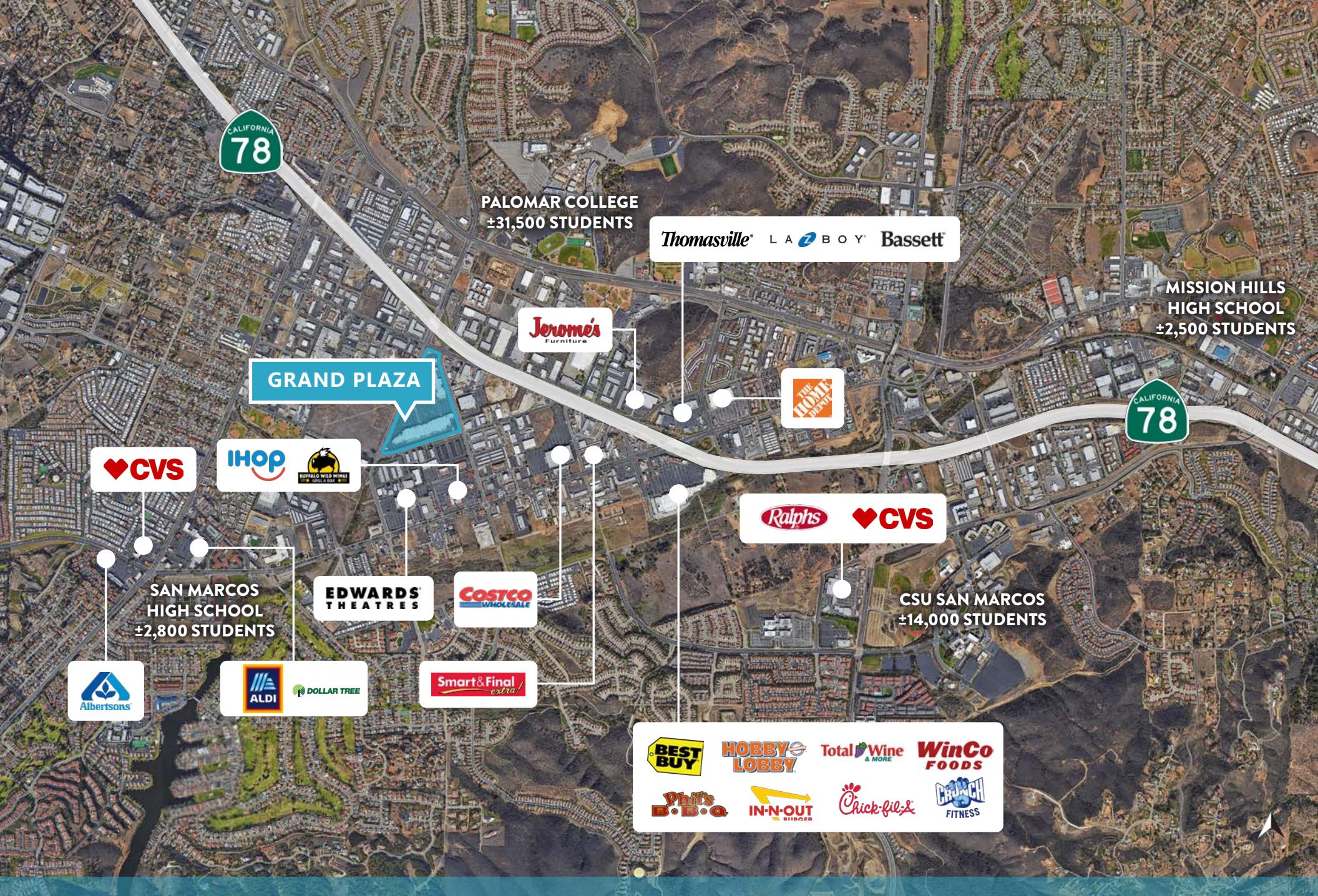


SUITE	TENANT	SF
P2-1	Imperial Dental	3,083
P2-2	AVAILABLE	3,502
P2-3	Steadfast Foods	2,995
P2-4	AVAILABLE	2,560
P2-5	Pro Results Physical Therapy	1,817
P2-5	Med Spa (Proposed)	2,126



NEWER
CONSTRUCTION
WITH OUTSTANDING
FREEWAY VISIBILITY
AND CONVENIENT
ACCESS.

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AERIAL

GRAND PLAZA

NORDSTROM
rack
ROSS

PetSmart

BED BATH &
BEYOND

Marshalls
ULTA BEAUTY

Sprouts
FRESH MARKET



Las Posas Rd

FOR LEASE
617-380-2800
Grand Plaza

NO U TURN



TRAFFIC COUNTS

Grand Avenue: ±22,700 ADT
S Las Posas Road: ±14,600 ADT
Highway 78: ±134,000 ADT



AVERAGE HHI*

1 Mile: \$54,497
3 Miles: \$73,551
5 Miles: \$85,708



POPULATION

1 Mile: 12,468
3 Miles: 92,620
5 Miles: 195,520



DAYTIME POPULATION

1 Mile: 19,567
3 Miles: 79,213
5 Miles: 145,857



FOR LEASING INFORMATION

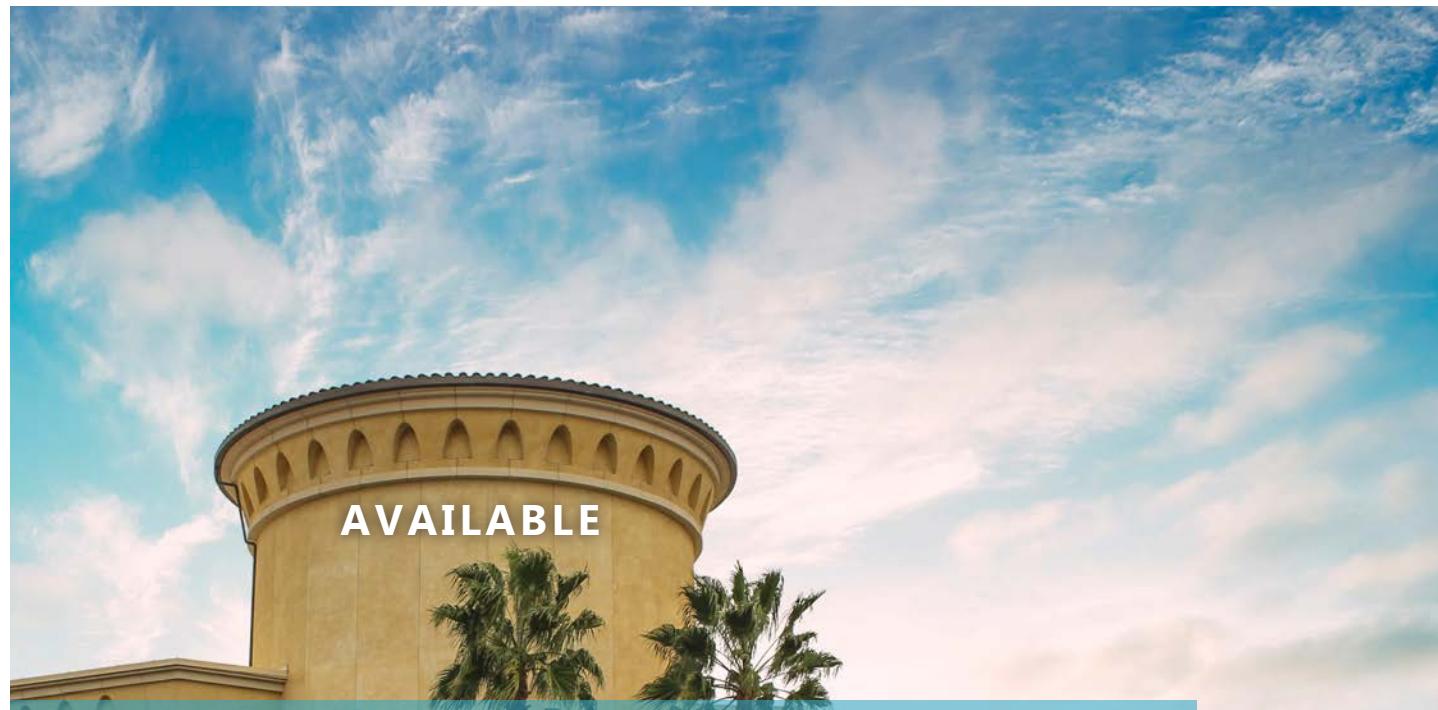
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