



Grand Plaza

FOR LEASE

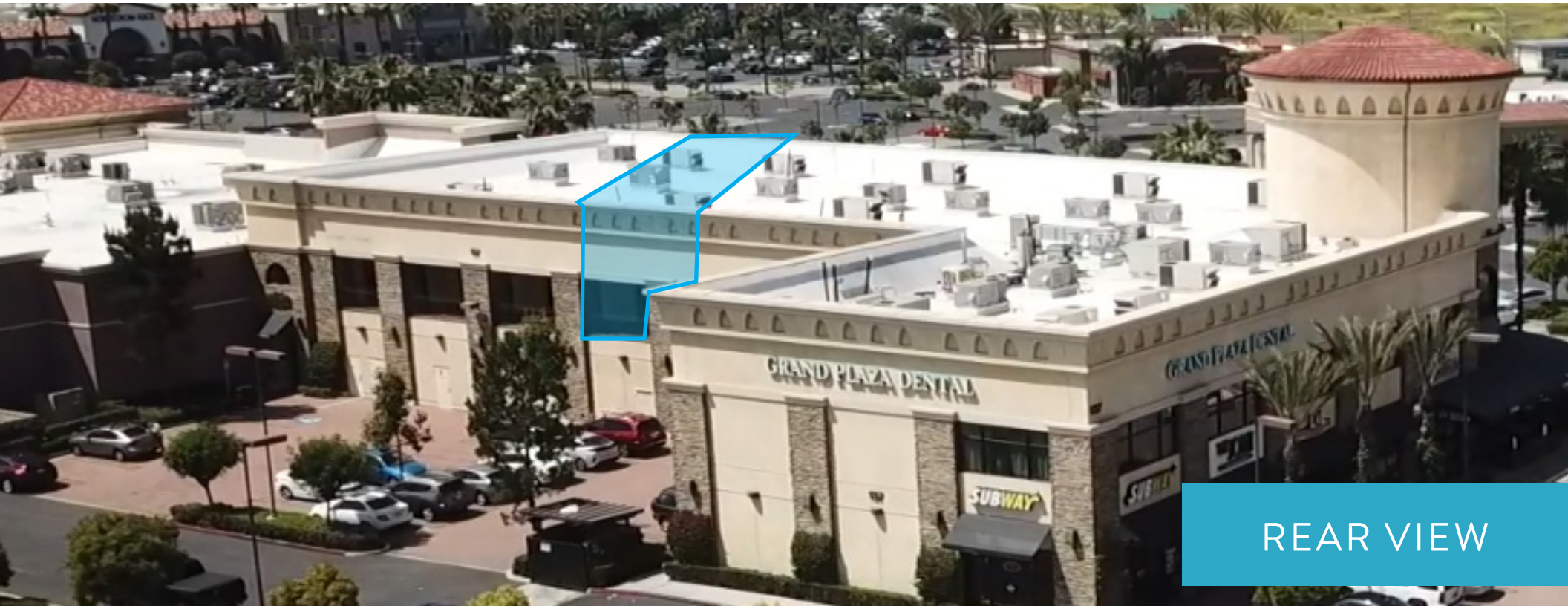
SECOND FLOOR

OFFICE, MEDICAL & FITNESS AVAILABLE

±2,560 AND ±3,502 SF AVAILABLE

101-197 S LAS POSAS ROAD

SAN MARCOS, CA 92069



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±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.



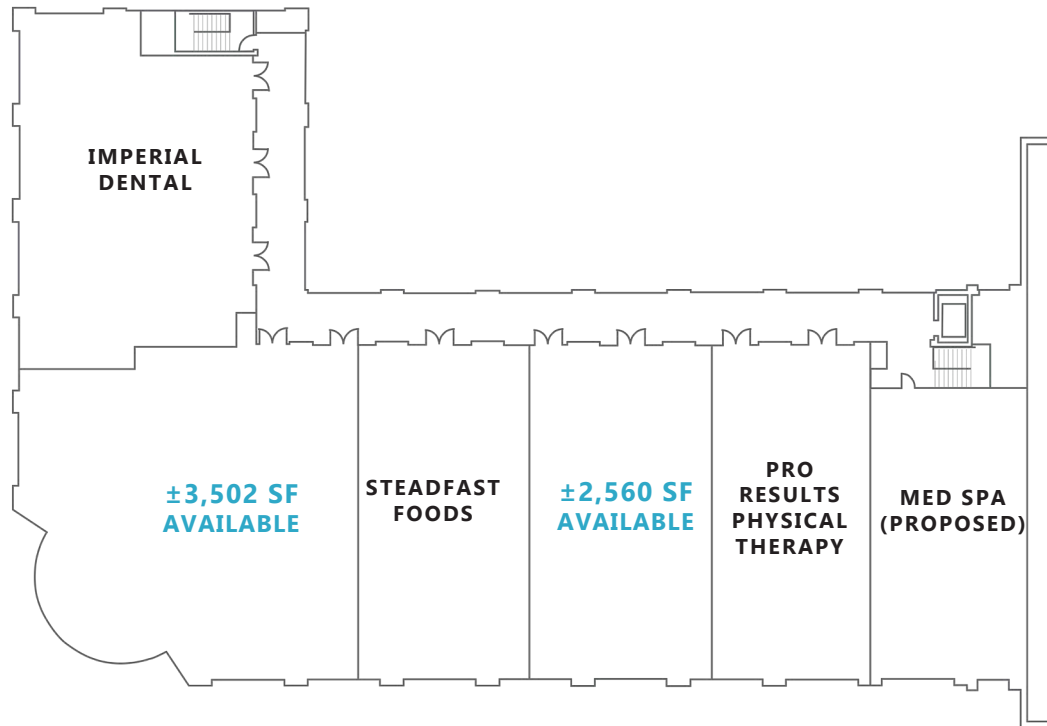
| SUITE | TENANT | SF |
|-------|--|--------|
| A-1 | Glamour Nails | 1,310 |
| A-2 | European Wax Center | 1,307 |
| A-3-5 | Carter's/OshKosh B'gosh | 5,244 |
| B | Party City | 13,600 |
| C | Marshalls | 33,000 |
| D | Bed Bath & Beyond | 28,305 |
| E | Nordstrom Rack | 35,014 |
| F | Jo-Ann Stores (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.

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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 |

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NEWER
CONSTRUCTION
WITH OUTSTANDING
FREEWAY VISIBILITY
AND CONVENIENT
ACCESS.





GRAND PLAZA

NORDSTROM
rack
ROSS

Marshall's
ULTA BEAUTY

Pottery Barn
BED BATH & BEYOND

SPROUTS
FOOD & DRINK



GOOD FEET

WOODFIRE PIZZA

Las Posas Rd

FOR LEASE
Call: 951-251-2000
Grand Plaza

NO U TURN



TRAFFIC COUNTS

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



Commercial Real Estate

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619.280.2600
FLOCKEAVOYER.COM

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AVAILABLE

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