

904 W SAN MARCOS BLVD

San Marcos, CA 92078



RETAIL SPACE FOR LEASE

CONTACT: (619)215-1988
leasing@uwventures.com

www.uwventures.com
FOLLOW US:

Available: ±875 SF



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AVAILABLE FOR LEASE

Suite: 2

Size: 875 SF

Lease Rate: \$2.55/SF NNN

Parking: Open parking in lot

Bathroom: 1 private bathroom

Zoning: Commercial

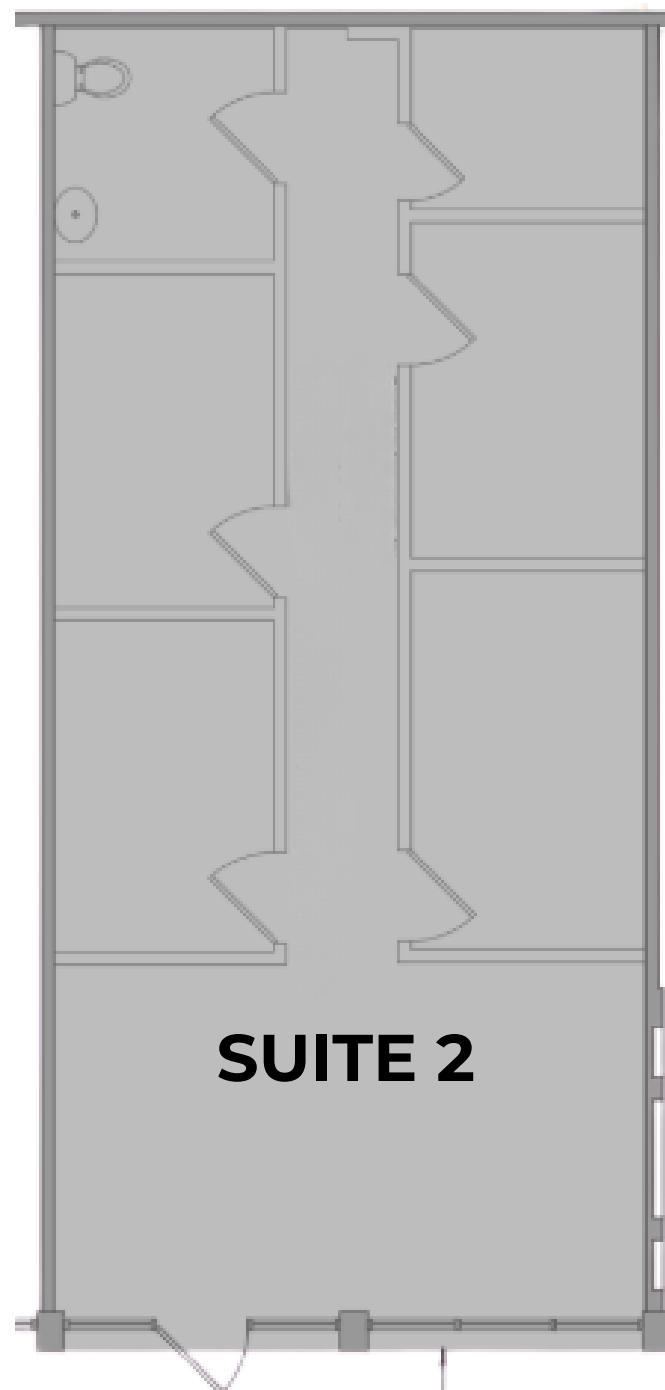
Allowed Uses: Retail, restaurants, offices (medical, dental, professional), gyms, salons, banks, and other customer-facing services

Available by February 01, 2026

PROPERTY FEATURES

- Newly renovated shopping center
- Anchored by Better Buzz Coffee
- Situated on San Marcos Blvd, a major thoroughfare with strong traffic counts, enhancing business exposure
- Offers excellent visibility with signage facing San Marcos Blvd.
- Close to shops, restaurants, and services in a vibrant commercial area
- Common Outdoor Seating Area

FLOOR PLAN



PROPERTY PHOTOS



AERIAL OVERVIEW



904 & 910
W. San Marcos Blvd



W SAN MARCOS BLVD

W. SAN MARCOS BLVD



New Construction

202 Unit

71 Unit

