

# 910 W SAN MARCOS BLVD

San Marcos, CA 92078

Lease Special  
for 2<sup>nd</sup> floor  
Units!

\$1.50/SF  
FOR 1<sup>st</sup>  
YEAR



## OFFICE SPACE FOR LEASE

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

[www.uwventures.com](http://www.uwventures.com)  
FOLLOW US:

### Multiple Spaces Available

1st Floor: 103 & 105  
2nd Floor: 203 & 206



Scan Me



## AVAILABLE FOR LEASE

**Suite:** 203

**Size:** 926 SF

**Lease Special:** \$1,389/month for 1<sup>st</sup> year

\$2,083.50/month thereafter

\*Minimum 2 year lease required

**Parking:** Open Parking Lot

**Bathroom:** 4 Common Area

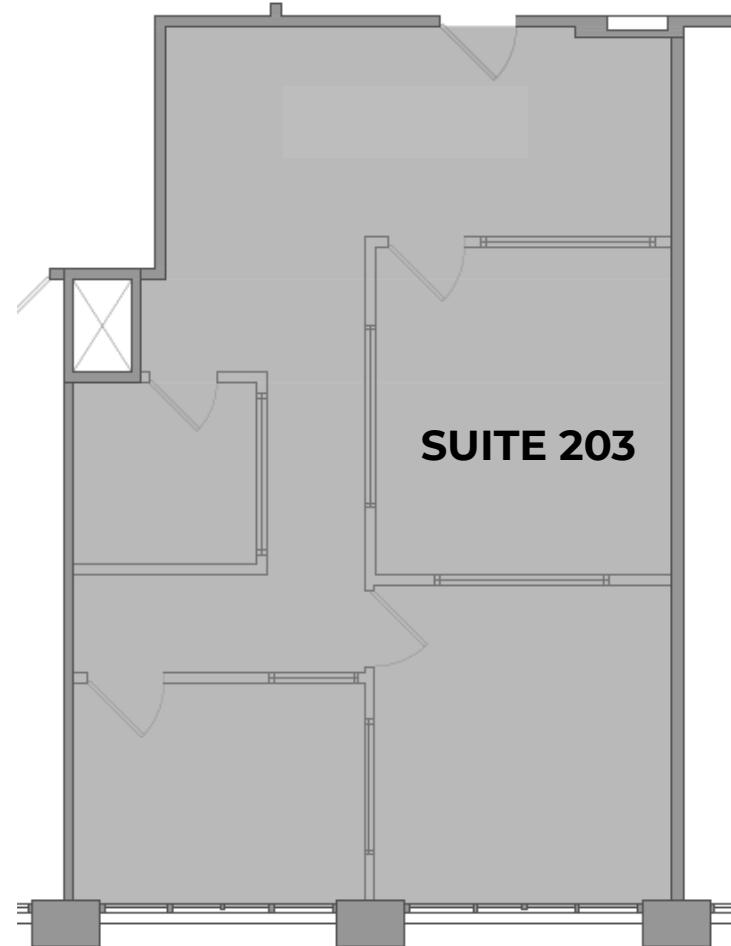
**Zoning:** Commercial

**Allowed Uses:** Professional offices,  
medical, or service businesses

## PROPERTY FEATURES

- Easy access to Highway 78 via Las Posas Rd and San Marcos Blvd
- Anchored by Better Buzz Coffee
- Offers excellent visibility with signage facing San Marcos Blvd.
- Walk to restaurants, cafes, gyms, and shops—perfect for lunch breaks or client meetups.
- No circling the block—tons of easy, surface-level parking for you and your clients.

## FLOOR PLAN



- PRIVATE OFFICES
- BREAK AREA
- RECEPTION
- FLOOR TO CEILING WINDOWS
- AVAILABLE NOW

Suite plan is not to scale; for reference purposes only.

## AVAILABLE FOR LEASE

**Suite:** 206

**Size:** 963 SF

**Lease Special:** \$1,445/month for 1<sup>st</sup> year

\$2,166.75/month thereafter

\*Minimum 2 year lease required

**Parking:** Open Parking Lot

**Bathroom:** 4 Common Area

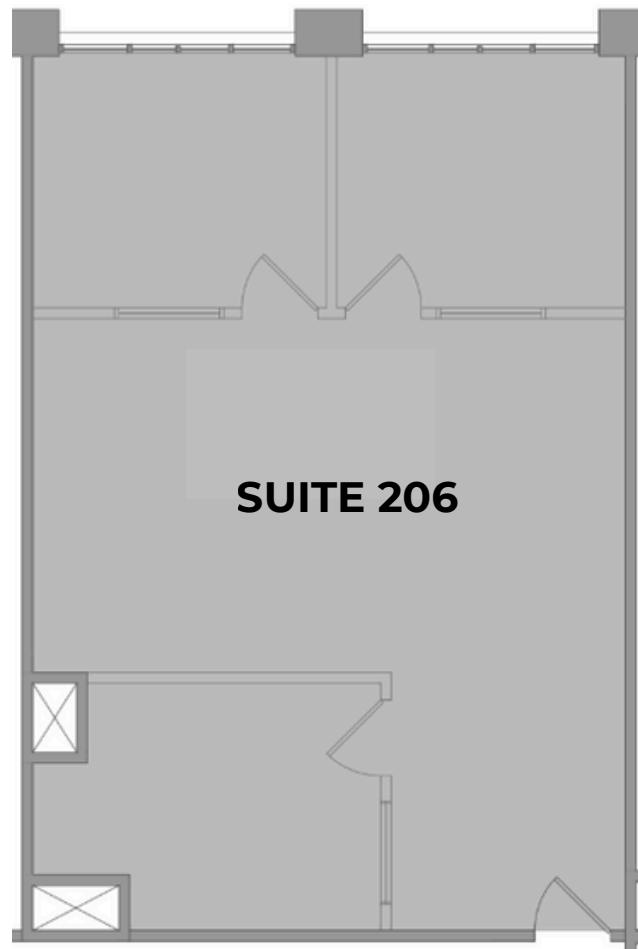
**Zoning:** Commercial

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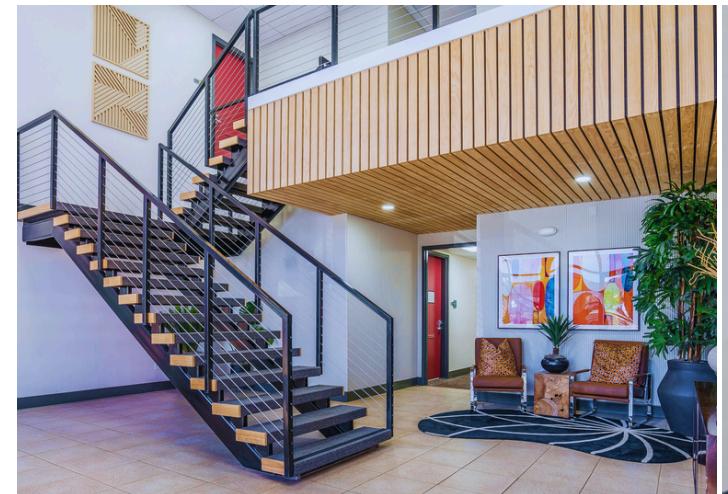
## FLOOR PLAN



- 3 PRIVATE OFFICES
- OPEN OFFICE AREA
- FLOOR TO CEILING WINDOWS
- AVAILABLE NOW

Suite plan is not to scale; for reference purposes only.

# PROPERTY PHOTOS



## SPACE PHOTOS



# AERIAL PHOTO

