

# MULBERRY PLAZA

574 & 576 EAST MISSION ROAD, SAN MARCOS, CA 92069

FOR LEASE | SUITES AVAILABLE ±693 to ±1,421SF

Rates from  
**\$.80/SF NNN**  
+\$.55 NNN



For more information on this property, your current property, or your future location, please contact:

**Kenneth Dubs, Jr.** CaBRE# 01277355  
kdjr@dubsandcompany.com

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.

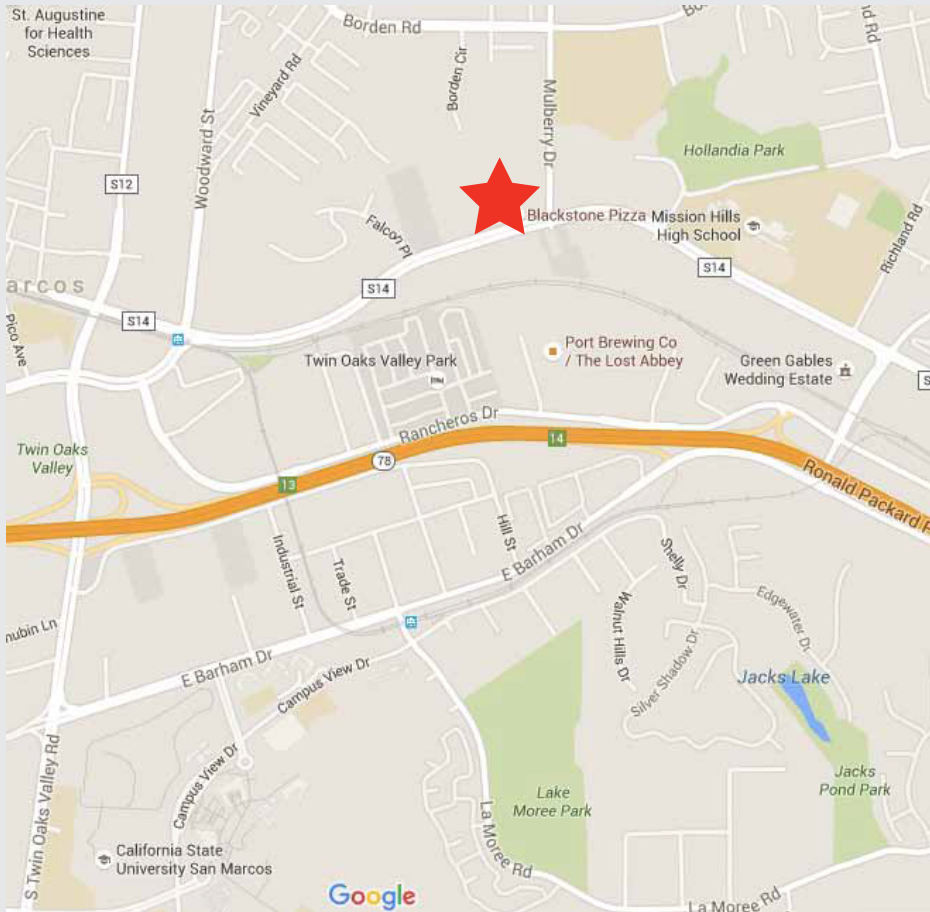


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574 & 576 EAST MISSION ROAD, SAN MARCOS, CA 92069

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- Ideal for neighborhood center service uses
- Walking distance from Mission Hills High School and Hollandia Park
- 5.5/1,000 parking ratio
- Suites Available from ±807 up to ± 2,372 SF
- San Marcos City Zone Neighborhood Commercial (NC)
- 2022 Daily Traffic Count:
 

Mission Road	21,254
Mulberry Drive	9,933

2022	Demographics	2 mile	5 miles	10 miles
POPULATION		54,590	220,922	644,897
AVG. HOUSEHOLD INCOME		\$105,601	\$104,054	\$122,363

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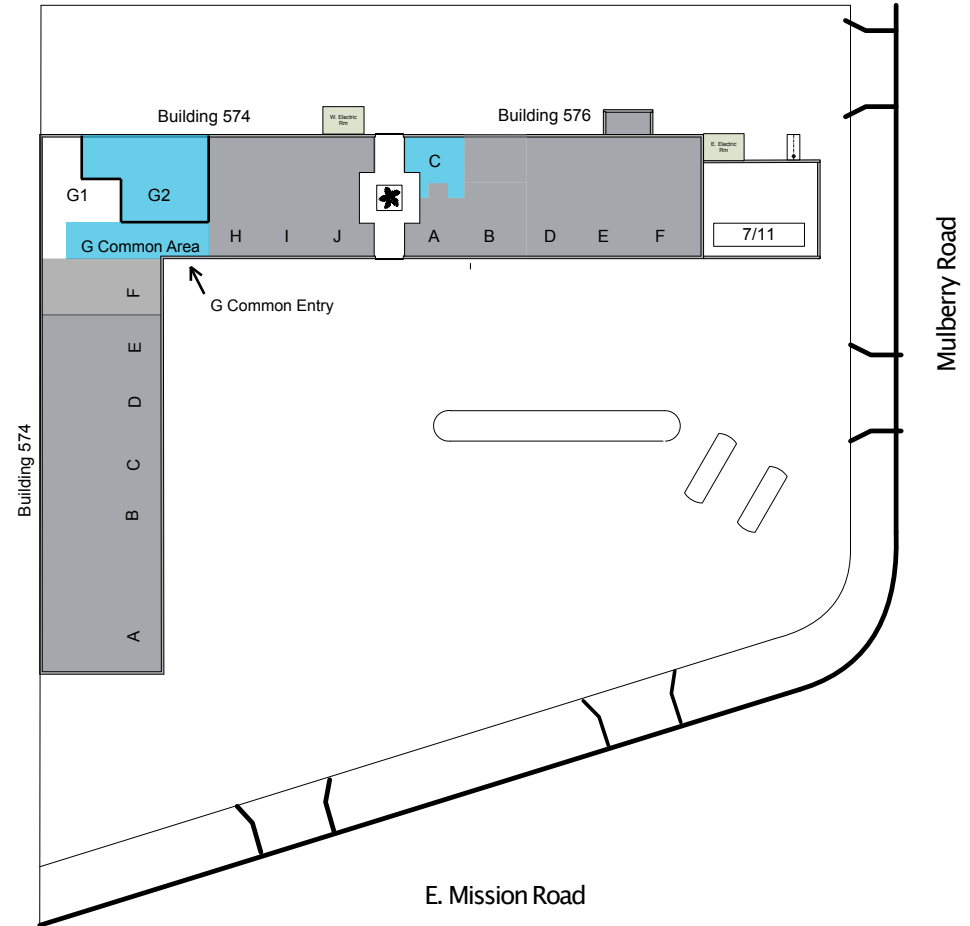
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## TENANT LIST - MULBERRY PLAZA

SUITE NO	TENANT	SQ. FT.
<b>Building 574</b>		
A	Blackstone Pizza	1,617
B	State Farm Insurance	793
C	Tax Service	807
D	Imana Sky Salon	702
E	Imana Sky Salon	695
F	Med Spa	681
G1	Maid Pro	951
G2	Available	1,421
H	Vega's Tailor Shop	1,246
I	The Men's Room Barber Shop	597
J	San Marcos Trophy Shop	1,375
<b>Building 576</b>		
A	Gem Flowers	342
B	Beauty Lounge	938
C	Available	693
D	Relax Zone Thai Massage	1,473
E/F	Pegah's Kitchen	2,603



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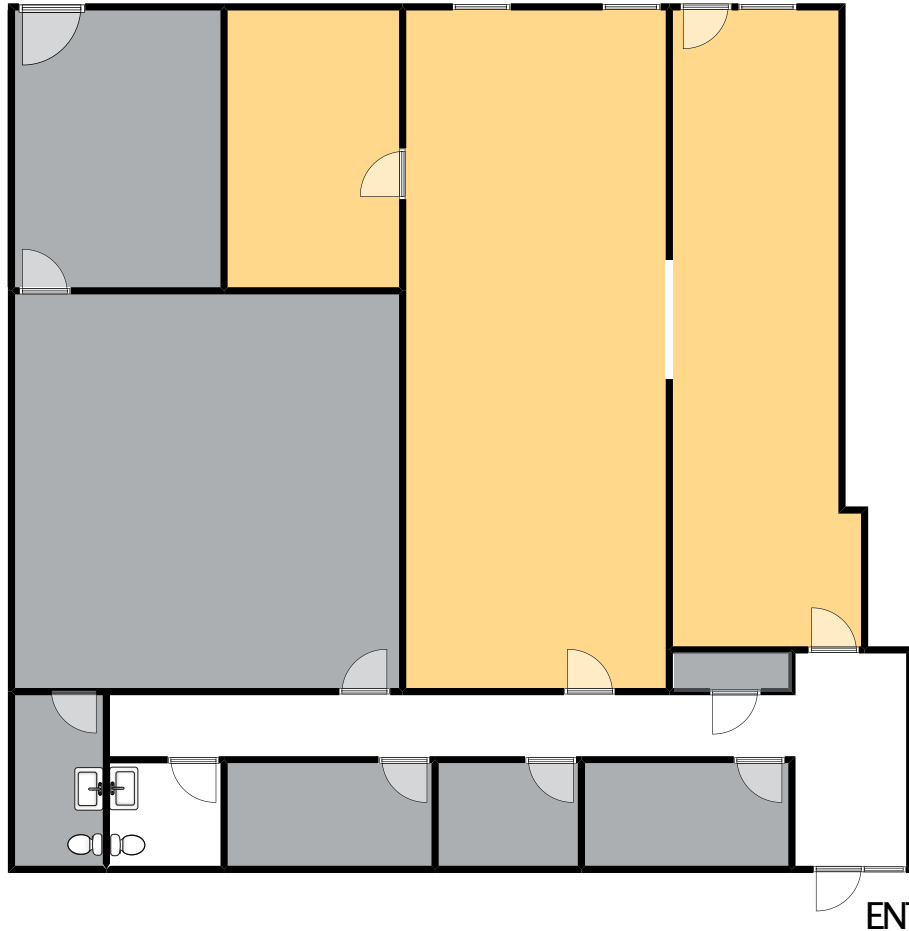


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**\$.80/SF** NNN  
+\$.55 NNN

574 & 576 EAST MISSION ROAD, SAN MARCOS, CA 92069

FOR LEASE | SUITES AVAILABLE  $\pm$ 1,421 SF



574 EAST MISSION ROAD, SUITE G2

-  574 Suite G2 – 1,421 Square Feet
-  Common Area
-  Not a Part

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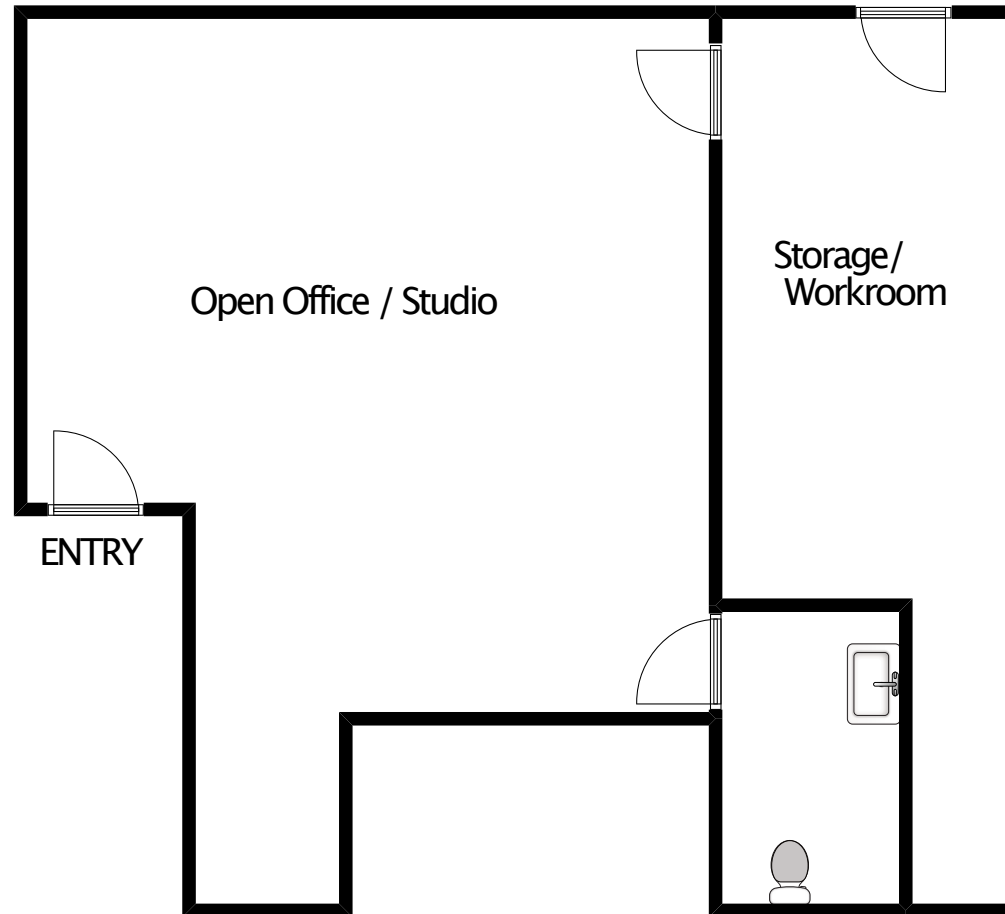
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574 & 576 EAST MISSION ROAD, SAN MARCOS, CA 92069

FOR LEASE | SUITES AVAILABLE FROM  $\pm 693$  SF TO  $\pm 1,421$  SF

**\$1.19/SF NNN**  
+\$.55 NNN

576 E. Mission Road,  
Suite C -  $\pm 693$  SF



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