

# OFFERING SUMMARY

Newly Renovated Owner / User or Investment Opportunity

± 17,050 SF Freestanding Office Building For Sale



910 W. SAN MARCOS BLVD. | SAN MARCOS, CA 92078

858.360.3000 ■ caacre.com



# OFFERING SUMMARY

910 W. SAN MARCOS BLVD. | SAN DIEGO CA 92078

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# 1

## OFFERING SUMMARY



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**FREE STANDING  
OWNER/USER BLDG**



**AMPLE  
PARKING**



Commercial Asset Advisors is pleased to present the opportunity to purchase 910 W San Marcos Blvd, a rare freestanding two-story office building located in the heart of San Marcos, California.

The building is approximately 17,050 square feet with new renovations completed in 2022, including new interior/exterior paint, modernized lobby, updated spec suites, common area bathrooms, repaved parking lot, landscaping, and much more. This opportunity offers a variety of retailers and restaurants within walking distance, incredible freeway access to the 78, and has an abundance of parking throughout the project. With extremely low owner/ user inventory in the San Marcos market, this presents an excellent opportunity for an office user to occupy up to the entire second floor\*, while leasing the remaining space to a diverse and well-established tenant mix.

\*Ask for further details.

**WALKING DISTANCE  
TO NEARBY AMENITIES**



**STRONG VISIBILITY  
36,537 CARS / DAY**



**ABUNDANT  
NATURAL LIGHT**



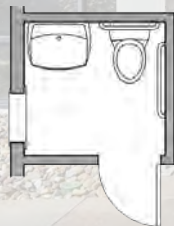
**FLEXIBLE FLOOR  
PLANS AVAILABLE**



**RECENT RENOVATIONS  
COMPLETED**



**NEW RESTROOMS**



Price	\$4,999,999
Building Sq. Ft.	± 17,050 SF
Lot Size	± 38,848 SF
Year Built / Renovated	1982 / 2022
Parking	3.21 / 1,000 SF
APN	219-331-30-00

# SITE PLAN

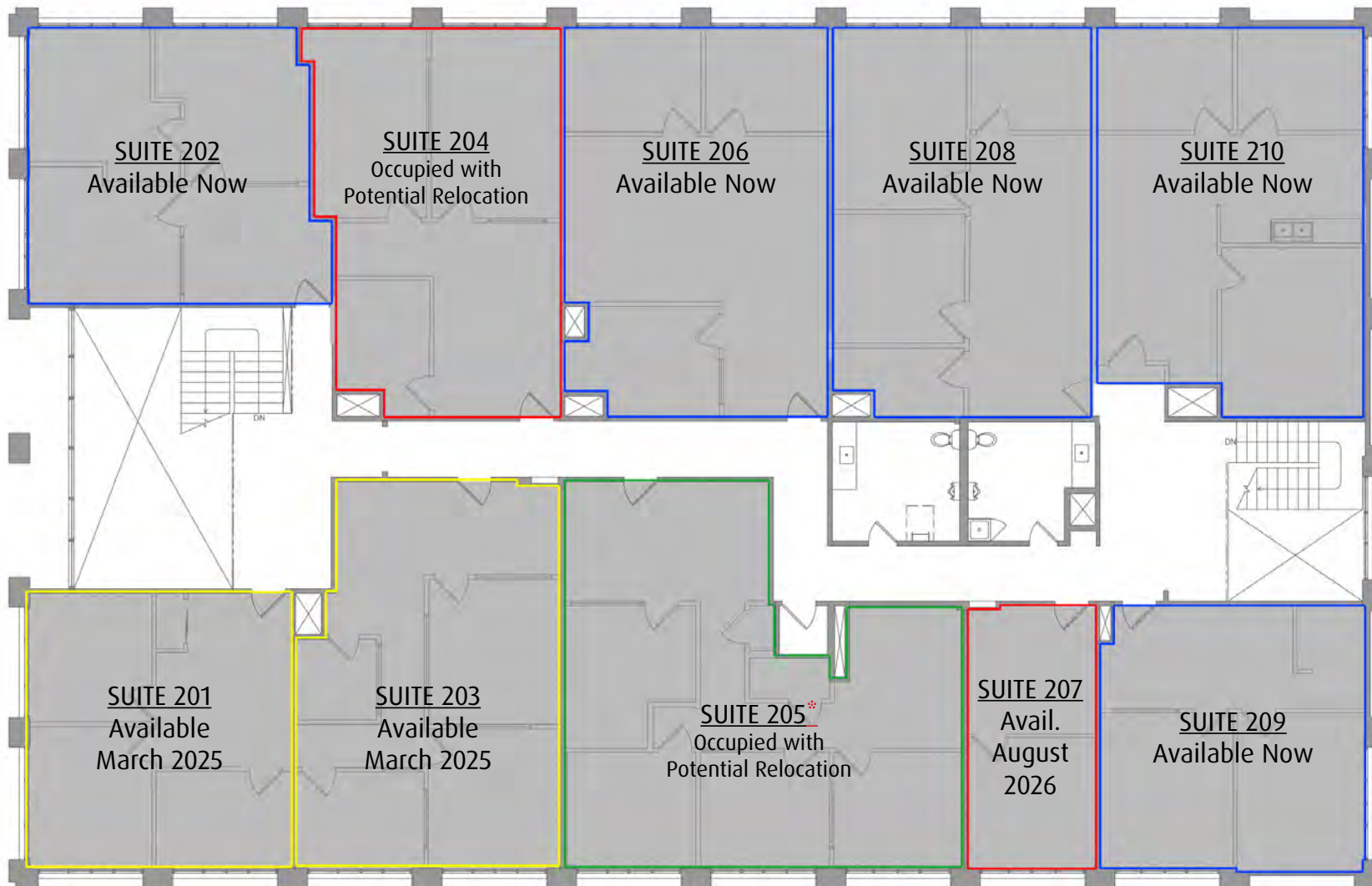
## FIRST FLOOR

- LEASE EXPIRATION LEGEND
- VACANT
  - 2025
  - 2026
  - 2027
  - 2028
  - 2029



# SITE PLAN

## SECOND FLOOR



### LEASE EXPIRATION LEGEND

- VACANT
- 2025
- 2026
- 2027
- 2028
- 2029

\* Potential to relocate suite 205 to ground floor in Feb 2026

# 2

## LOCATION OVERVIEW



**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of more than 95,000 residents who enjoy a fantastic quality of life. From miles of trails in the local hills, to unique dining and shopping opportunities in its retail centers, San Marcos has all the ingredients that make living enjoyable.

Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean. Although San Marcos has experienced rapid growth over the last decade, it continues to maintain the small town atmosphere and values that attracted so many new residents here.

Home to Palomar College and California State University San Marcos, the City has also become the heart of education in San Diego North. Quality community development like the Creekside Marketplace, Nordahl Center and Grand Plaza have all become popular shopping and dining destinations. With hundreds of businesses in higher education, manufacturing, information and communications technology, and specialty food and microbreweries, San Marcos is a great city to do business.

These elements all combine together to create the unique community that is San Marcos.







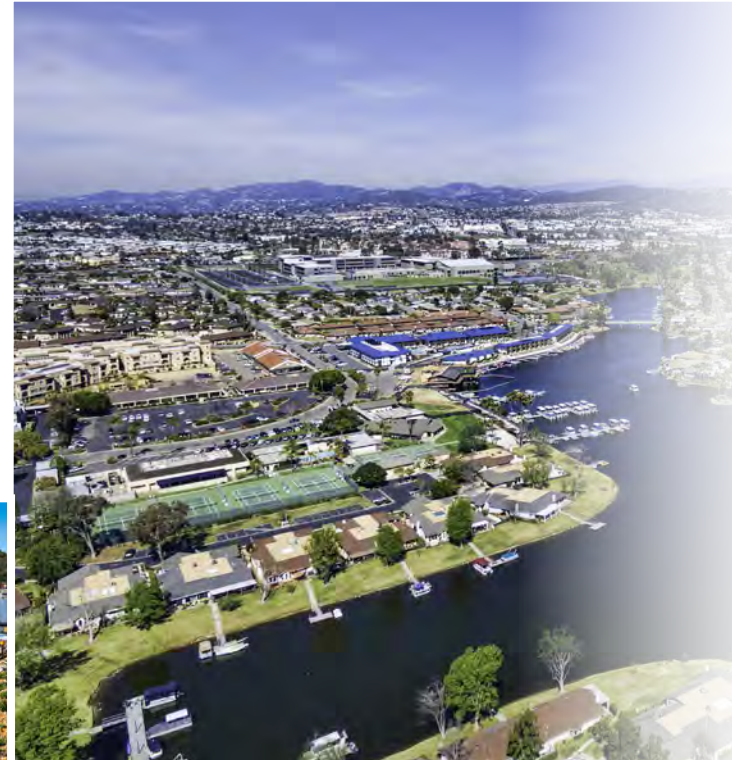
**Park Place North & South**  
 Tenants Include: Dental, Orthopedics,  
 Endodontics, Oral Surgeons, and much  
 more...





## THE HEART OF SAN MARCOS . . .

- Located In Medical Office Hub
- Neighboring Restaurant Row
- Close Proximity to Lake San Marcos, Cal State San Marcos and Walking Distance to San Marcos High School
- Increasing Demographics Nearby!



# LOCATION!

- Located in the heart of San Marcos and surrounded by homes, businesses, and schools
- Directly off W. San Marcos Blvd. and less than half a mile off HWY 78 Freeway
- Increasing demographics in the surrounding community
- New developments planned nearby for increased living space, amenities, and businesses



PALOMAR COLLEGE



910 W  
SAN MARCOS BLVD

SAN MARCOS  
HIGH SCHOOL

CAL STATE UNIVERSITY  
SAN MARCOS

Best Buy	Chick-fil-A	Chipotle Mexican Grill	Crate & Barre	Discovery Valley Animal...	Finely Home
GameStop	GNC	Hobby Lobby	Hooked on Sushi	In-N-Out Burger	Jamba Juice
Jersey Mike's	Leslie's Pool Supplies	Nothing Bundt Cakes	Panera Bread	Poke One N Half / Pada...	T-Mobile
Total Wine & More	Two Brothers From Italy	WinCo Foods	CREEKSIDE MARKET PLACE		

# LOCATION!



**WALKING DISTANCE  
TO NEARBY AMENITIES**



**BUFFALO  
WILD  
WINGS**



**WELLS  
FARGO**



# SAN MARCOS RESTAURANT ROW REDEVELOPMENT



The redevelopment of San Marcos' Restaurant Row aims to transform the site into a mixed-use development featuring housing, retail, and recreational amenities. Approved by the city council in late 2023, the project will replace the iconic dining hub with 202 residential units, 10,000 square feet of retail space, and public areas, including a 1.1-acre park. This park will include pickleball courts, an amphitheater, playgrounds, and a unique "rolling plaza" designed for skaters and cyclists. Developer Lennar Homes seeks to retain some of the area's historic charm by incorporating mission-style architectural elements, such as Mexican tiles and repurposed materials from the original structures. While most of the previous businesses have either closed or relocated, Lennar plans to include local shops and eateries, such as Ascend Coffee, to maintain a connection to the community's past.



# 3

## PHOTO GALLERY









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