



## LEASING PROMOTION

Year 1 - \$1.25/SF + NNN

Year 2 - \$2/SF + NNN

*Minimum 3 Year Lease, Qualified Tenants Only.*



# 997

**WEST  
SAN MARCOS  
BLVD**

SAN MARCOS, CA 92069

## Retail For Lease | San Marcos

Approx. 700—1,350 SF Available

### ETHAN PARK

Sales & Leasing Associate  
(760) 978-8053  
Ethan@PacificCoastCommercial.com  
Lic. 02191123

### CHRISTINA CHA

Sales & Leasing Associate  
(410) 303-5520  
Christina@PacificCoastCommercial.com  
Lic. 02163978



# PROPERTY FEATURES



## Property Information

Via Marco Plaza  
997 W San Marcos Blvd, San Marcos, CA 92069



## Property Size

Approx. 12,200 SF Retail Property on 0.81 AC



## Availability

Suite 103: Approx. 700 SF  
- Former Insurance Office  
- Reception Area with Private Offices  
Suite 108: Approx. 1,350 SF  
- Open Floor Plan



## Location

Immediate Access to Hwy 78  
Signalized Intersection  
+/- 38,000 Vehicles Per Day



## Parking

4.5 / 1,000 SF



## Signage

Monument Signage Available at Intersection



## Leasing Promotion:

Year 1: \$1.25/SF + NNN per month  
Year 2: \$2/SF + NNN per month

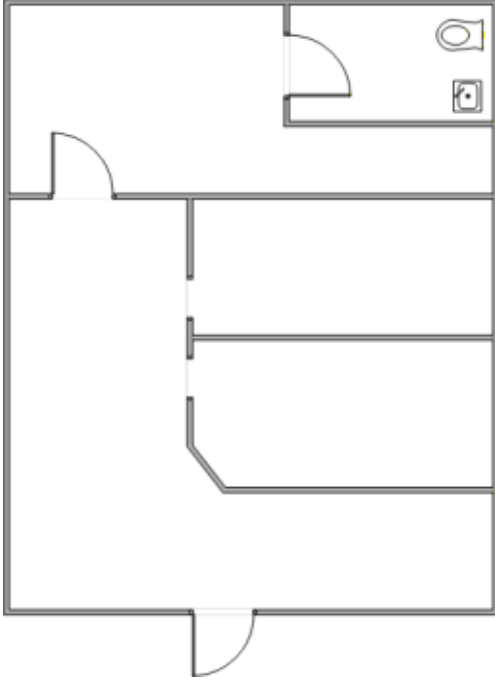
*\*Minimum 3 Year Lease, Qualified Tenants Only*



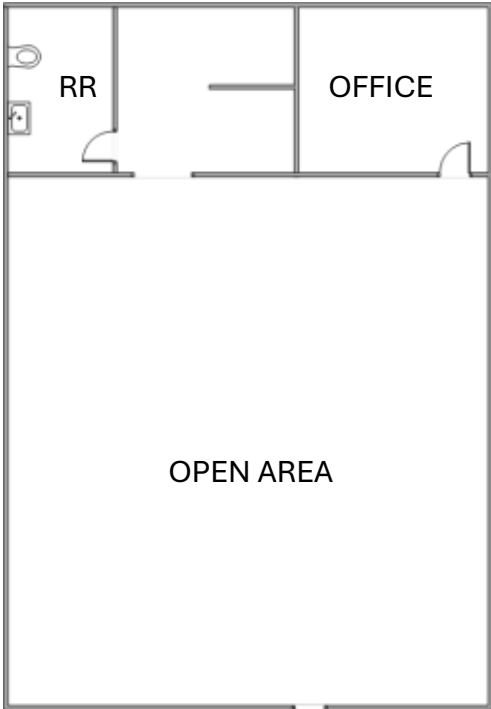
# FLOOR & SITE PLAN

Floor and Site Plan are Not Fit to Scale; for Reference Purposes Only.

**Suite 103**  
700 SF



**Suite 108**  
1350 SF





**195,896**  
POPULATION



**11,519**  
BUSINESSES



**102,203**  
EMPLOYEES



**\$779,704**  
AVG. HOME VALUE



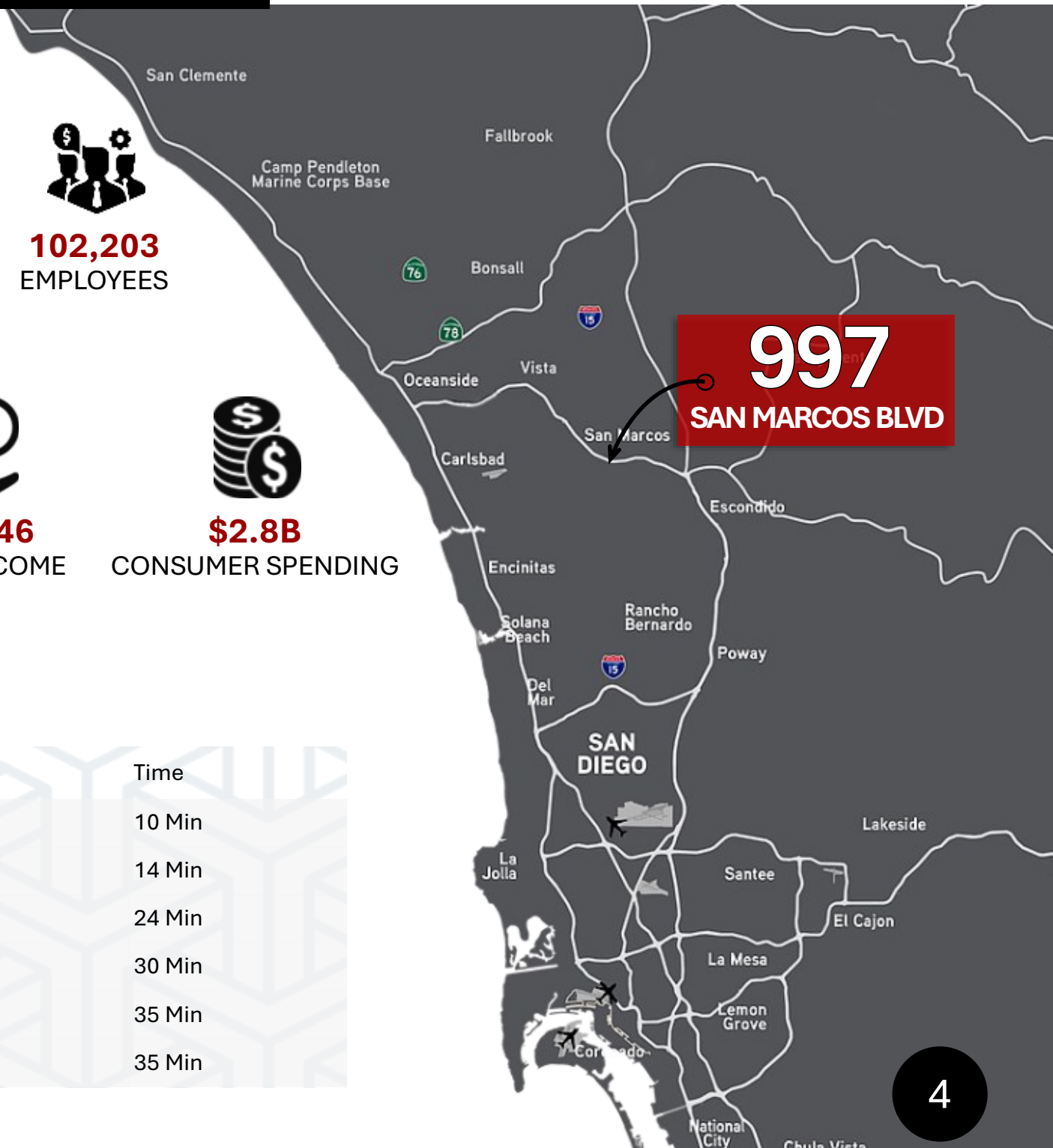
**\$130,546**  
AVG. HH INCOME



**\$2.8B**  
CONSUMER SPENDING

**DRIVE TIMES**

Location	Time
Escondido	10 Min
Carlsbad	14 Min
Encinitas	24 Min
Mission Valley	30 Min
San Clemente	35 Min
Downtown San Diego	35 Min



# AMENITIES MAP



## RETAIL SPACE FOR LEASE SAN MARCOS SIGNALIZED INTERSECTION

### ETHAN PARK

Sales & Leasing Associate  
(760) 978-8053  
Ethan@PacificCoastCommercial.com  
Lic. 02191123

### CHRISTINA CHA

Sales & Leasing Associate  
(410) 303-5520  
Christina@PacificCoastCommercial.com  
Lic. 02163978

OFFICE (619) 469-3600 | 10721 Treena St., Ste 200, San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

