

# MARC SAN MARCOS

± 1,153 to 11,089 Square Feet

1045 Armorlite Drive, San Marcos, CA 92069



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

**Kenneth Dubs, Jr.**

CalBRE# 01277355 [kdjr@dubsandcompany.com](mailto:kdjr@dubsandcompany.com)

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

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

CalBRE# 01385958

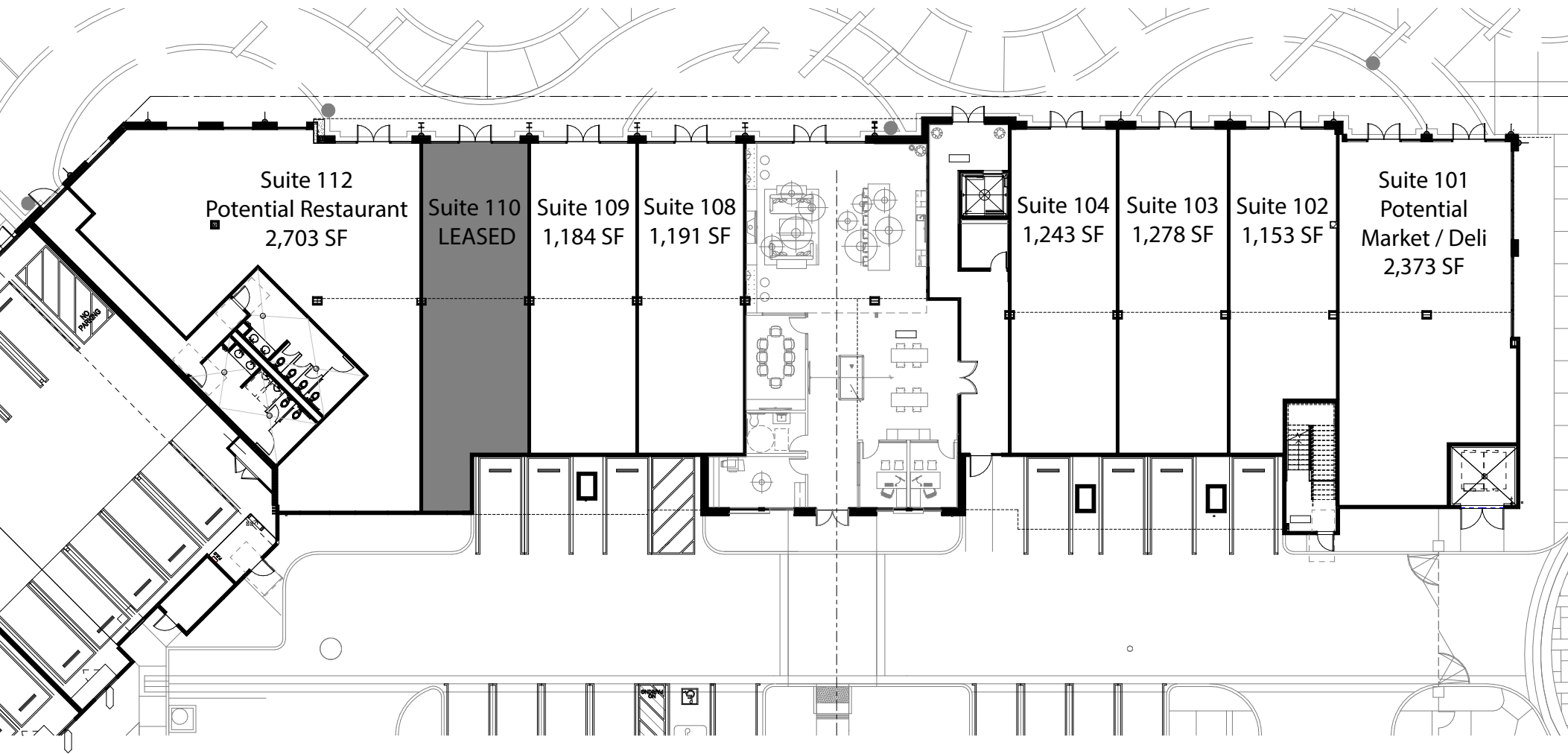
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- Servicing the Luxury Apartment Developments of Marc San Marcos and Palomar Station with 416 and 370 modern upscale apartment homes respectively and surrounding areas of San Marcos
- 2 hour commercial parking along Armorlite Drive
- Suites available from ±1,153 up to 11,089 square feet
- The Armorlite Drive Improvement Project accommodates a Complete Street Concept and includes street parking, bike facilities, pedestrian pathways, lighting, landscaping and traffic calming measures.
- The Complete Street Concept encourages use of alternative modes of transportation to reduce emissions via public transit integration and enhanced pedestrian and bike access.
- Located across the street from Palomar College Sprinter Station and Parking

2022 Demographics	2 mile	5 miles	10 miles
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POPULATION	59,514	198,046	720,698
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AVG. HOUSEHOLD INCOME	\$101,103	\$119,075	\$121,184
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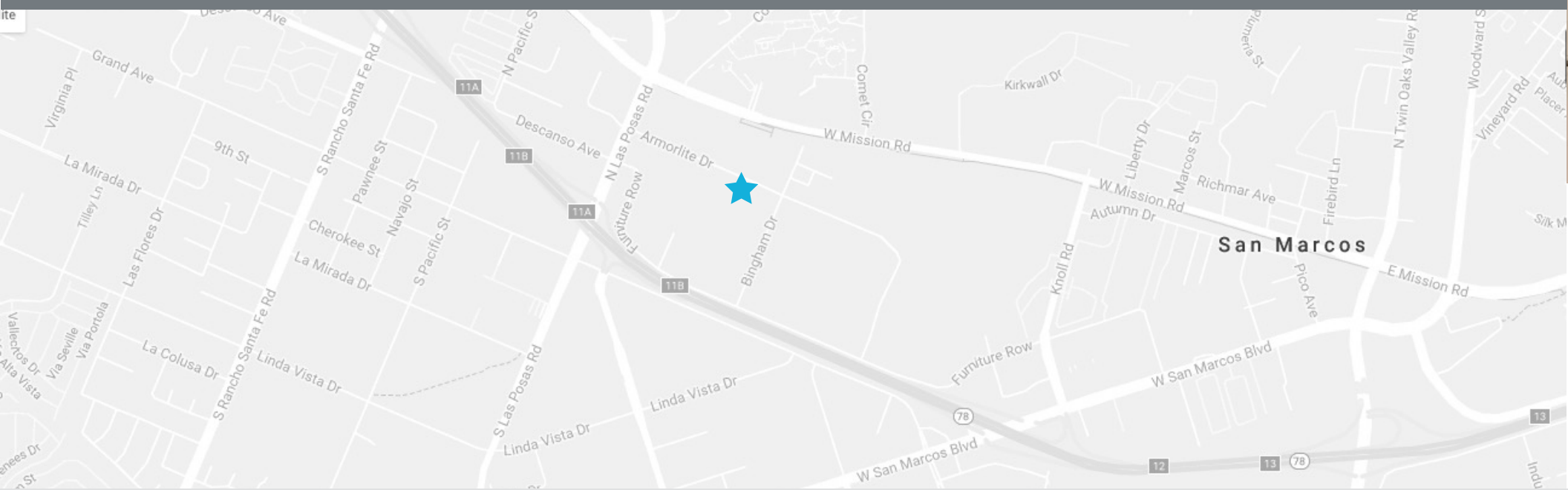
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