

910 W SAN MARCOS BLVD

San Marcos, CA 92078

*Lease Special
for 2nd floor
Units!*
**\$1.50/SF
FOR 1st
YEAR**



OFFICE SPACE FOR LEASE

Multiple Spaces Available

1st Floor: 103 & 105

2nd Floor: 203 & 206

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

www.uwventures.com
FOLLOW US:   



AVAILABLE FOR LEASE

Suite: 103 & 105

Size: 1,827 SF

Lease Rate: \$4,568/month+ electric

Parking: Ample Parking Lot

Bathroom: 4 Common Area

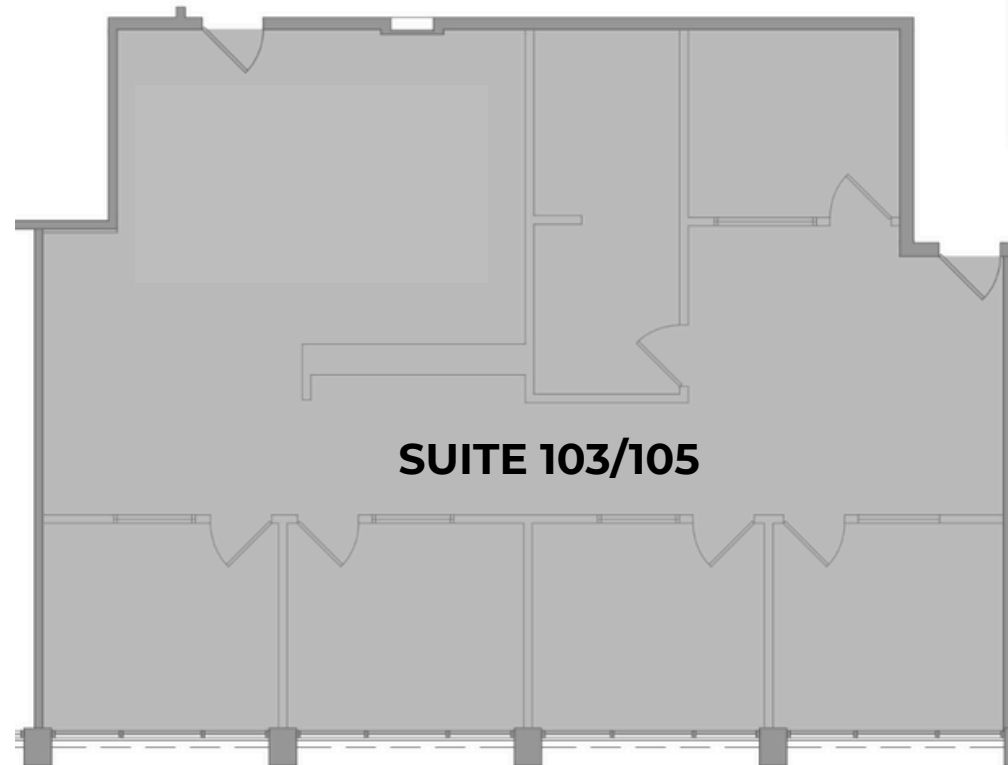
Zoning: Commercial

Allowed Uses: Professional Offices,
Medical, or Service Businesses

PROPERTY FEATURES

- Flexible suite sizes configured with private offices, reception, and natural light
- 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.

FLOOR PLAN



- BUILT OUT AS MEDICAL CLINIC
- SIX PRIVATE OFFICES
- BREAK AREA
- RECEPTION
- FLOOR TO CEILING WINDOWS
- AVAILABLE BY SEPTEMBER 01, 2025

AVAILABLE FOR LEASE

Suite: 203

Size: 926 SF

Lease Special: \$1,389/month for 1st year
\$2,083.50/month thereafter

*Minimum 2 year lease required

Parking: Open Parking Lot

Bathroom: 4 Common Area

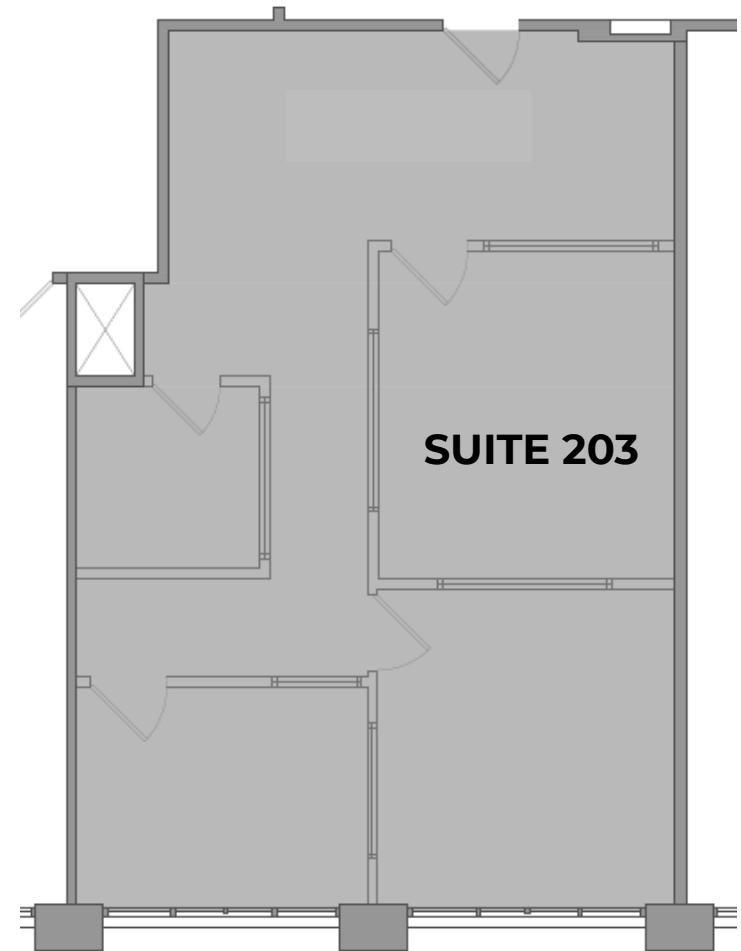
Zoning: Commercial

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 1st year
\$2,166.75/month thereafter

*Minimum 2 year lease required

Parking: Open Parking Lot

Bathroom: 4 Common Area

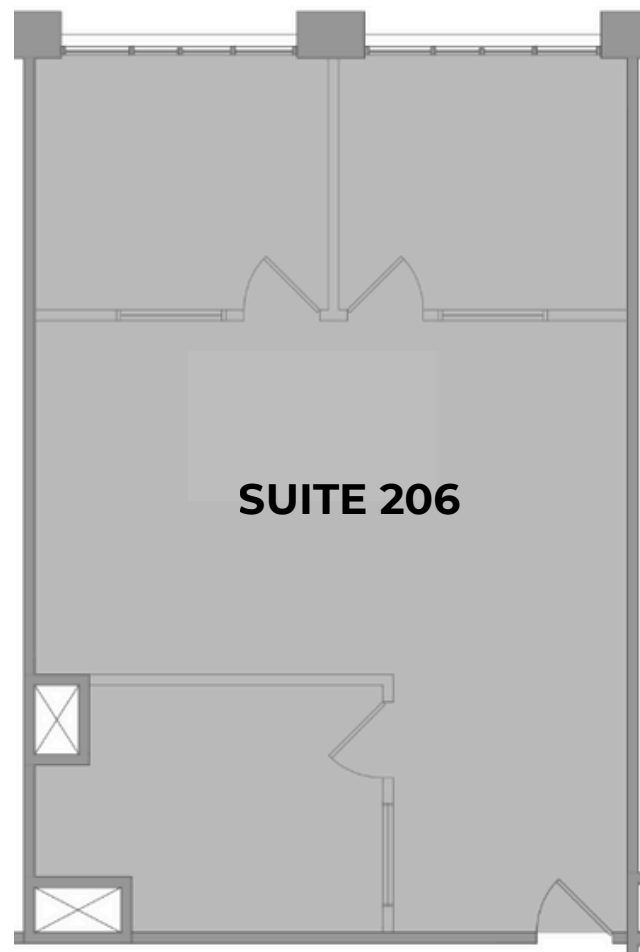
Zoning: Commercial

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
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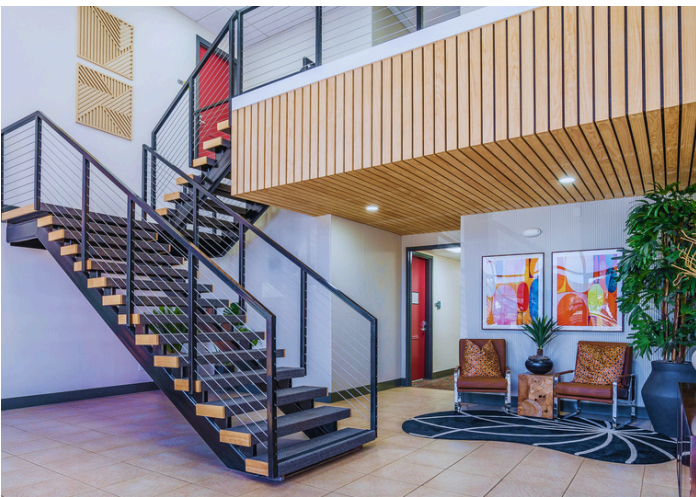
FLOOR PLAN



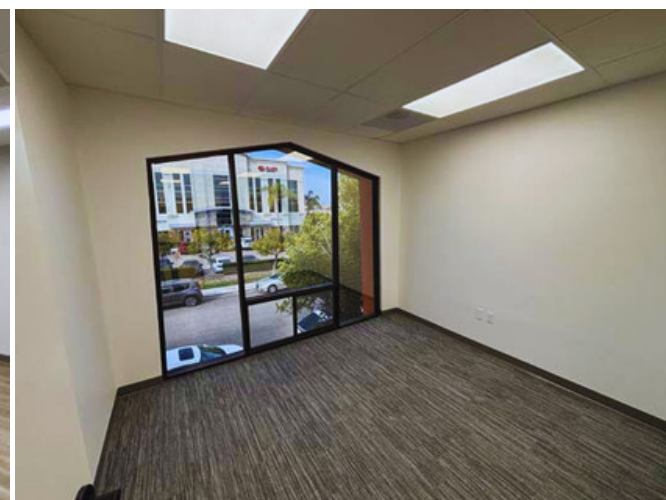
- 3 PRIVATE OFFICES
- OPEN OFFICE AREA
- FLOOR TO CEILING WINDOWS
- AVAILABLE NOW

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

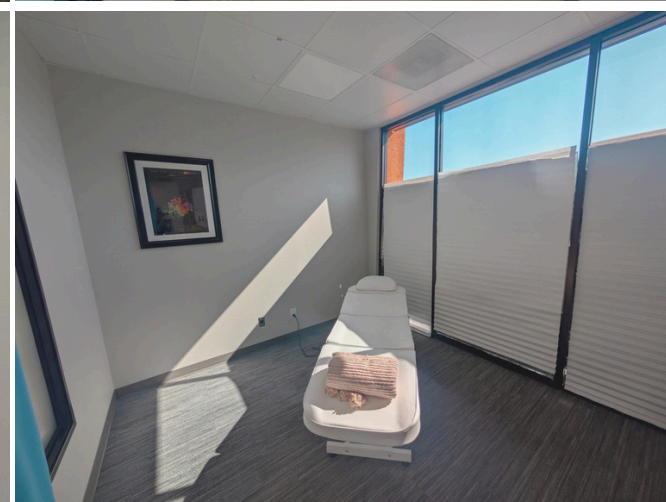
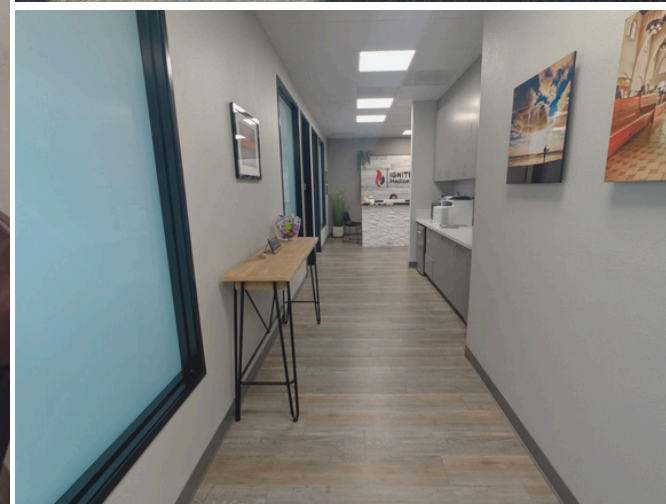
PROPERTY PHOTOS



SPACE PHOTOS



SPACE PHOTOS 103 & 105



AERIAL PHOTO

