

**910 W SAN MARCOS BLVD**  
San Marcos, CA 92078

*Lease Special  
for 2<sup>nd</sup> floor  
Units!*

**\$1.50/SF  
FOR 1<sup>st</sup>  
YEAR**



# OFFICE SPACE FOR LEASE

Multiple Spaces Available  
2nd Floor: 203

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

www.uwventures.com  
**FOLLOW US:**   



## AVAILABLE FOR LEASE

**Suite:** 203

**Size:** 926 SF

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

\*Minimum 2 year lease required

**Parking:** Open Parking Lot

**Bathroom:** 4 Common Area

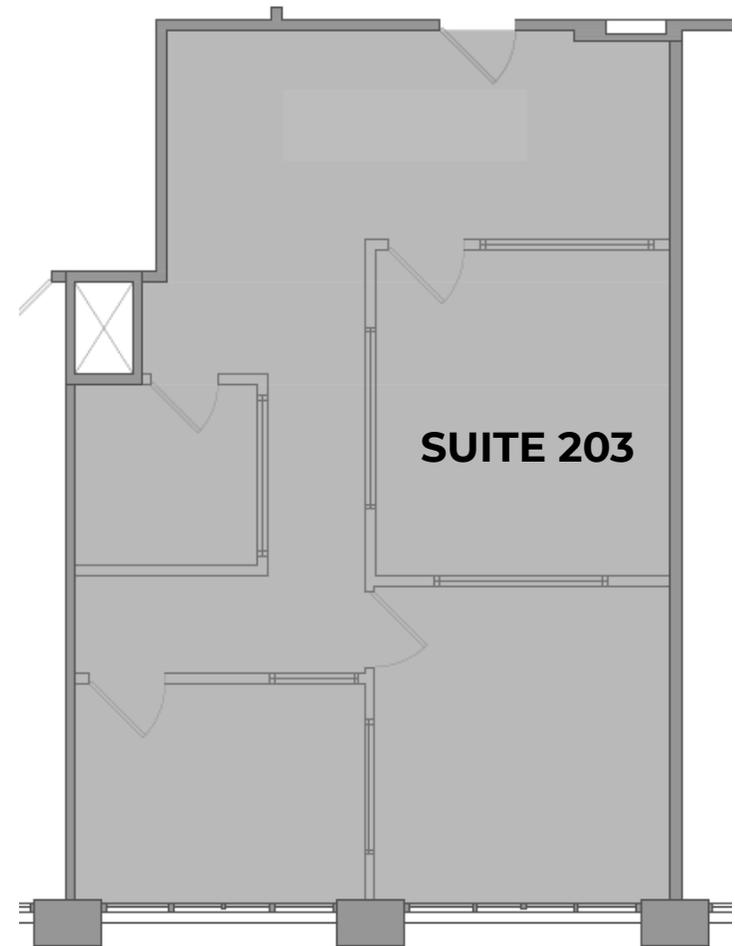
**Zoning:** Commercial

**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.

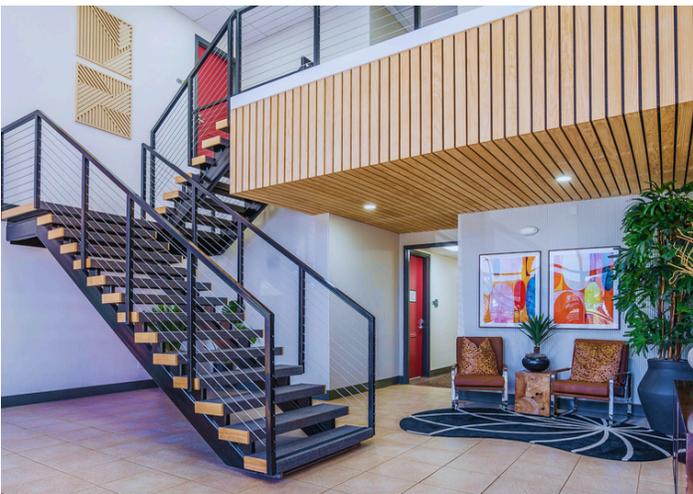
## FLOOR PLAN



- PRIVATE OFFICES
- BREAK AREA
- RECEPTION
- FLOOR TO CEILING WINDOWS
- AVAILABLE NOW

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

# PROPERTY PHOTOS



# SPACE PHOTOS



# AERIAL PHOTO



**GRAND PLAZA**

**Rack** **ROSS**  
DRESS FOR LESS

**Marshalls** **SPROUTS**  
FARMERS MARKET

**Starbucks** **Cane's**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**LA Z BOY**  
HOME FURNISHINGS & DÉCOR

**The Boiling Crab**

**STARBUCKS**

**COSTCO**  
WHOLESALE

904 & 910  
W. San Marcos Blvd

**BUFFALO WILD WINGS**

**Mama Kat's**  
Restaurant of The Day

**Panera**  
BREAD



W SAN MARCOS BLVD

W SAN MARCOS BLVD

**WELLS FARGO**

**New Construction**

**202 Unit**

**71 Unit**

**COPPER KINGS**  
BURGERS

**Breekside MARKET PLACE**

**MOSTRA COFFEE** **Total Wine & MORE**

**HOBBY LOBBY** **WinCo FOODS**

**IN-N-OUT BURGER** **Jensen MITZ SUBS**

**Bundt CAKES** **BEST BUY**

**THE HOME DEPOT**

**McDonald's**

**Albertaco's**  
MEXICAN FOOD