



Grand Plaza

±6,412 SF

GROUND FLOOR RETAIL SPACE AVAILABLE

±2,560 AND ±3,502 SF

SECOND FLOOR SPACE AVAILABLE

101-197 S LAS POSAS ROAD
SAN MARCOS, CA 92069



Grand Plaza is conveniently located on the southeast corner of Las Posas Road and Highway 78 in the City of San Marcos, California.

The ±356,639 square foot mall is home to over 40 regional and neighborhood tenants including Nordstrom Rack, Bed, Bath & Beyond, Marshalls, PetCoach and Sprouts Farmers Market.

The center is strategically located in close proximity to CSU San Marcos and Palomar College with a combined enrollment of ±39,000 students.



TRAFFIC COUNTS

Grand Avenue: ±22,700 ADT
S Las Posas Road: ±14,600 ADT
Highway 78: ±134,000 ADT

AVERAGE HHI*

1 Mile: \$54,497
3 Miles: \$73,551
5 Miles: \$85,708

POPULATION

1 Mile: 12,468
3 Miles: 92,620
5 Miles: 195,520

DAYTIME POPULATION

1 Mile: 19,567
3 Miles: 79,213
5 Miles: 145,857

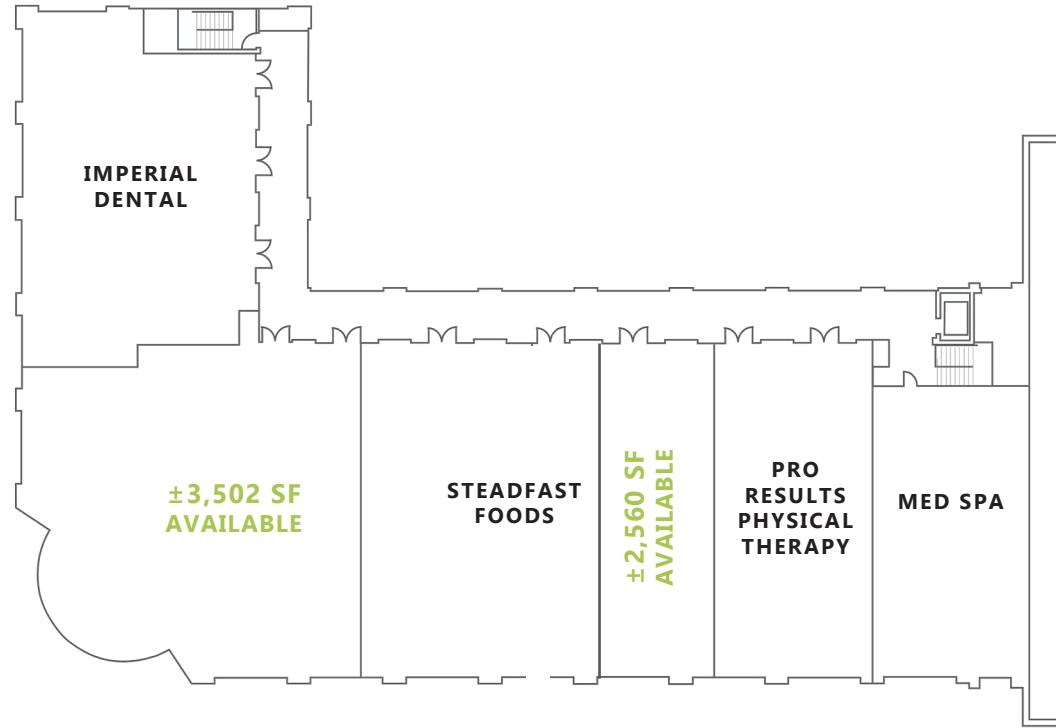
SUITE	TENANT	SF
A-1	Glamour Nails	1,310
A-2	European Wax Center	1,307
A-3-5	Carter's/OshKosh B'gosh	5,244
B	Party City	13,600
C	Marshalls	33,000
D	Bed Bath & Beyond	28,305
E	Nordstrom Rack	35,014
F	Jo-Ann Stores (proposed)	40,000
G	Ross	30,187
H	Ulta Beauty	10,471
J	Lane Bryant	7,657
K	Available	6,412
L	Sprouts	26,463
L-2	Five Guys Burgers & Fries	2,171
L-3	Grand Vision Optometry	1,496
L-4	Repair Lounge	1,224
L-5	Big Frog	1,224
L-6	Cigar Store	1,119
L-7	GoWireless (Verizon Authorized Retailer)	1,620
M-1	Massage Envy	4,051
M-2	Grand Plaza Cosmetic & Family Dentistry	3,600
N	Petco	15,000
R	Studio Salon Suites	3,266
P-1	China Bros.	1,279
P-2	The Joint	1,160
P-3	L&L Hawaiian BBQ	1,200
P-4	O's American Kitchen	4,268
P-5-6	AAA (The Auto Club)	6,019
P-7	Supercuts	1,275
P-8	White Dragon Martial Arts	2,926
1-AB	AT&T	2,726
1-C	Nektar	1,290
1-D	Taco Bar	1,425
1-E	Menchie's Frozen Yogurt	1,275
2-A	Good Feet	1,562
2-B	Starbucks	1,769
3-A	Love Boat Sushi	1,792
3-B	Sammy's Woodfired Pizza	3,200
4	Mission Federal Credit Union (N.A.P.)	4,000
5-A	Spectrum/Time Warner	3,220
5-B	Curry N' More	1,830
5-C	Boudin SF	3,496
6-A	Carbon Health	2,800
6-B	Handell's Ice Cream	1,400
7	Raising Canes	3,500
8	Broken Yolk Cafe	6,283



*Disclosure on Page 7

Grand Plaza

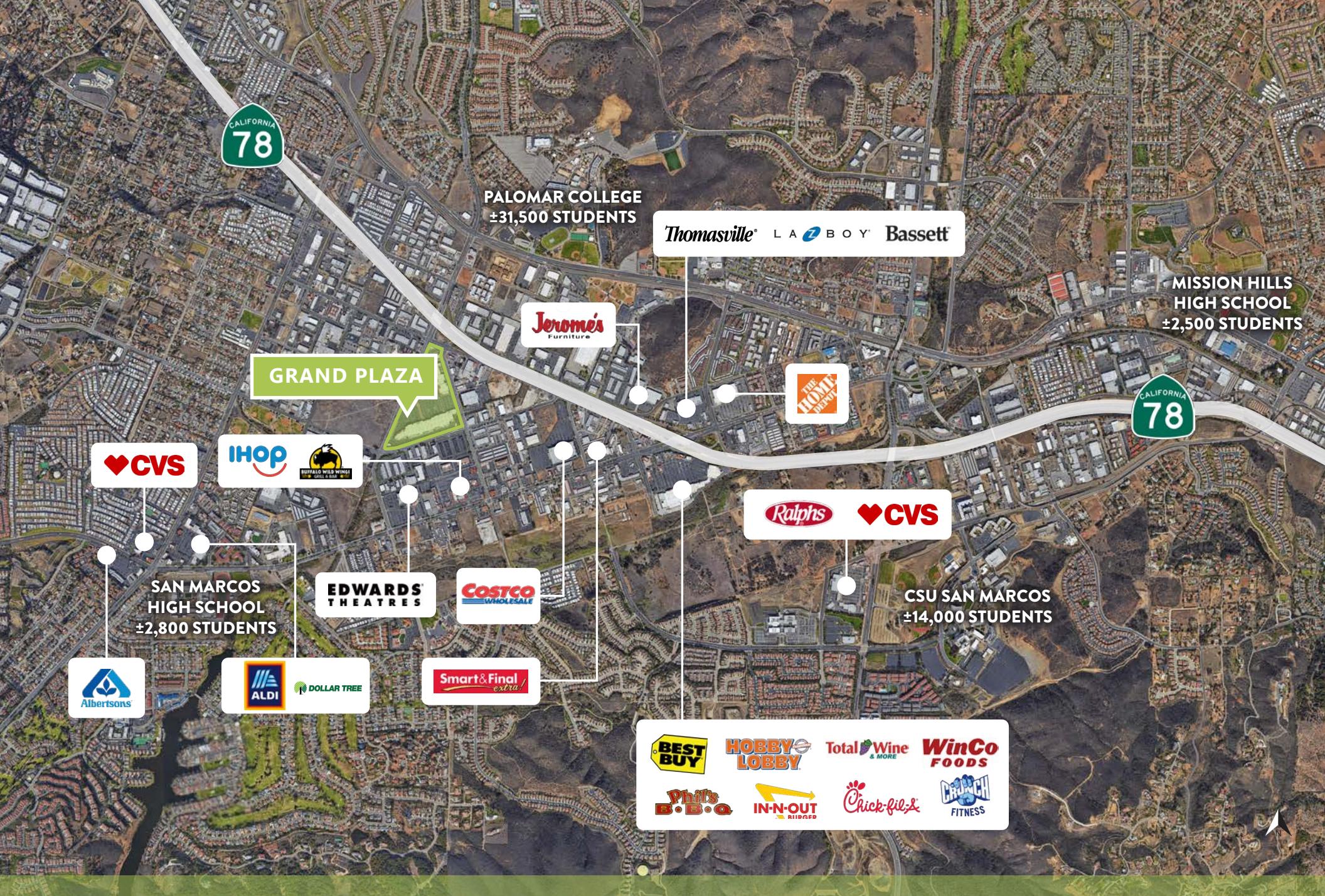
P BUILDING - SECOND FLOOR



SUITE	TENANT	SF
P2-1	Imperial Dental	3,083
P2-2	AVAILABLE	3,502
P2-3	Steadfast Foods	2,995
P2-4	AVAILABLE	2,560
P2-5	Pro Results Physical Therapy	1,817
P2-5	Med Spa	2,126



DOMINANT
REGIONAL CENTER
OUTSTANDING
FREEWAY VISIBILITY
AND CONVENIENT
ACCESS.



AERIAL



FOR LEASING INFORMATION

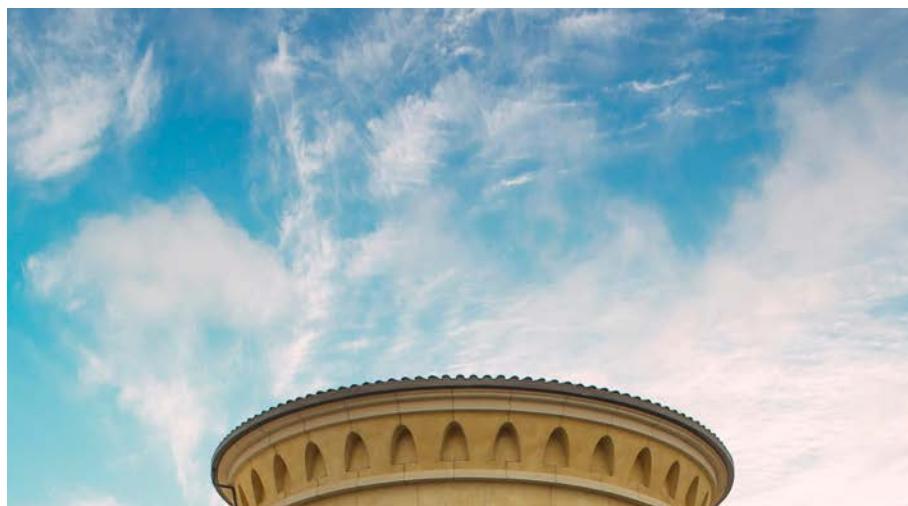
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