



Commercial Real Estate



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

**Disclosure on Page 7*

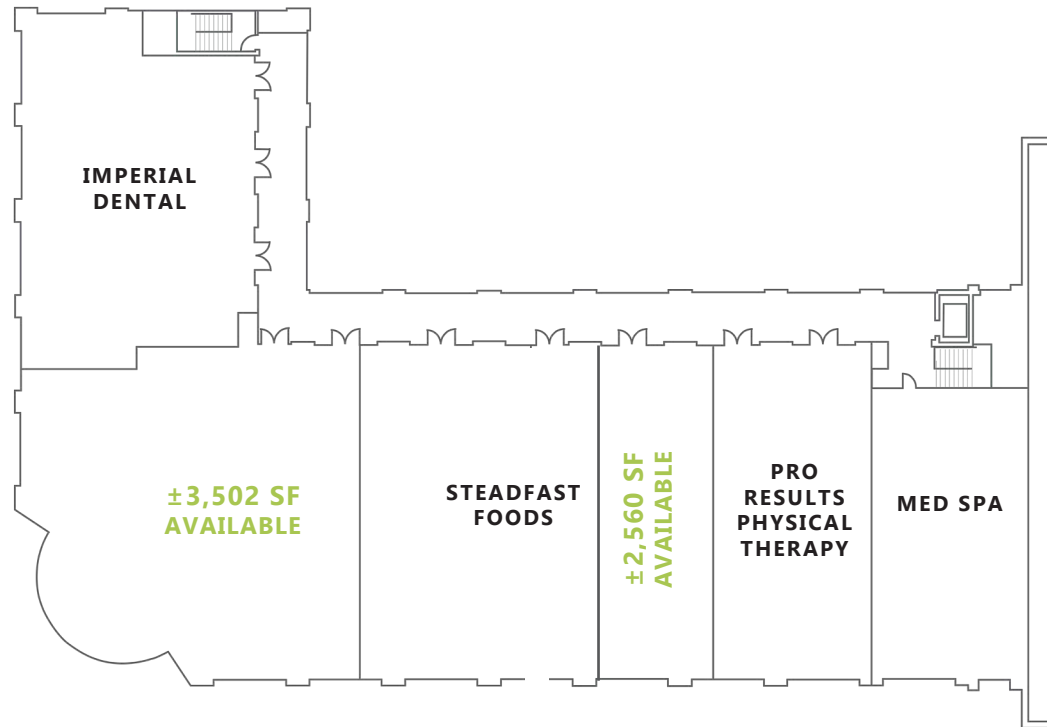
SUITE	TENANT	SF
A-1	Glamour Nails	1,310
A-2	European Wax Center	1,307
A-3-5	Carter's/OshKosh B'gosh	5,244
B	Party City	13,600
C	Marshalls	33,000
D	Bed Bath & Beyond	28,305
E	Nordstrom Rack	35,014
F	Jo-Ann Stores (proposed)	40,000
G	Ross	30,187
H	Ulta Beauty	10,471
J	Lane Bryant	7,657
K	Available	6,412
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

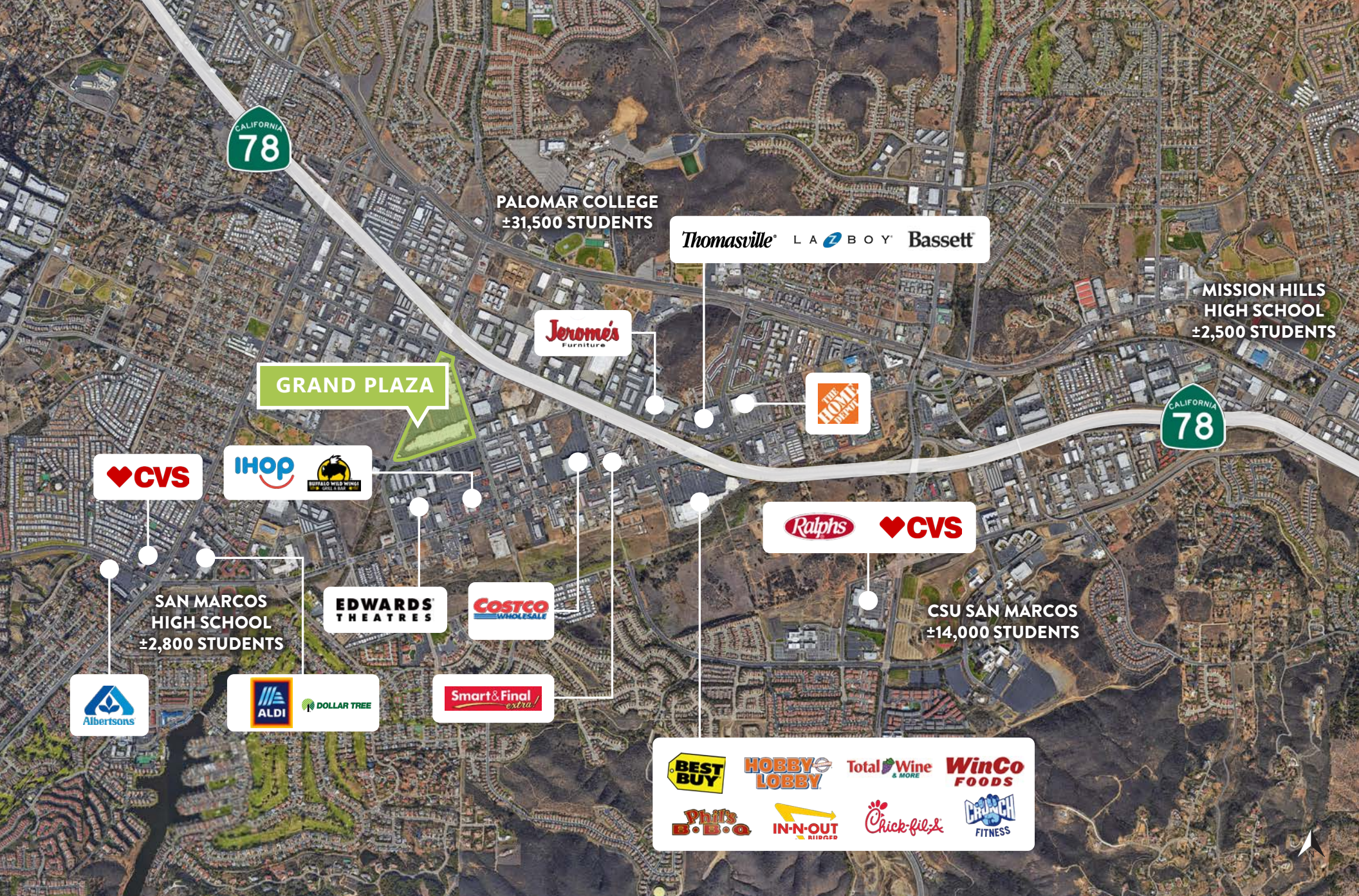


SUITE	TENANT	SF
P2-1	Imperial Dental	3,083
P2-2	AVAILABLE	3,502
P2-3	Steadfast Foods	2,995
P2-4	AVAILABLE	2,560
P2-5	Pro Results Physical Therapy	1,817
P2-5	Med Spa	2,126



DOMINANT
REGIONAL CENTER
OUTSTANDING
FREEWAY VISIBILITY
AND CONVENIENT
ACCESS.







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