

904 W SAN MARCOS BLVD

San Marcos, CA 92078



RETAIL SPACE FOR LEASE

Available: Store Front ±875 SF

CALL US NOW!
(619)215-1988
leasing@uwventures.com

www.uwventures.com
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AVAILABLE FOR LEASE

Suite: 2

Size: 875 SF

Lease Rate: \$2.55/SF NNN

Parking: Open parking in lot

Bathroom: 1 private bathroom

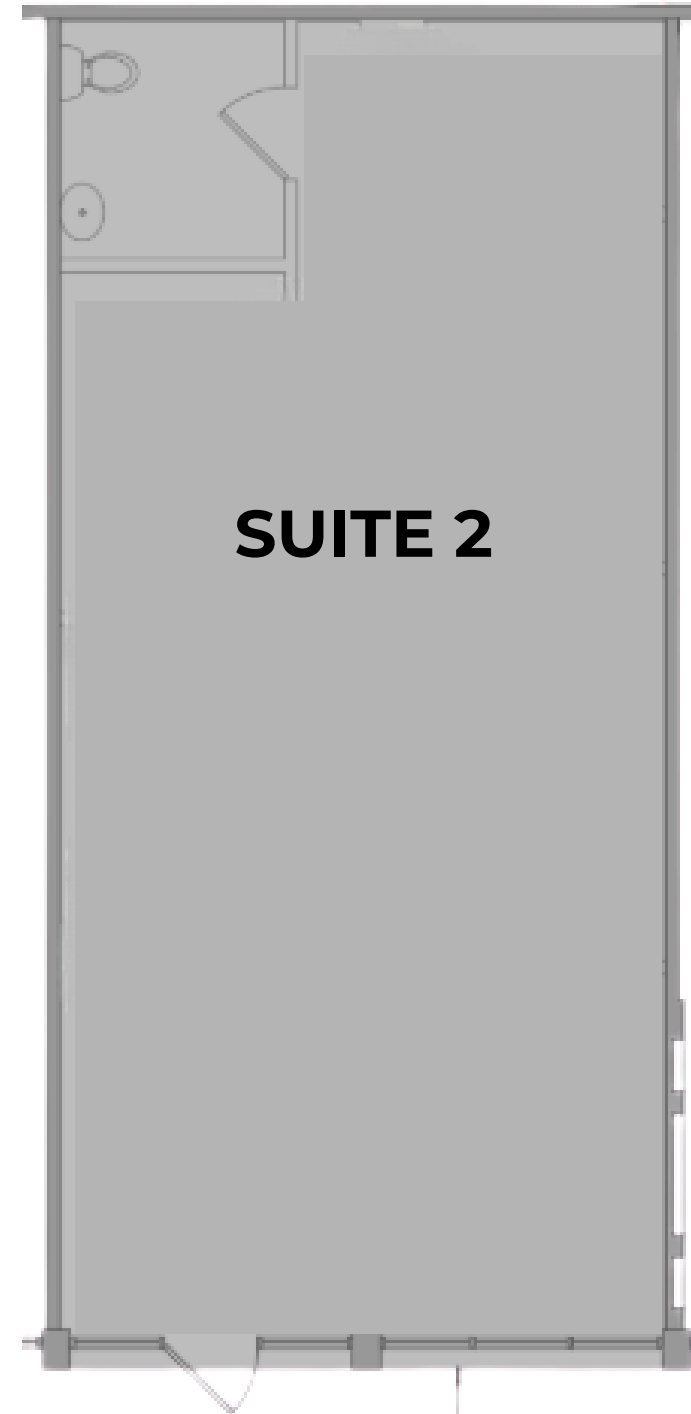
Zoning: Commercial

Allowed Uses: Retail, restaurants, offices (medical, dental, professional), gyms, salons, banks, and other customer-facing services

PROPERTY FEATURES

- Newly renovated shopping center
- Anchored by Better Buzz Coffee
- Situated on San Marcos Blvd, a major thoroughfare with strong traffic counts, enhancing business exposure
- Offers excellent visibility with signage facing San Marcos Blvd.
- Close to shops, restaurants, and services in a vibrant commercial area
- Common Outdoor Seating Area

FLOOR PLAN



SPACE PHOTOS



PROPERTY PHOTOS



AERIAL OVERVIEW

GRAND PLAZA
HOMESTYLE **Rack** **ROSS**
DRESS FOR LESS
Marshalls **SPROUTS**
FARMERS MARKET
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 & Pie Shop

Panera
BREAD



New Construction
202 Unit
71 Unit

WELLS FARGO

COPPER KINGS BURGERS

Creekside MARKET PLACE
MOSTRA COFFEES **Total Wine & MORE**
HOBBY LOBBY **WinCo FOODS**
IN-N-OUT BURGER **Jersey Mike's**
bundt Cakes **BEST BUY**

THE HOME DEPOT
McDonald's
Albertaco's
MEXICAN FOOD