

THE CAMPUS @VIA VERA CRUZ

334 & 338 VIA VERA CRUZ | SAN MARCOS, CA 92078

**PROFESSIONAL OFFICE & MEDICAL
SUITES FROM 752-2,787 SF
AVAILABLE FOR LEASE**

*6 MONTHS FREE RENT OFFERED FOR ALL NEW LEASES SIGNED WITH A MINIMUM 60 MONTH LEASE TERM. EXCLUDES RENEWALS AND EXPANSIONS OF EXISTING TENANTS.



**NOW OFFERING
SIX (6) MONTHS FREE
RENT FOR ALL NEW
LEASES***

CBRE

PROPERTY HIGHLIGHTS

334 & 338 VIA VERA CRUZ

- ◇ Professional office and medical office suites available for lease in both buildings
- ◇ Feature building entrance w/ beautifully designed common area lobby with high ceilings and natural lighting, intricate tile work, wrought iron railings & wood finishes throughout
- ◇ Elevator served with second floor balconies and operable windows
- ◇ Parking ratio: 5.0/1,000 SF (medical) / 4.0/1,000 SF (office)
- ◇ Building and monument signage available with visibility to Via Vera Cruz (32,416 cars per day on San Marcos Blvd & Via Vera Cruz)
- ◇ Located less than 1/2 mile from the 78 Freeway with immediate access from Via Vera Cruz, Las Posas, or San Marcos Boulevard
- ◇ Close proximity to local hospitals and strategic central north county location, Tri-City Hospital (8.7 miles) and Palomar Medical Center West (5.6 miles), Palomar College (1.4 miles) and Cal State University San Marcos (1.7 miles)

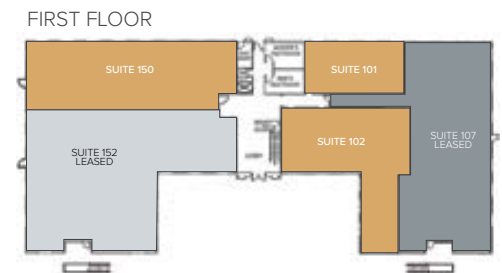
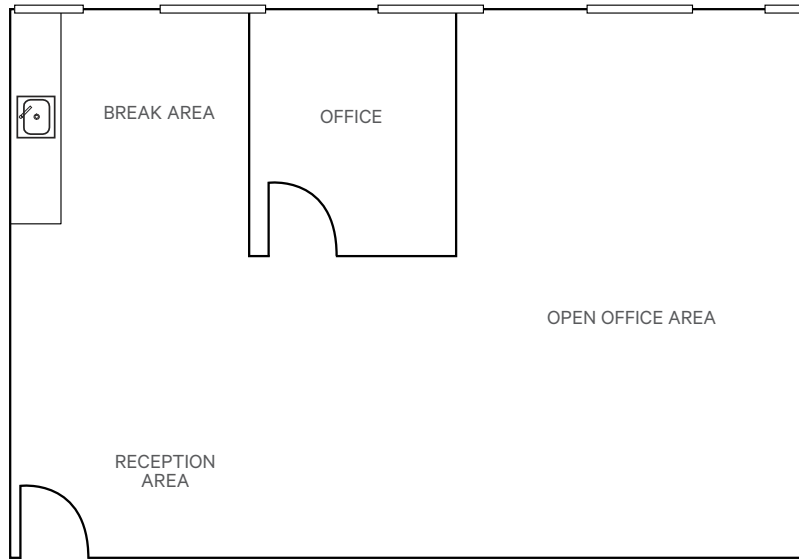
Over 27 Million SF of Retail Amenities, Restaurants and Services within a 1-Mile Radius



Adjacent to San Marcos Restaurant Row (10Twenty Prime, San Marcos Brewery & Grill, Sublime Ale House, Old California Mining Company, Old California Coffee House & Eatery, King & I Authentic Thai, Kutsu Sushi & Teppan, India Princess, Ihop, Fish House Vera Cruz, 55 Yardline, Cochina del Charro, China Wokery, Buffalo Wild Wings, Acapulco & more)



Within walking distance to Grand Plaza Shopping Center (Nordstrom Rack, Starbucks, Bed Bath & Beyond, Party City, Marshalls, Sport Chalet, Ross, Broken Yolk, Petco, Mission Federal Credit Union, Sprouts, Boudin Bakery, AAA, Pei Wei, AT&T, Subway, Sammy's Woodfired Pizza & more)



334 VIA VERA CRUZ

SUITE 101

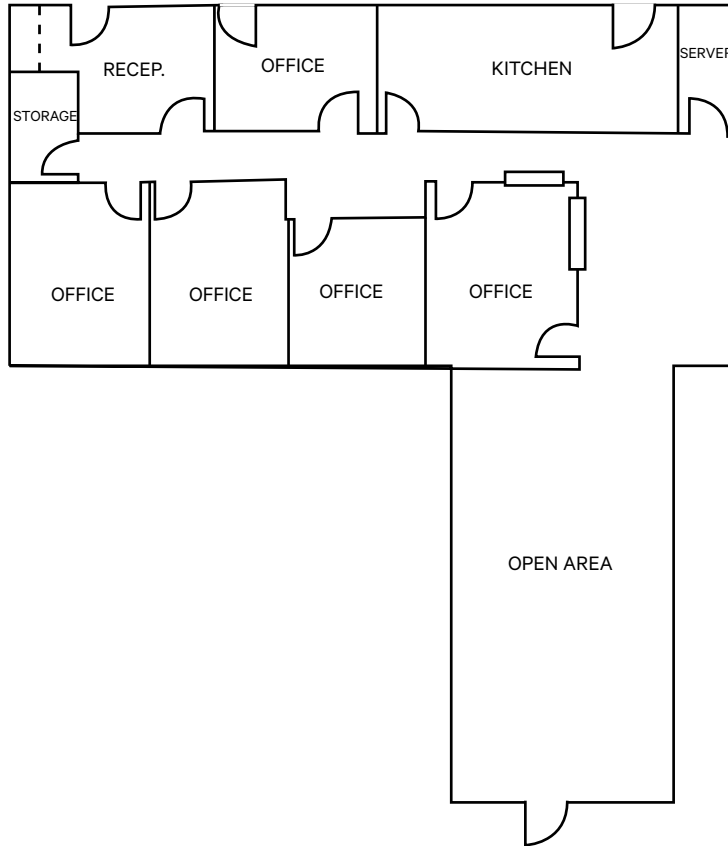
- ◇ 1,251 RSF Available
- ◇ Reception, 1 Private Office, Break Area and Open Office Area
- ◇ Office or Medical Space

Office Lease Rate*:
\$2.05/SF + Utilities (TIA Negotiable)

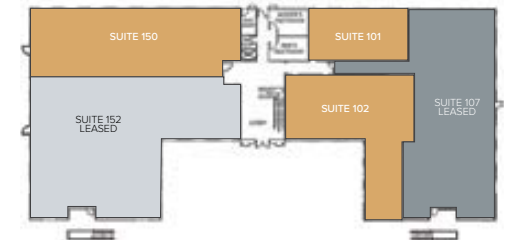
Medical Office Lease Rate*:
\$2.25/SF + Utilities (TIA Negotiable)

*5 days per week janitorial services included

AS-BUILT



FIRST FLOOR



334 VIA VERA CRUZ

SUITE 102 | AS-BUILT

- ◇ 2,787 RSF | Available February 1, 2025
- ◇ Reception, 3 Private Offices, Storage, Multiple Meeting/Conference rooms, Break Area and Open Office Area
- ◇ Office or Medical Space

Office Lease Rate*:
\$2.05/SF + Utilities (TIA Negotiable)

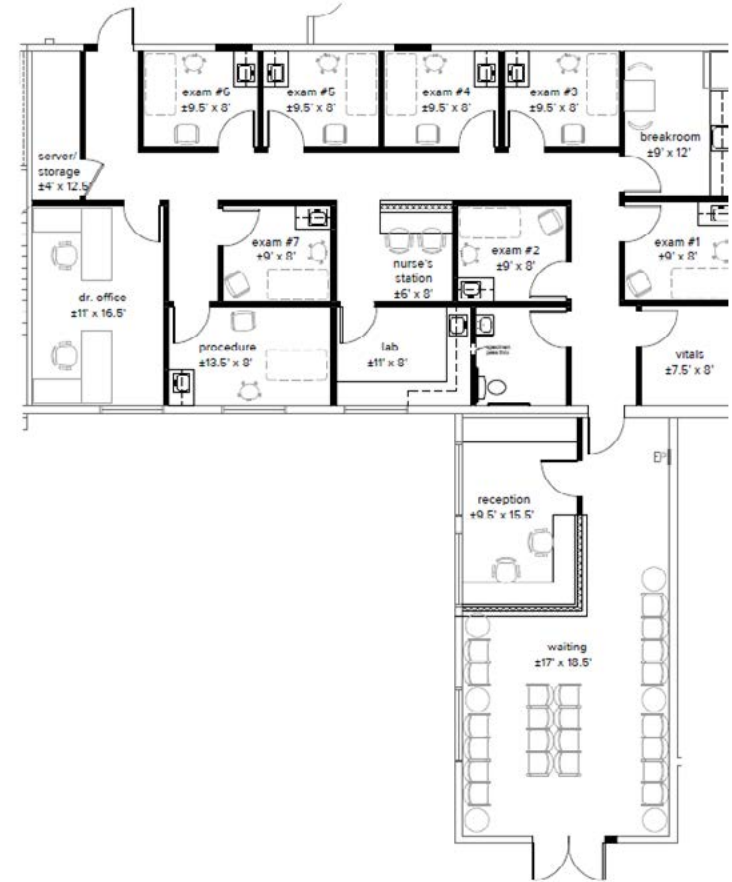
Medical Office Lease Rate*:
\$2.25/SF + Utilities (TIA Negotiable)

*5 days per week janitorial services included

OFFICE CONCEPTUAL PLAN



MEDICAL CONCEPTUAL PLAN



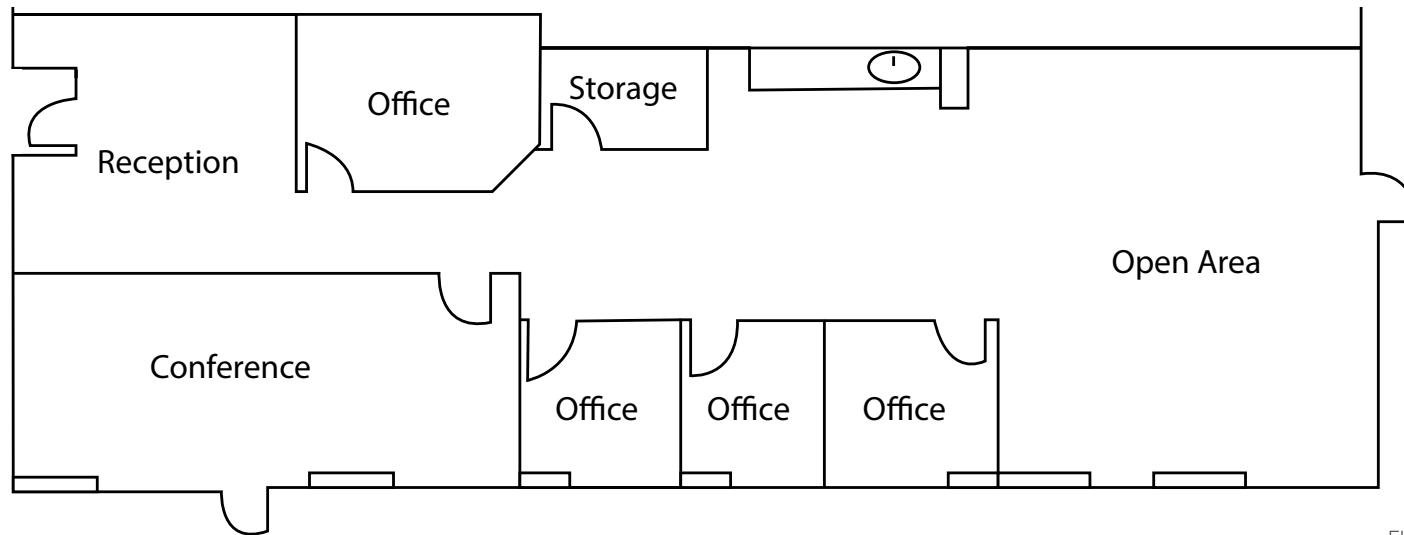
334 VIA VERA CRUZ SUITE 102 | CONCEPTUAL PLANS

- ◇ 2,787 RSF | Available February 1, 2025
- ◇ Reception, 3 Private Offices, Storage, Multiple Meeting/Conference rooms, Break Area and Open Office Area
- ◇ Office or Medical Space

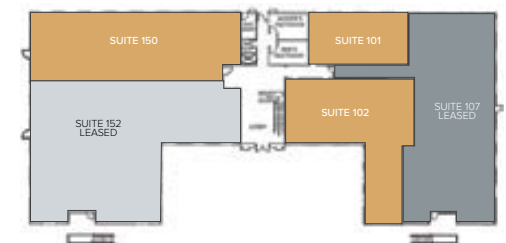
Office Lease Rate*:
\$2.05/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.25/SF + Utilities (TIA Negotiable)

*5 days per week janitorial services included



FIRST FLOOR



334 VIA VERA CRUZ

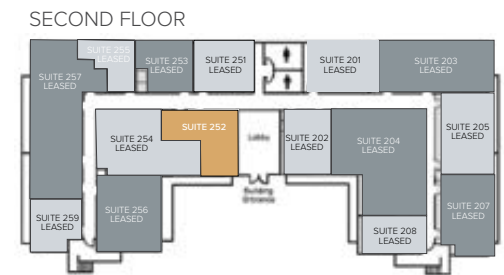
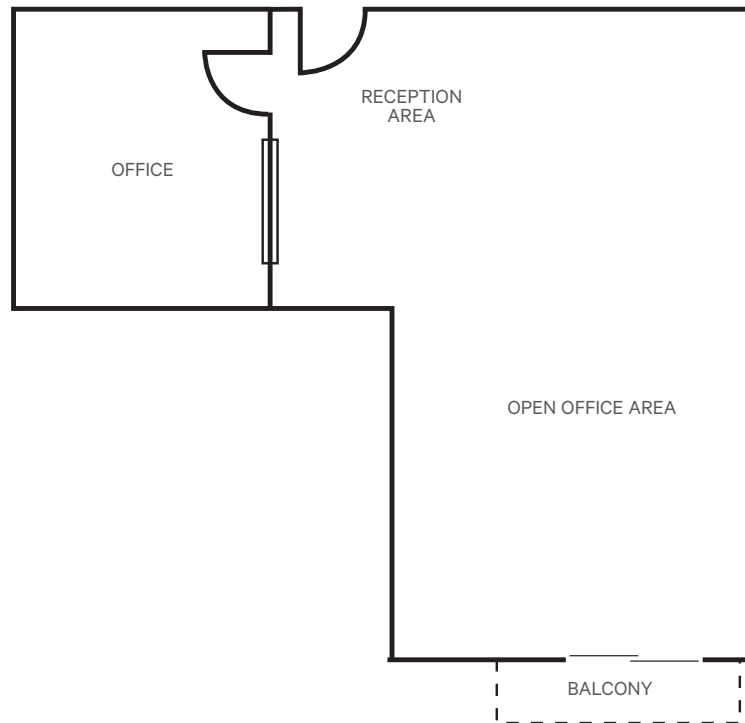
SUITE 150

- ◇ 3,286 RSF | Available December 1, 2024
- ◇ Reception, 4 Private Offices, Storage, Conference room, Break Area and Open Office Area
- ◇ Office or Medical Space

Office Lease Rate*:
\$2.05/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.25/SF + Utilities (TIA Negotiable)

*5 days per week janitorial services included



334 VIA VERA CRUZ

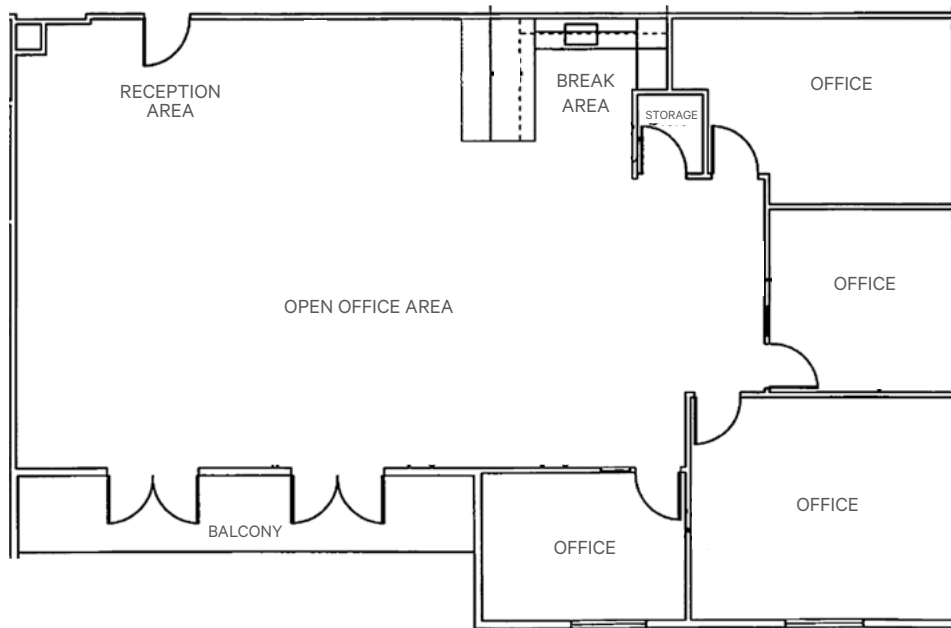
SUITE 252

- ◇ 802 RSF | **NEW SPEC SUITE**
- ◇ Reception, 1 Private Office and Open Office Area
- ◇ Office or Medical Space

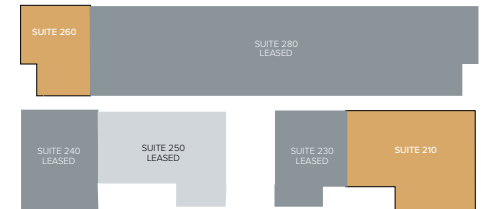
Office Lease Rate*:
\$2.05/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.25/SF + Utilities (TIA Negotiable)

*5 days per week janitorial services included



SECOND FLOOR



338 VIA VERA CRUZ

SUITE 210

- ◇ 2,371 RSF | Available Now
- ◇ Reception, 4 Private Offices, Break Area, Storage and Open Office Area
- ◇ Office or Medical Space

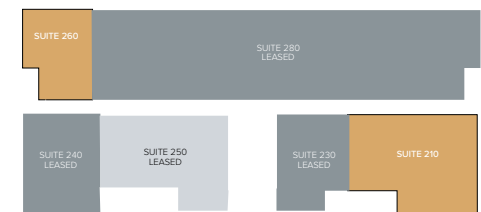
Office Lease Rate*:
\$2.05/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.25/SF + Utilities (TIA Negotiable)

*5 days per week janitorial services included

FLOOR PLAN TBD

SECOND FLOOR



338 VIA VERA CRUZ

SUITE 260

- ◇ 752 RSF | Available December 1, 2024
- ◇ TBD
- ◇ Office or Medical Space

Office Lease Rate*:
\$2.05/SF + Utilities (TIA Negotiable)

Medical Office Lease Rate*:
\$2.25/SF + Utilities (TIA Negotiable)

*5 days per week janitorial services included

THE CAMPUS @VIA VERA CRUZ

334 & 338 VIA VERA CRUZ | SAN MARCOS, CA 92078



**FOR MORE INFORMATION,
PLEASE CONTACT:**

BOB COWAN

+1 760 438 8510

bob.cowan@cbre.com

LIC #01838109

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.