

904 W SAN MARCOS BLVD

San Marcos, CA 92078



RETAIL SPACE FOR LEASE

Available: $\pm 851 \sim \pm 875$ SF

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

www.uwventures.com

FOLLOW US: [in](#) [f](#) [@](#)



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

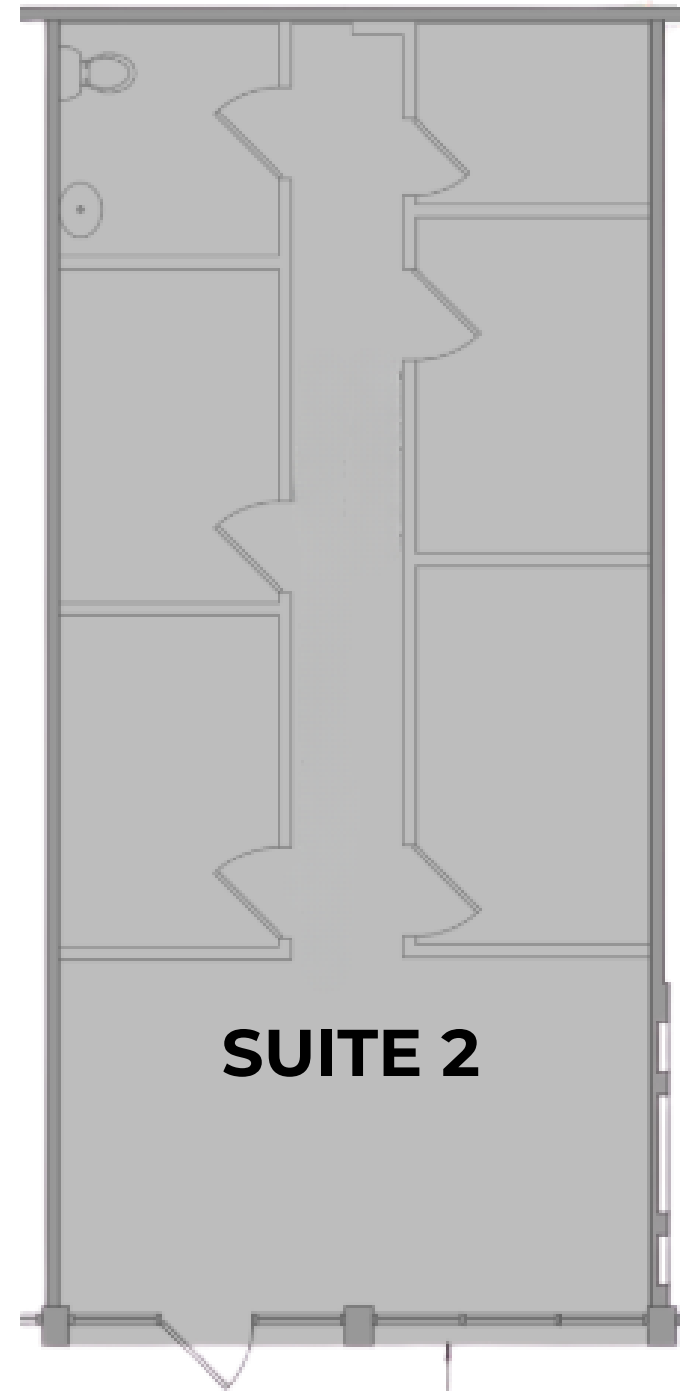
Allowed Uses: Retail, restaurants, offices (medical, dental, professional), gyms, salons, banks, and other customer-facing services

Available by February 01, 2026

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



AVAILABLE FOR LEASE

Suite: 6

Size: 851 SF

Lease Rate: \$2.55/SF NNN

Parking: Open parking in lot

Bathroom: Private bathroom in space

Zoning: Commercial

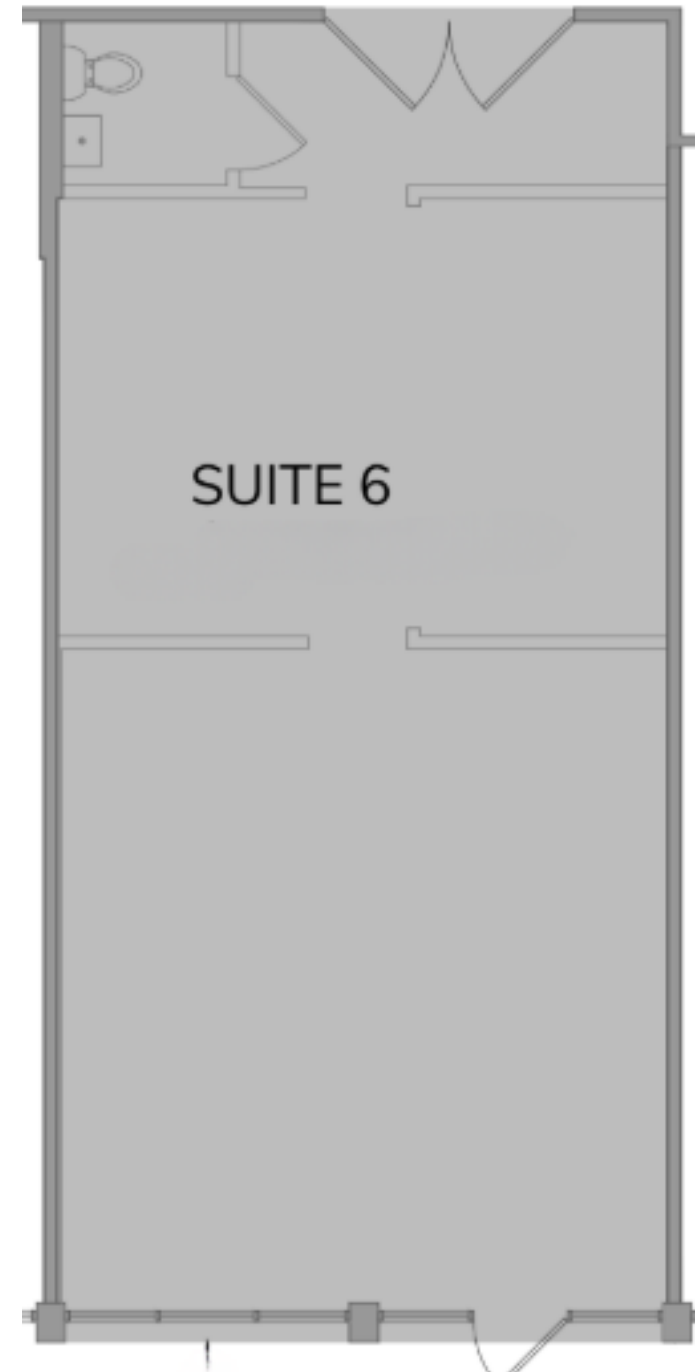
Allowed Uses: Retail, Restaurants, Offices (medical, dental, professional), Gyms, Salons, Banks, and other Customer-Facing Services

Available by March 01, 2026

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



PROPERTY PHOTOS



**904 & 910
W. San Marcos Blvd**

Mama Kat's
Restaurant & Pie Shop



**BUFFALO
WILD
WINGS**

WELLS
FARGO

New Construction

202 Unit

71 Unit



Panera
BREAD®

W SAN MARCOS BLVD

W SAN MARCOS BLVD



Mostra **Total Wine**
COFFEE & MORE

HOBBY LOBBY

WinCo
FOODS

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

LABOY®
HOME FURNISHINGS & DÉCOR

**STARBUCKS**