

RETAIL SPACE AVAILABLE FOR LEASE

823 GRAND AVENUE

SAN MARCOS, CA

FREEWAY VISIBLE PROPERTY NEAR SAN MARCOS BLVD.

140,000 ADT ON 78 AND 11,382 ADT ON GRAND

EASILY ACCESSIBLE

NEAR CAL STATE SAN MARCOS AND PALOMAR COLLEGE

**NEAR CREEKSIDE DEVELOPMENT, COSTCO AND OTHER
RETAIL STORES**

**WITHIN 3 MILE RADIUS HOUSEHOLD INCOME IS \$78,788
AND POPULATION IS 96,442**

RETAIL/OFFICE SPACE AVAILABLE: 2,112 SQUARE FEET.

**LEASE RATE: \$1.40 PER SQUARE FOOT PER MONTH NNN WITH ANNUAL
INCREASES.**

**ESTIMATED NNN CHARGES: \$.73 PER SQUARE FOOT PER MONTH WITH
ANNUAL ADJUSTMENT TO ACTUALS**

AMPLE PARKING AT 5.4 SPACES PER 1,000 SQUARE FEET OF BUILDING AREA

CONTACT LU ANN HALL AT (760) 505-8902

DRE#007 19299



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