

SAN MARCOS RETAIL/OFFICE BUILDING

744 Grand Avenue, San Marcos, CA 92078

FREEWAY ORIENTED RETAIL/ OFFICE BUILDING FOR LEASE



**1,317± to 2,258± SF
CORNER SUITES AVAILABLE**



**Lease Incentives
Available!**
CONTACT BROKER FOR
DETAILS



Join These Retailers:



- 2,258± SF First Floor Newly Refurbished Retail/Office Suite
- 1,532± SF and 1,317± SF Second Floor Fully Built-Out Corner Suites
- Excellent Highway 78 visibility, access and signage (168,000+ ADT)
- 9,194± SF Two-story elevator served retail / office building with street and freeway signage opportunities
- With 4.4 million annual visits, this area is one of the most frequented along Highway 78
- Tenant building signage facing Highway 78, San Marcos Blvd., and Grand Avenue. Monument signage on either San Marcos Boulevard or Grand Avenue
- Nearby retailers within walking distance include:

Demographics & Traffic

- New housing development currently under construction with first phases completely sold out within 1 mile of site

Demographics: (Source: CoStar)	1 mile	3 miles	5 miles
2024 Population (Estimated)	14,826	91,857	195,795
2029 Population (Projected)	14,815	91,857	194,241
Daytime Employee Population	15,388	45,342	100,677
Average Household Income	\$91,643	\$120,038	\$125,796

Traffic Counts	ADT
Highway 78 at San Marcos Boulevard	168,000
San Marcos Boulevard at Grand Avenue	75,000



Mark Esbensen
President | CEO
CA License # 00713990
(951) 491-6300

mesbensen@westmarcre.com

Allison Esbensen
Sales Associate
CA License # 01983671
(951) 491-6300

aesbensen@westmarcre.com



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

SAN MARCOS RETAIL/OFFICE BUILDING

FOR LEASE

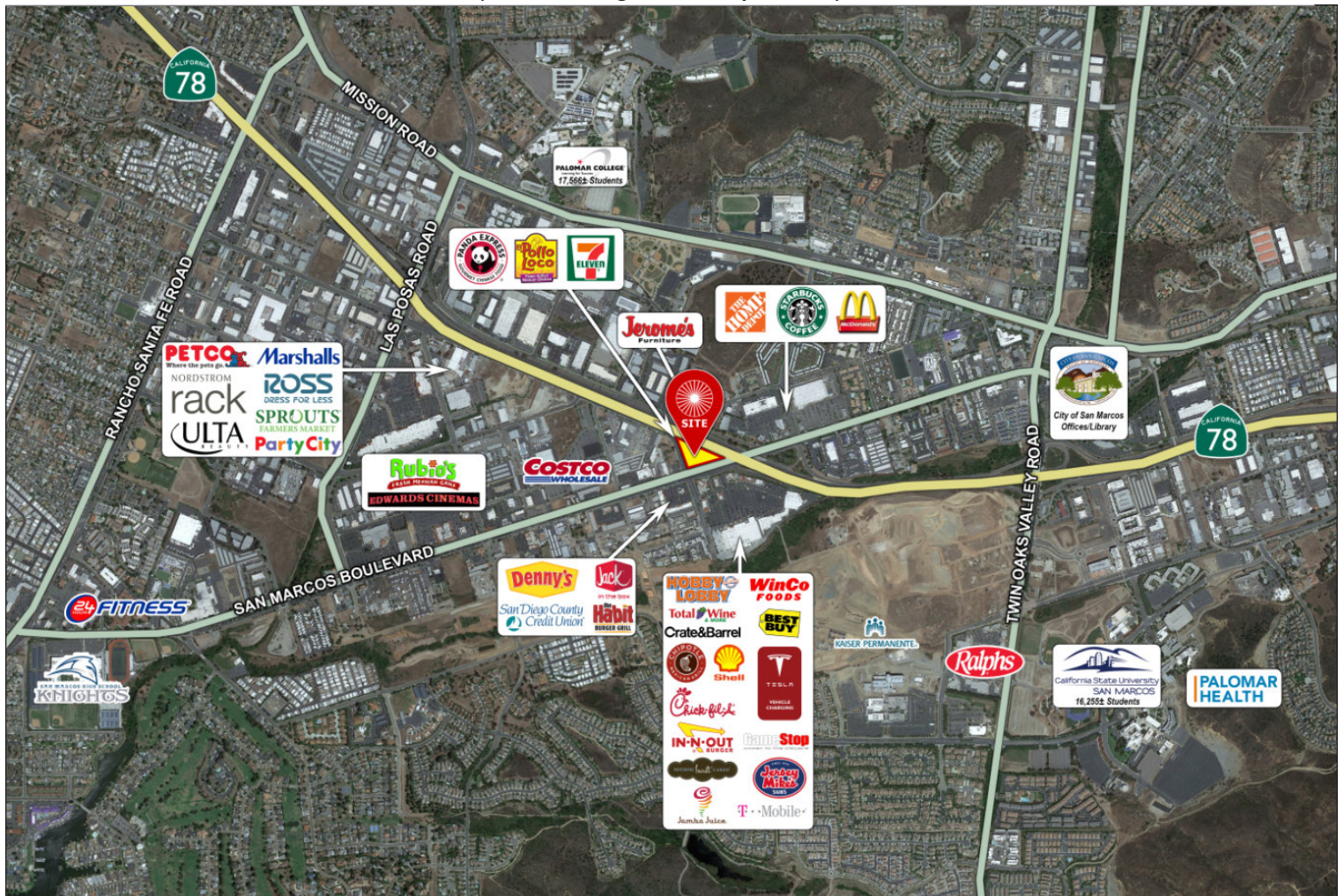
744 Grand Avenue, San Marcos, CA 92078

San Marcos Office Building Availability & Lease Rates

SUITE	SQUARE FOOTAGE*	MONTHLY PRICE PSF** BASE RENT	COMMENTS
AVAILABLE			
101	2,258±	\$2.75	Lobby, 9 private offices, conference room, men's/women's restrooms. (Note: Offices can be removed for open retail space)
102	2,356±	----	-Leased- Locally Famous Tattoo
AVAILABLE			
201	1,532±	\$2.25	Open area, 1 private office, kitchenette, restroom with shower, and breakroom. New carpet.
202-203	1,731±	----	-Leased- Dental/Orthodontics Office
AVAILABLE			
204	1,317±	\$2.25	Open Floor Plan with one(1) private office, restroom and kitchenette and LVT flooring.

* All suites are based on usable area - No Core Factor

**Lease rates are quoted based on AIR Standard Industrial/Commercial Multi-Tenant Lease - Gross Form (Landlord pays base year taxes and insurance. Tenants pay Common Area Operating Expenses, and increases over base year for taxes and insurance, as well as individually metered utilities, interior janitorial and HVAC costs.)
(2026 CAM Budget \$0.50 PSF per month)



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

SAN MARCOS RETAIL/OFFICE BUILDING

744 Grand Avenue, San Marcos, CA 92078

FOR LEASE



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

SAN MARCOS RETAIL/OFFICE BUILDING

744 Grand Avenue, San Marcos, CA 92078

FOR LEASE

