

**OFFICE SPACE AVAILABLE FOR LEASE**

**823 GRAND AVENUE, SUITE 202**

**SAN MARCOS, CA**

**FREEWAY VISIBLE PROPERTY NEAR SAN MARCOS BLVD.**

**139,000 ADT ON 78 AND 8,600 ADT ON GRAND**

**NEAR CAL STATE SAN MARCOS AND PALOMAR COLLEGE**

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

**SECOND STORY OFFICE SPACES AVAILABLE: 900 SQUARE FEET**

**LEASE RATE: \$1,935 PER MONTH MODIFIED GROSS WITH ANNUAL INCREASE.**

**CONTACT LU ANN HALL AT (760) 505-8902 DRE#007 19299**

