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VIA VERA CRUZ
SAN MARCOS
CA 92078

VIA VERA CRUZ

PROFESSIONAL OFFICE & MEDICAL SUITES
653 TO 2,770 SF AVAILABLE FOR LEASE

OFFICE OR MEDICAL SUITES
READY FOR TENANT SPECIFIC
IMPROVEMENTS & FINISHES



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PROPERTY HIGHLIGHTS

- Professional and medical office suites available for lease.
- Feature building entrance with beautifully designed common area lobby with high ceilings and natural lighting, intricate tile work, wrought iron railings and 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 2.7 million square-feet 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*); and within walking distance to Grand Plaza Shopping Center (*Nordstrom Rack*, *Starbucks*, *Bed Bath & Beyond*, *Party City*, *Marshalls*, *Sport Chalet*, *Ross*, *Broken Yolk*, *Elephant Bar & Grill*, *Petco*, *Mission Federal Credit Union*, *Sprouts*, *Boudin Bakery*, *AAA*, *Pei Wei*, *AT&T*, *Subway*, *Pat & Oscars*, *Sammy's Woodfired Pizza & more*)



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| SUITES 202/204

- 2,770 SF
- Available November 1, 2018
- Divisible to 767 SF & 2,003 SF
- Reception area
- Large conference room
- 5 private offices
- Kitchen
- Storage
- IT room with dedicated HVAC
- Office or Medical space

| AVAILABILITY

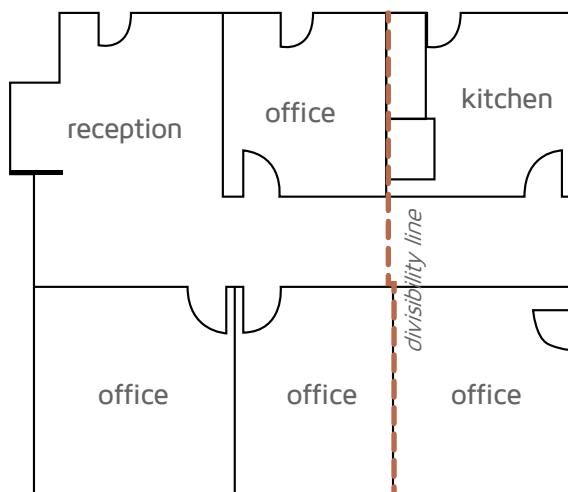
Office Lease Rate*:
\$1.85/SF + Utilities (TIA negotiable)

Medical Office Lease Rate*:
\$2.15/SF + Utilities (TIA negotiable)

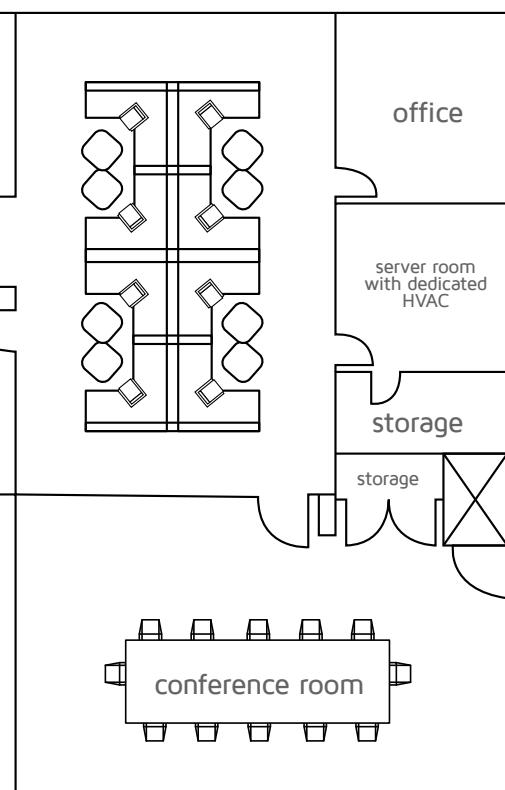
*5 days per week janitorial services included



SUITE 202 767 SF



SUITE 204 2,003 SF



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AVAILABILITY

Office Lease Rate*:
\$1.85/SF + Utilities (TIA negotiable)

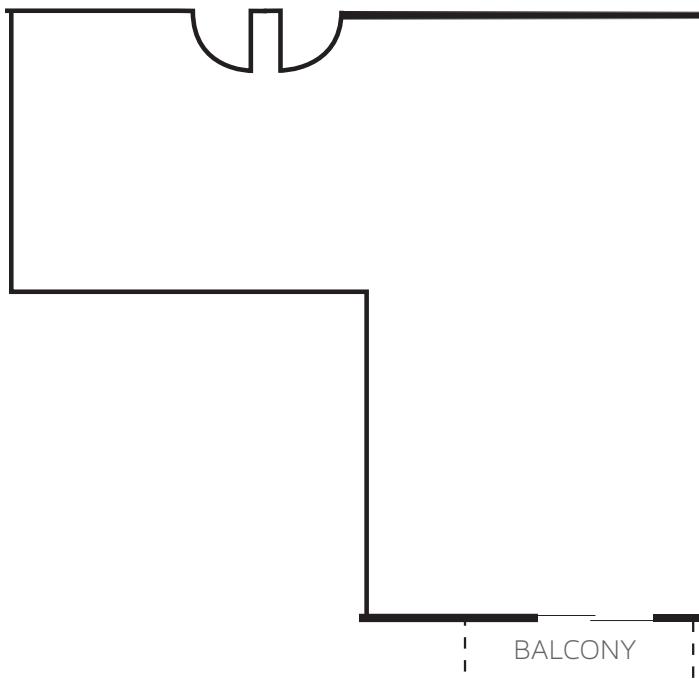
Medical Office Lease Rate*:
\$2.15/SF + Utilities (TIA negotiable)

*5 days per week janitorial services included



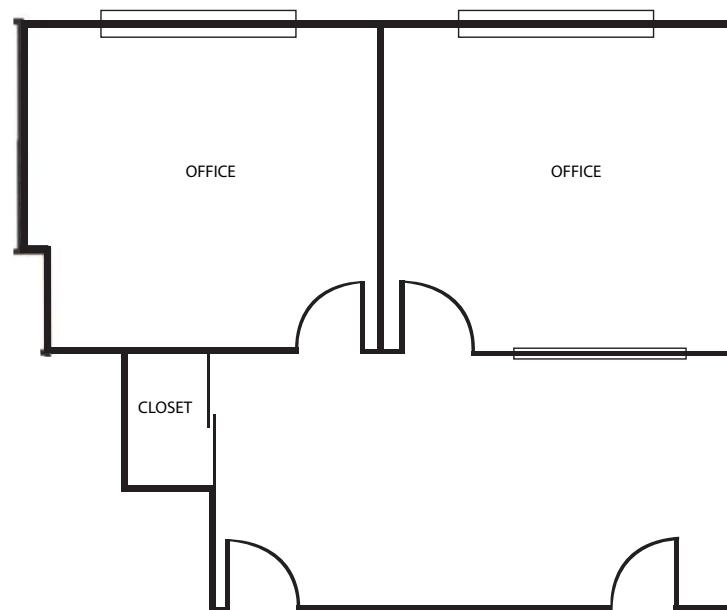
SUITE 252

- 802 SF
- Warm shell condition and ready for tenant specific improvements & finishes
- Office or Medical space



SUITE 253

- 653 SF
- Reception area, 2 private offices and storage closet
- Office or Medical space



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NEARBY RETAIL AMENITIES

1. Shopping Center

- 7-Eleven
- Citibank ATM
- Discount Tire
- El Pollo Loco
- Panda Express

2. Creekside Marketplace

- Applebee's
- Best Buy
- Chick Fil-A
- Chipotle Mexican
- Crunch Fitness
- Gamestop
- GNC
- Hobby Lobby
- In-n-Out Burger
- Jamba Juice
- Noodles & Company
- Nothing Bundt Cakes
- Panera Bread
- Phil's BBQ
- Shell Gas Station
- Staples
- WinCo Foods

3. San Marcos Pavillion

- Denny's
- Jack in the Box
- Lux Nail Salon & Spa
- Nattiya Thai
- North County Health Services
- Northern Spirits Jazz Club
- Nutrishop
- Quality Care Pharmacy
- Sushi Huku
- The Habit Burger Grill

4. San Marcos Center

- Access Health Insurance
- Domino's Pizza
- Dr. Zarnowitz Orthodontics

- Family Dentistry
- Golden Pacific Real Estate
- Lens 4 Less
- Liberty Financial Group
- North County Wellness
- Phil-Asian Market
- Randall J. Leads DDS
- Su Casa Real Estate
- The Nail Loft

5. Plaza Rio Valle

- Allstate Insurance
- CrossFit 2.0
- Hyuga Sushi
- ProClip HairCut

6. Fry's Electronics

7. Park Plaza

- Better Buzz Coffee Drive thru
- Club Pilates

8. Churchill's Pub & Grill

9. Blvd Bar & Grill

- Back Alley Grill
- Big Future Preschool
- Dogtopia of San Marcos
- Zekas Gallery & Studio

10. Plaza Serena

- Chin's Acupuncture
- Dr. Gary Chiropractor
- Farmers Insurance
- Pet Cuts
- Prestige Realtors
- Tony's Barbershop
- All Seasons Nails
- Mama Kat's

11. Palomar Institute of Cosmetology

12. California Bank & Trust

13. Via Marcos Plaza

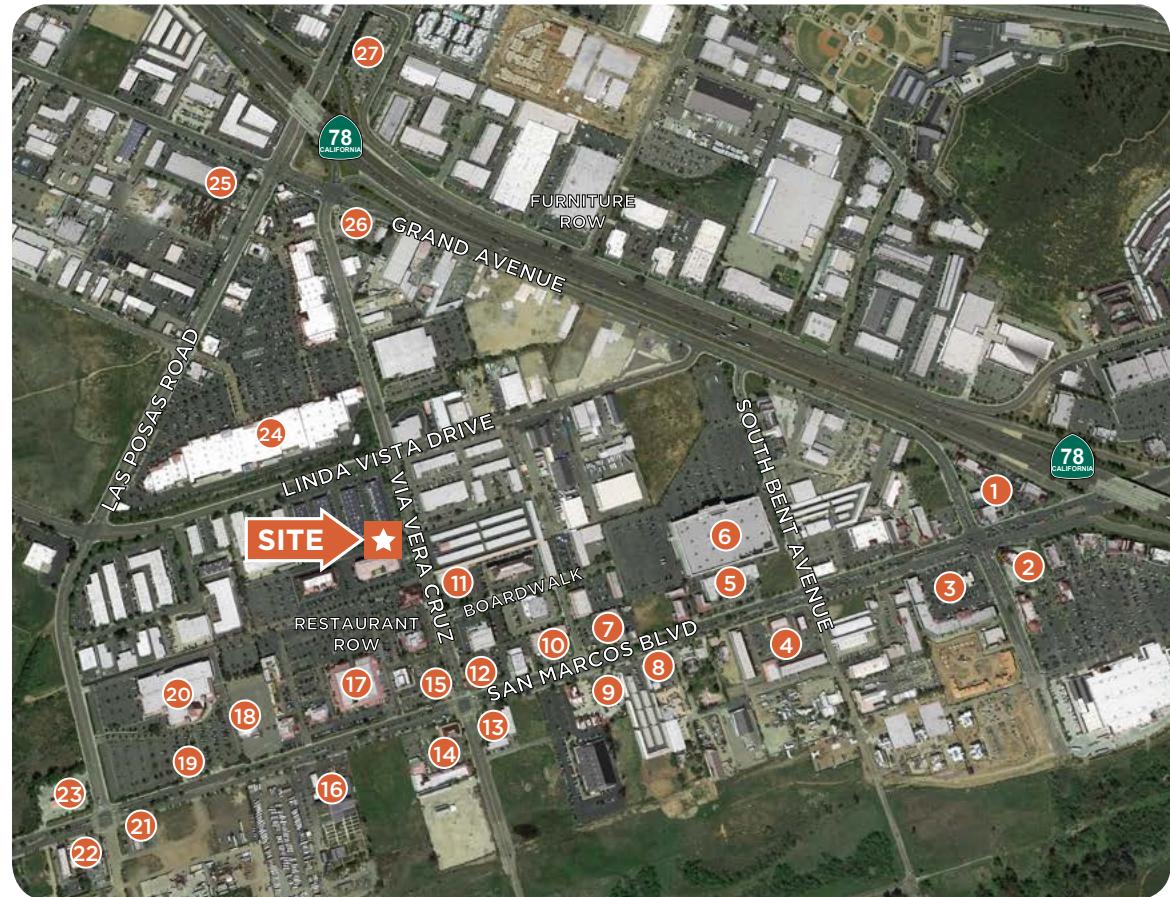
- Animal Hospital
- Annie's Cleaners
- Ara Lebanese Grill
- E Food Store
- Great Cuts
- H & B Dental Care
- Rice King
- Sub-Marine

14. Galeria Vera Cruz

- iTan Solarium
- Classy Nails Spa & Hair
- Marlene M Thompson DDS
- Penny Lane Pub Grill
- Rancho Santa Fe Thrift
- Saigon Express Restaurant
- Sarika Thai Inc
- Sprague Insurance
- Sunshine Realty

15. Wells Fargo

16. Green Thumb Nursery



17. Old California Restaurant Row

- Acapulco Restaurant
- Buffalo Wild Wings
- Charro Foods
- China Wokery
- Cocina del Charro
- 55 Yardline Grill & Bar
- Fish House Vera Cruz
- Fratelli's Italian Kitchen
- IHOP
- India Princess
- Katsu Sushi & Teppan Grill
- King & I Restaurant
- Maui Bistro
- Old California Coffee House & Eatery
- Old California Mining Co.
- San Marcos Brewery
- Sublime Ale House
- 10 Twenty Prime

18. 12,000 SF Available Retail

19. San Marcos Food Court

- Bada-bing Pizzeria
- Capriotti's
- Cold Stone
- Dippin' Dots
- Mike's Pizzeria
- Rubio's

20. Edwards Cinema

21. AMPM

22. Tom's Burger

23. Chevron

24. Grand Plaza

- Amour Hair Salon
- Bed Bath & Beyond
- Boudin Sourdough
- Curry & More
- Dickies Culture
- Elephant Bar
- Fashion 5
- Five Guys Burgers
- Greek Restaurant
- Hawaiian BBQ
- Love Boat Sushi
- Marshalls
- Massage Envy
- Medifast
- Menchie's Frozen Yogurt
- Nordstrom Rack
- Party City
- Pat & Oscars
- Pei Wei
- Petco
- Que Taco
- Ross Dress for Less
- Sammy's Woodfired Pizza
- Sport Chalet
- Sprouts Farmers Market
- Starbucks
- Styles For Less
- Subway
- The Broken Yolk Cafe
- ULTA

25. Rip Current Brewing Company

26. Sonic Burger Drive-in

27. Residence Inn Marriott

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