

## Sale Highlights

- » **ASKING PRICE: \$285/SF**
- » 12,262 RSF Full first floor  
(Divisible to 1,324 RSF)
- » Owner/User
- » Office/Medical (pending city approval)

## Leasing Highlights

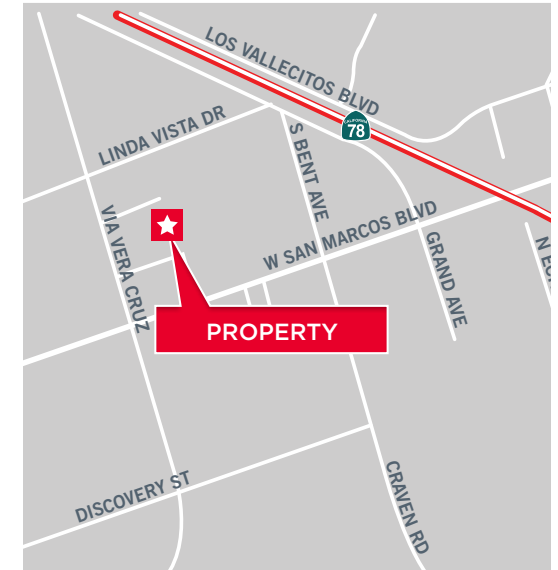
- » **LEASE RATE: \$2.10/SF + UTILITIES & JANITORIAL**

### AVAILABILITY

- » Suites 100-105 = 12,262 RSF Full first floor  
(Divisible to 1,324 RSF)

## Property Highlights

- » Class "A", 3 Story Office Building
- » High quality existing tenant improvements in place
- » Close proximity to 78 freeway with immediate access via Las Posas and San Marcos Blvd
- » 4.2/1,000 parking ratio
- » Walking distance to banks, restaurants & retail shops
- » Lush landscaping
- » Exterior building signage available



### Matty Sundberg

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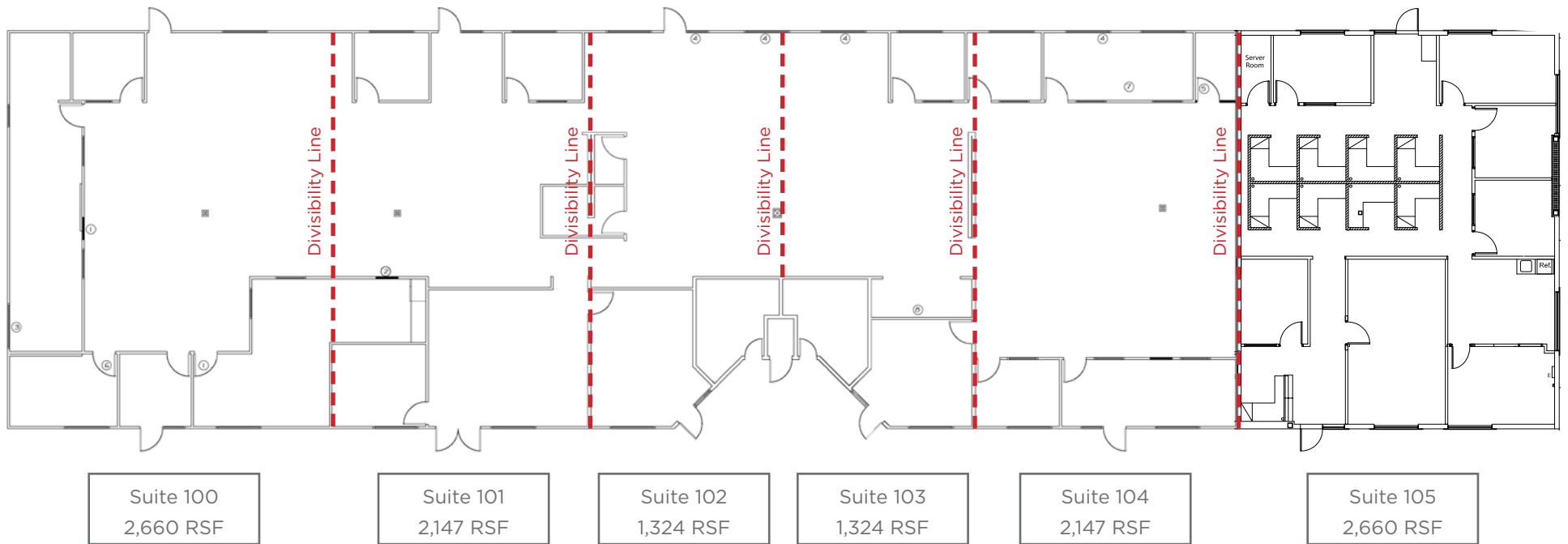
### Bob Cowan, SIOR

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View Site Specific COVID-19 Prevention Plan

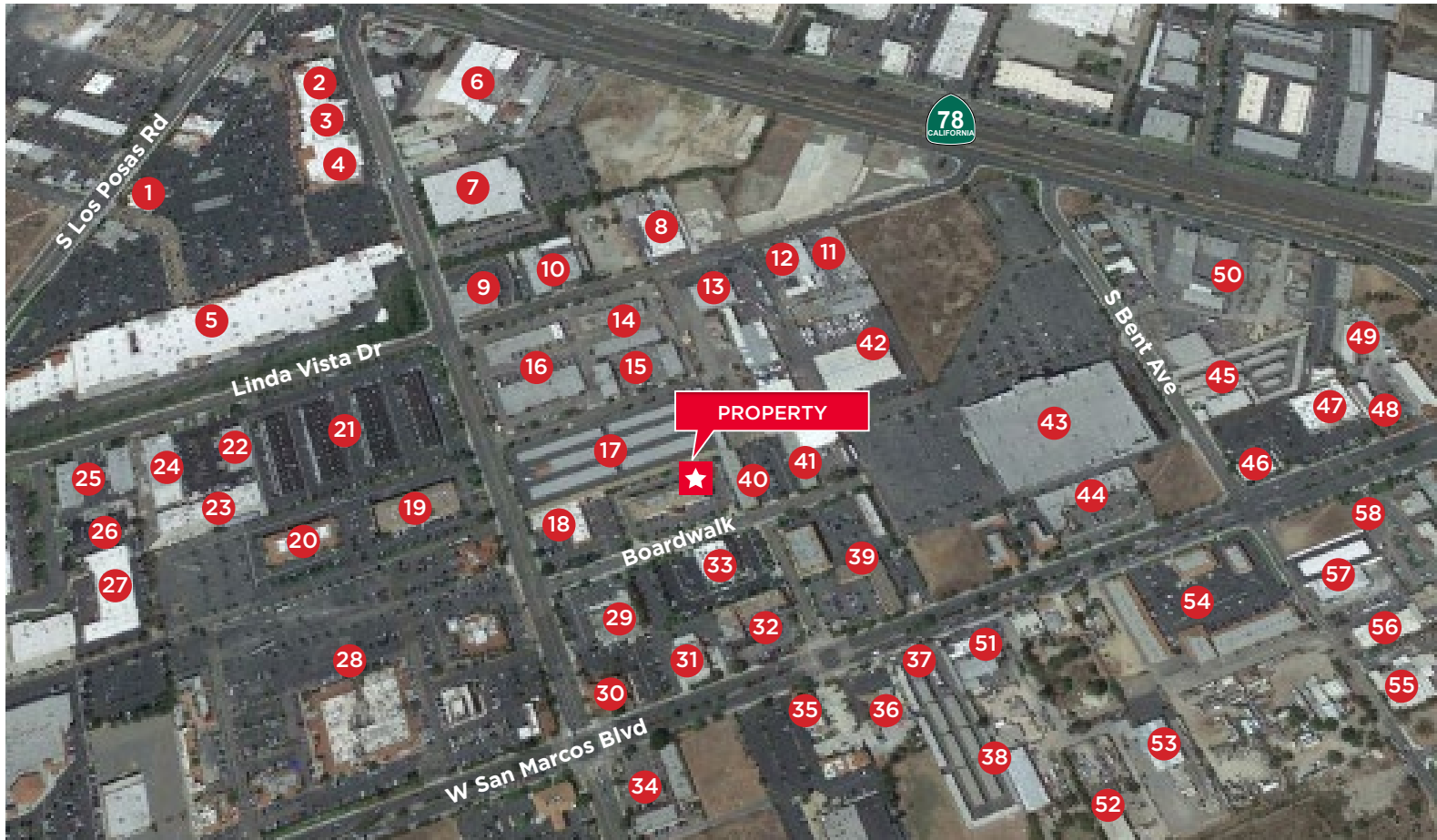
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Suites 100-105  
12,262 RSF Divisible to 1,324 RSF



# Park Place North | For Sale or Lease

950 Boardwalk, Suites 100-105, San Marcos, CA 92078



28. Old California Restaraunt Row (cont.)
  - Buffalo Wild Wings
  - Cocino del Charro
  - Wells Fargo Bank
29. Social Security Administration
30. California Bank and Trust
31. Manpower | M & M Escrow
32. Business Complex
  - Nail Tekz
  - Mama Kat's
  - Emily's Nails & Spa
  - Serenitea
33. Business Complex
  - Pacific Tax & Financial Group
  - Endodontic Specialists
  - McBride Dental
34. Business Complex
  - eFood Stores & Liquor
  - Lebanese Grill Mediterranean
  - Greater Cuts
  - Discovery Valley Animal Hospital
35. Big Future Preschool
36. Up in Smoke
37. U-Haul
38. All Natural Stone
39. Park Plaza
  - Brandt Academy
  - Hearing Healthcare San Marcos
  - Better Buzz Coffee Drive-thru
  - Club Pilates
  - The Jim Bottrell Team
  - USA Check Center
  - Jesse's Barber Shop
40. Meals on Wheels
41. Foothills High School
42. Kevin Smith Enterprises | RV Rentals San Diego
43. Fry's Electronics
44. Smoke Shack | Platinum Auto & Smog
45. San Marcos Mini Storage
46. San Diego County Credit Union
47. Soapy Joe's Car Wash
48. Burger King
49. All Autos Smog Check | Star Auto Haus German Auto Service
50. Modern Builders Supply, Inc.
51. Churchill's Pub & Grille
52. DT Autobody | CSR Marble and Granite
53. Target Specialty Products
54. San Marcos Shopping Center
  - Asian 101 Market
  - JR's Barber Shop
  - Cloud 9 e-Cig
  - Domino's Pizza
  - Sherwin-Williams Paint Store
  - Self-Made Training Center
55. Cart Mart - San Diego
56. RK2 Systems
57. Stow-it Storage
58. Jiffy Lube

1. The Broken Yolk Cafe
2. AAA
3. Petco
4. Sprouts Farmers Market
5. Grand Plaza
  - Nordstrom Rack
  - Marshalls
  - Ross Dress for Less
  - Lane Bryant
6. APEX Kitchen Cabinet and Granite Countertop
7. NEO Tech
8. Mission Auto Repair | Techsico
9. Precise Manufacturing | MRI Corp

10. Industrial Complex
  - BOS Golf
  - Black Oxide Services
  - Valley Chain and Gear
  - So Cal Trike Center
11. RMP Metal Finishing | Stone & Cabinet Depot
12. Dogs Abound
13. Crop Production Services
14. Champion Packaging
15. Industrial Center
  - Joe Hauler Motorcycle Carriers
  - Signs of Silence
  - AJ Mold

16. Industrial Complex
  - San Diego Candy Buffets
  - Jordan O'Connor - Coin Jar Offroad
  - Day & Night Security Lock
17. Industrial Complex
  - Bryson & Hammer Kitchen Remodeling
  - Calwest Auto Center
  - Interior Technique Flooring & Remodeling
18. A Storage Place - San Marcos
19. Palomar Institute of Cosmetology
20. Mission Healthcare
21. Premier Health Services | CommerceWest Bank

21. Bertram Business Center
  - A Frame of Art
  - Bolts 4U Fastners and Industrial
  - Stigtec Manufacturing
  - TERI Country School
22. Bayshore Preparatory Charter School
23. The Father's House
24. Parabilis Space Technologies | Allure Total Mangement | Be Ready
25. Applied Industrial Technologies | New West Ballet School | AlphaGraphics

26. North County Auto Parts
27. Pump it Up San Marcos Kids Birthdays and More | Fastenal
28. Old California Restaraunt Row
  - Shanghai Couture
  - King & I of San Marcos
  - Old California Coffee House & Eatery
  - IHOP
  - Sublime Ale House
  - London's: East Meets West
  - Old California Mining Company
  - IHOP
  - China Wokery
  - Katsu Sushi and Teppan Grill