

1370 W. SAN MARCOS BLVD

San Marcos, CA 92078

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ADT: 25,200

ADT: 137,000

ADT: 42,100



FOR LEASE ±9,697 - ±32,191 SF Multi-Tenant Suites

1370

PROJECT OVERVIEW

PROPERTY LOCATION

The Property is a unique multi-tenant, office/R&D/industrial project suitable as an *education facility, regional office, call center, or R&D space.* It is centrally located in North County San Diego with convenient access to Highway 78 via the Las Posas Road on ramp.

① SAN MARCOS PLAZA

- » Albertsons
- » Los Panchos Mexican
- » Pizza Hut
- » FedEx Office Print & Ship Center
- » H&R Block
- » Sushi Restaurant
- » Chase Bank

② PALOMAR PLAZA SHOPPING CENTER

- » CVS
- » Panda Garden
- » Citibank
- » Del Taco
- » Pho San Marcos

- #### ③
- » Vons
 - » Starbucks
 - » Shogun
 - » Subway
 - » Foster's Family Donuts
 - » Bubble Tea
 - » Cucina Amore
 - » 7-Eleven
 - » Union Bank
 - » Wells Fargo
 - » U.S. Bank
 - » BFit Gyms

④ ST. MARK GOLF CLUB

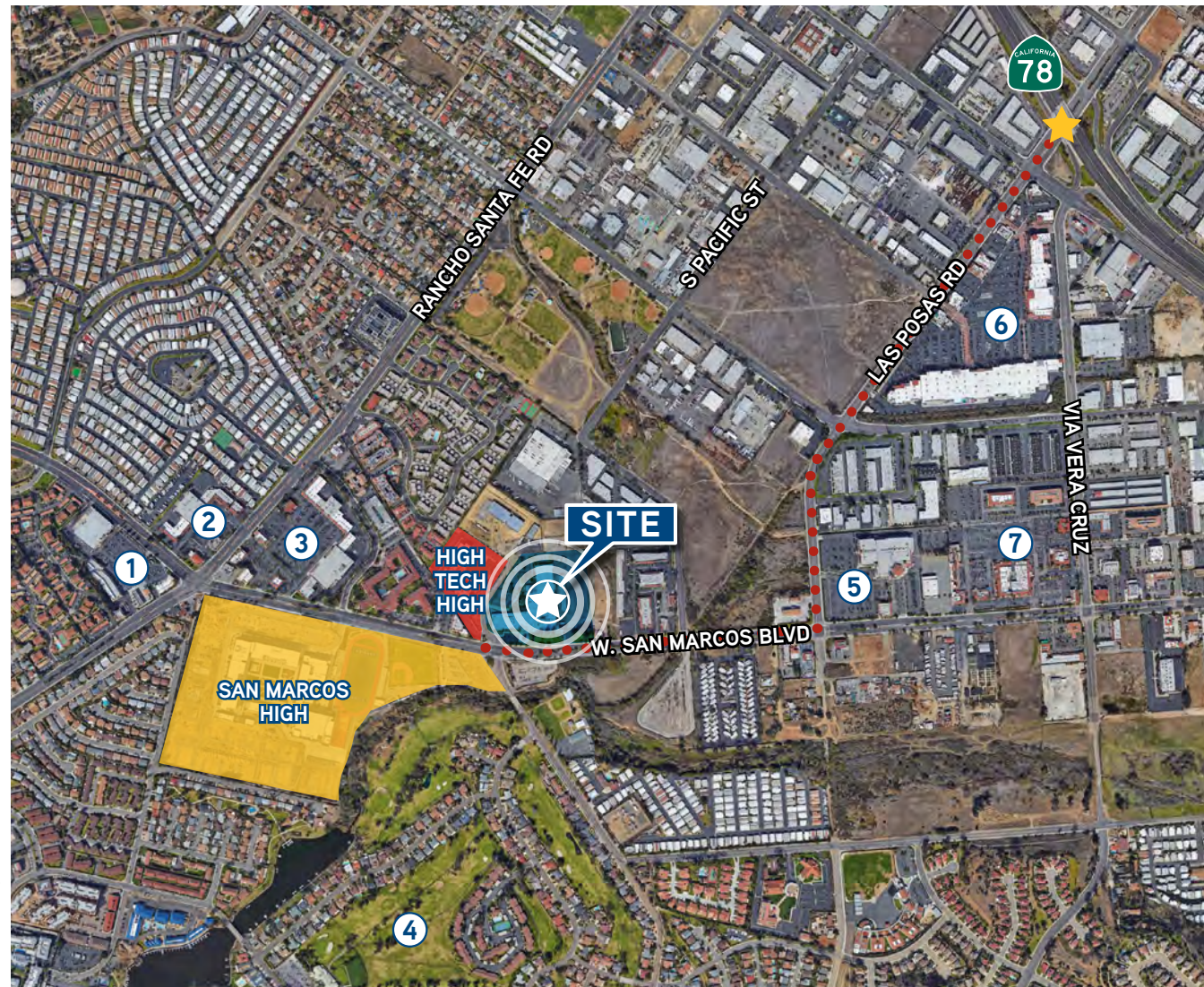
- #### ⑤
- » Edwards San Marcos
 - » Rubio's Coastal Grill
 - » Cold Stone Creamery

⑥ GRAND PLAZA

- » Love Boat Sushi
- » Starbucks
- » Sammy's Woodfired Pizza
- » Subway
- » Nektar Juice Bar
- » Taco Bar
- » Menchie's
- » O's American Kitchen
- » L & L Hawaiian
- » Boudin SF
- » Curry & More
- » Five Guys
- » The Broken Yolk Cafe
- » Sprouts
- » Nortstrom Rack
- » Ross
- » Bed Bath & Beyond
- » Marshalls

⑦ RESTAURANT ROW

- » Sublime Ale House
- » Ten Twenty Prime
- » Fish House Vera Cruz
- » IHOP
- » Buffalo Wild Wings
- » The 55 Yardline
- » Old California Mining Co.
- » San Marcos Brewery & Grill
- » King & I of San Marcos
- » Katsu Seafood & Steak House
- » China Wokery
- » Cocina Del Charro
- » Veranda



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PROJECT OVERVIEW

PROPERTY AMENITIES

±9,697 - ±32,191 SF Office/R&D/Industrial Suites



Only minutes to Hwy 78 & Palomar Airport Rd



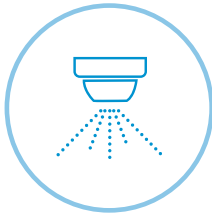
±7,191 SF warehouse with 2 grade-level doors



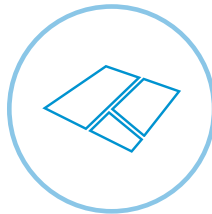
2 position loading dock well



Abundant parking



Fully sprinklered



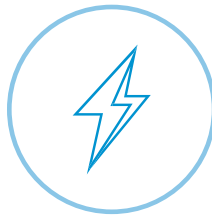
M-1 zoning with commercial overlay



Outstanding signage opportunity



42,100 daily traffic count

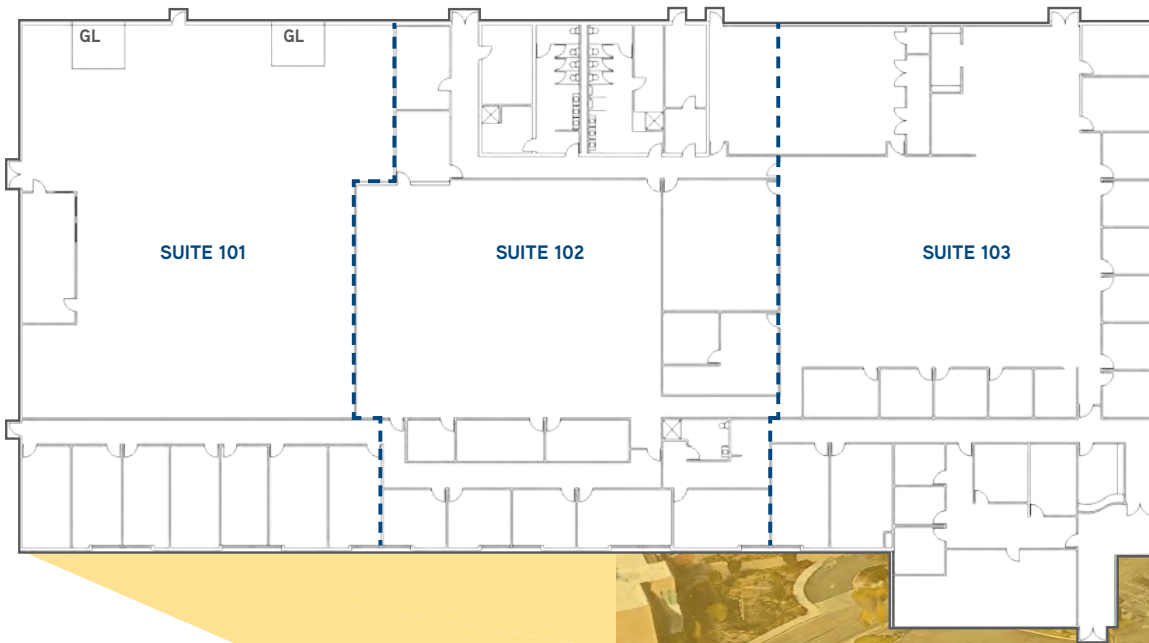


800 Amps, 480 V power



1370

PROJECT AVAILABILITY FLOOR PLAN



Divisibility Options

Suite	Approx. RSF
101	9,697
102	10,772
103	11,722
101-103	32,191

\$1.15^{PSF}
MG + CAO E*



*Common Area Operating Expense (CAOE) est. at \$0.11/SF.

1370

PROJECT LOCATION AREA OVERVIEW

7 MINUTES
TO HWY 78 BY LAS POSAS RD

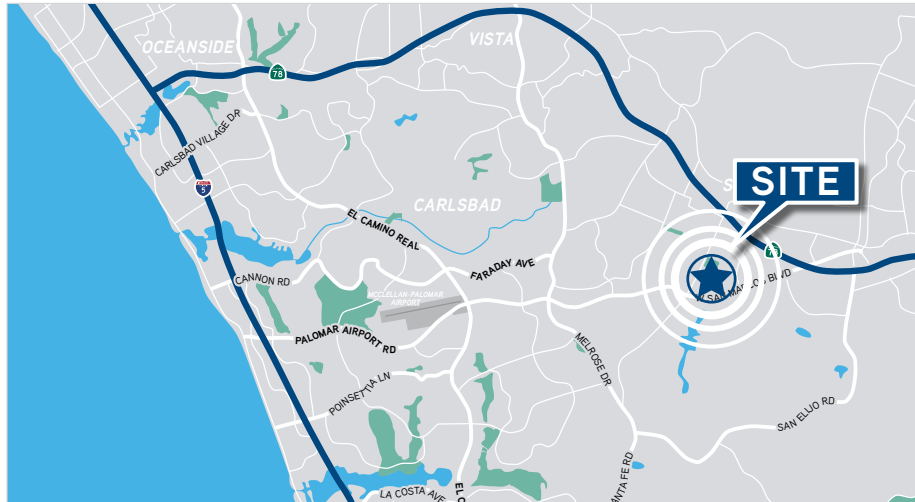
57 MINUTES
TO U.S. - MEXICO BORDER

15 MINUTES
TO I-5 FREEWAY

67 MINUTES
TO ORANGE COUNTY

45 MINUTES
TO DOWNTOWN SAN DIEGO

105 MINUTES
TO LOS ANGELES



Drive times are estimates and for general reference only. Actual drive time may vary.

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