



NORTH CITY
northcity.com

FOR LEASE > OFFICE SPACE

**111 CAMPUS WAY
SAN MARCOS, CA**



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3,000

RESIDENTIAL UNITS



375,000 SF

SF OF RETAIL



750,000 SF

SF OF OFFICE



20

ACRES OF PARKS



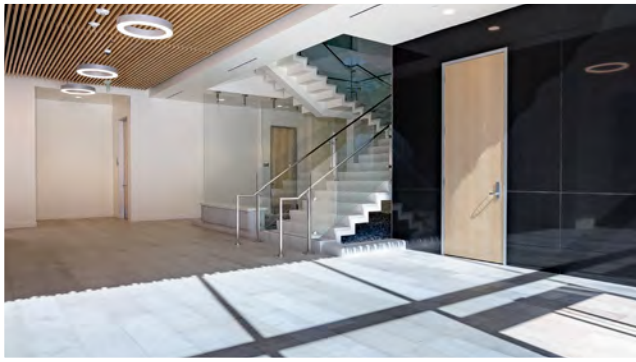
450

HOTEL ROOMS



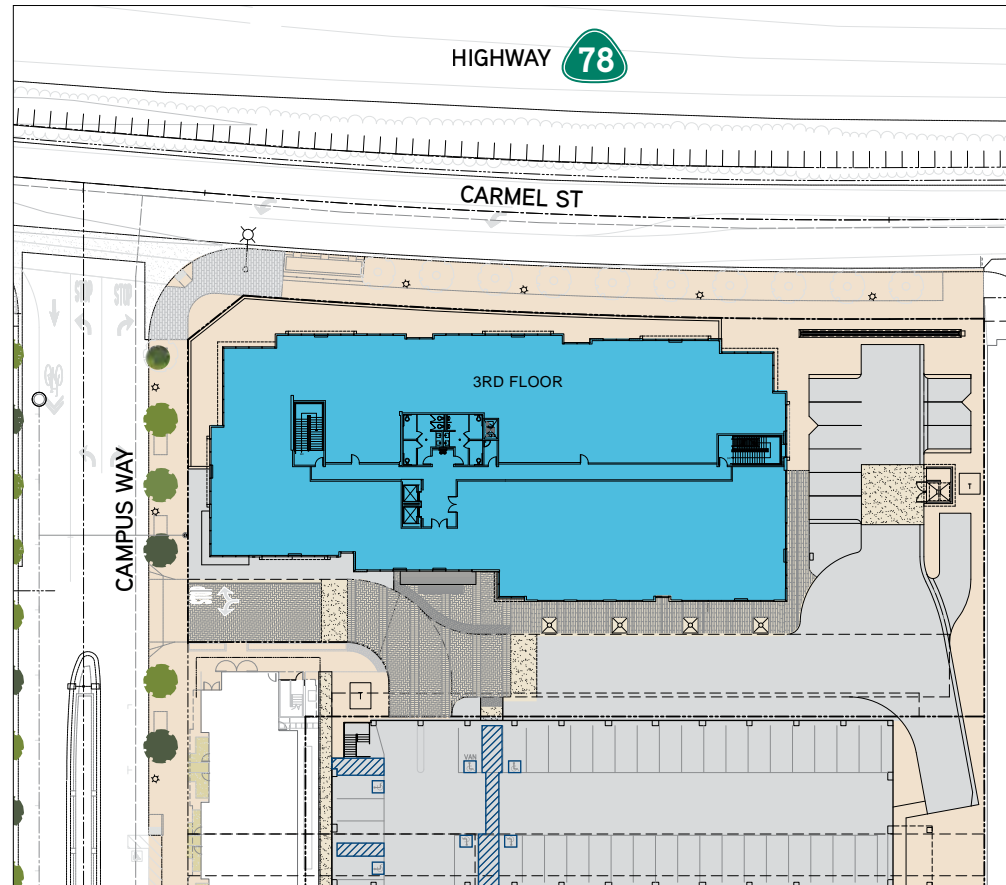
NORTH CITY

On over 200 acres, North City will serve as the hub for San Marcos' University District. A cosmopolitan center, that sparks a strong sense of place and pride among the people who call it home. North City's compact area, strategic location, and easy access to existing mass transit make it the most exciting new



111 CAMPUS WAY

CLASS A OFFICE BUILDING



- **Floor 1 & 2 - ±40,000 SF**
Leased to Pima Medical Institute
- **Floor 3 - ±20,000 SF**
±15,000 SF Class A office space for lease (divisible)
±5,425 SF leased to Pima Medical Institute

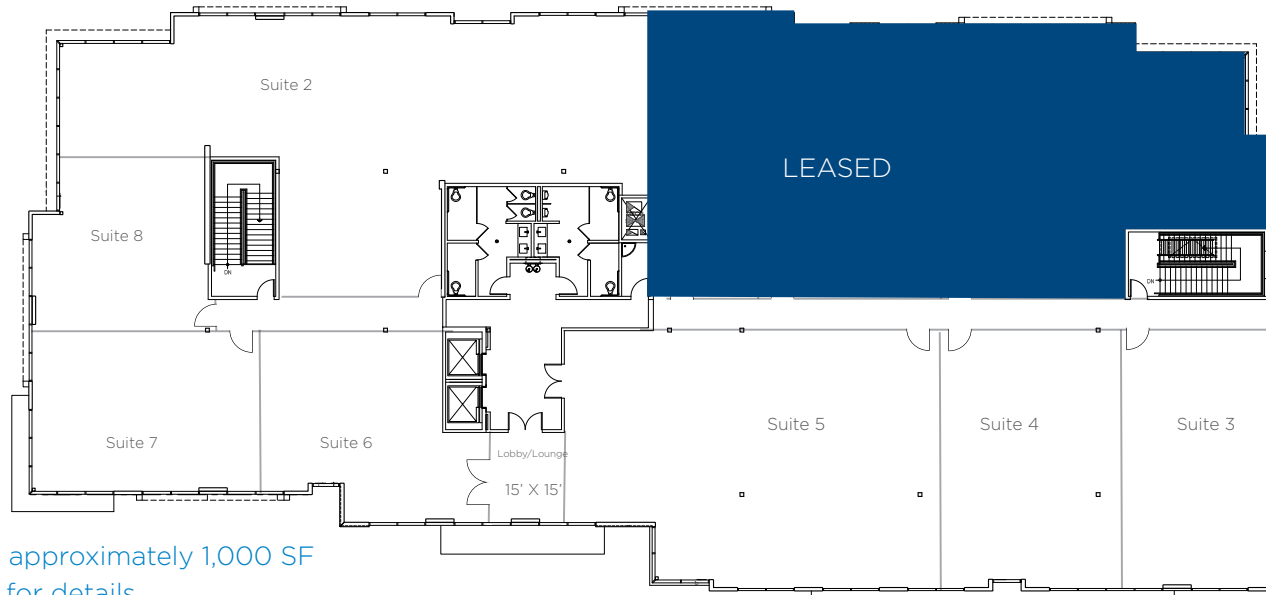
111 CAMPUS WAY

AS-BUILT SHELL THIRD FLOOR PLAN



3rd Floor - ±15,000 SF AVAILABLE

CONCEPTUAL THIRD FLOOR DIVISIBILITY PLAN

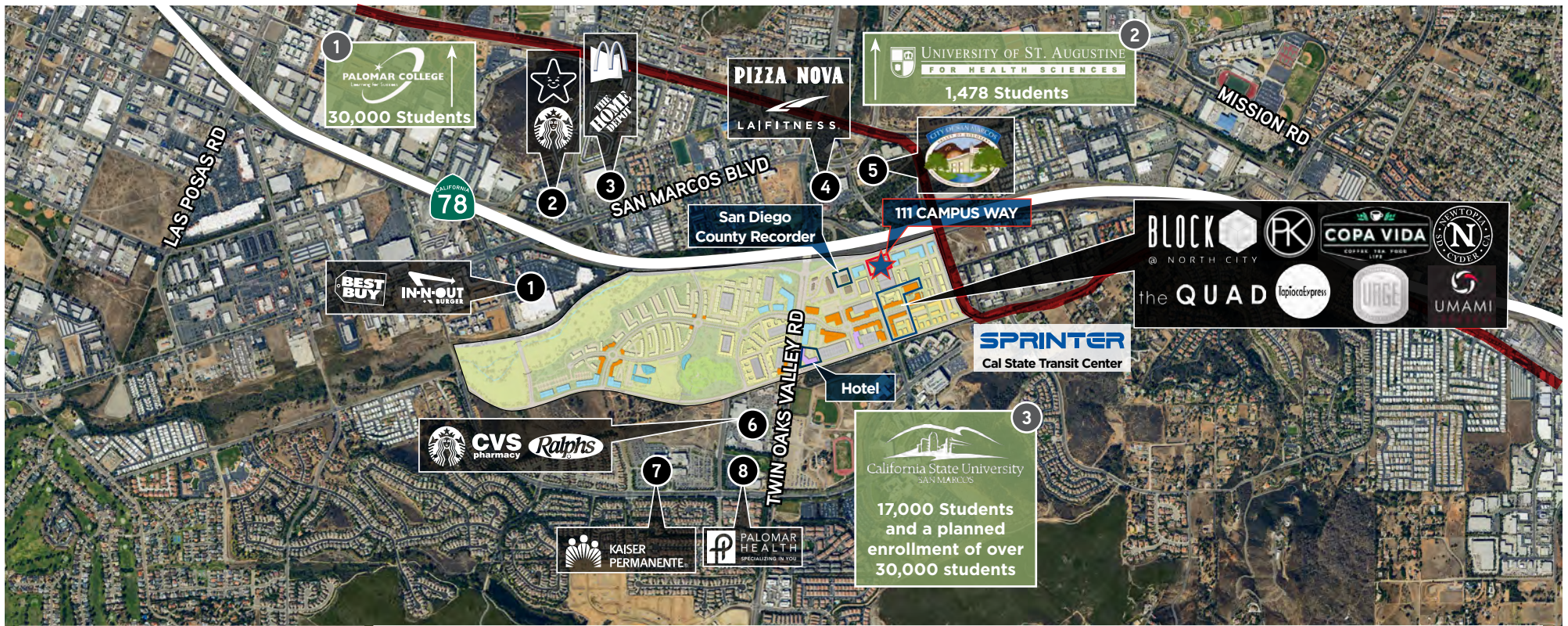


Divisible to approximately 1,000 SF
Call Broker for details





111 CAMPUS WAY



NORTH CITY
 Block C
 The QUAD
 PrepKitchen
 Newtopia Cyder
 Umami Japanese
 Urge Gastropub
 Tapioca Express
 Copa Vida
 (CLICK LOGOS TO LEARN MORE)

- ① In-N-Out, Best Buy, Chick-fil-A, Nothing Bundt Cakes, Jamba Juice, Panera Bread, Phil's BBQ, Applebee's, Winco, Staples, Hobby Lobby
- ② Starbucks, Carl's Jr., Slater's 50/50
- ③ McDonald's, Home Depot, Albertaco's, Wing-n-Things, Froyo
- ④ LA Fitness, Pizza Nova, Ryan Brothers Coffee, The Pita Guys, Subway, Ahi Sushi, The Old Spaghetti Factory, FedEx Office
- ⑤ City of San Marcos Buildings (CLICK LOGO TO LEARN MORE)
- ⑥ Ralph's CVS, Starbucks, Subway, Dickey's Barbecue Pit, Tabu Sushi, Flippin' Pizza, Mr. Taco, Player's Sport Grill, Wing-n-Things, Froyo
- ⑦ Kaiser Permanente (CLICK LOGO TO LEARN MORE)
- ⑧ Palomar Health Services

- ① Palomar Community College
- ② University of St. Augustine for Health Services
- ③ California State University San Marcos (CLICK LOGOS TO LEARN MORE)

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