

FOR LEASE

640 GRAND AVENUE, SAN MARCOS CA 92078

SAN MARCOS CREEK DISTRICT

**6,000sf FREESTANDING BUILDING
26 ONSITE PARKING STALLS
3,000sf DEMISEABLE SPACES**



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**New Development Sites
"SM Creek Specific Plan"
Opening 2016-2018**

- East Gate—42 SFR + retail
- Promenade—109 SFR + retail

SITE →

Grand Ave

San Marcos Blvd

Traffic Counts*:	Cars Per Day
Hwy 78 - West of San Marcos Blvd	±136,400
Hwy 78 - East of San Marcos Blvd	±152,800
San Marcos Boulevard	± 61,600

AERIAL

San Marcos Creek Specific Plan Area

640 Grand Avenue



East Gate



Promenade



SAN MARCOS RETAIL DISTRICTS & CSU AERIAL

LEGEND:

1. Fry's Electronics
2. Home Depot
3. 18-Plex Edwards Theatres
4. Vons, 24-Hour Fitness
5. CVS/Pharmacy
6. Albertsons
7. Ralphs, Pet People
8. Albertsons
9. Nordstrom Rack, Sports Challet, Marshall's

