

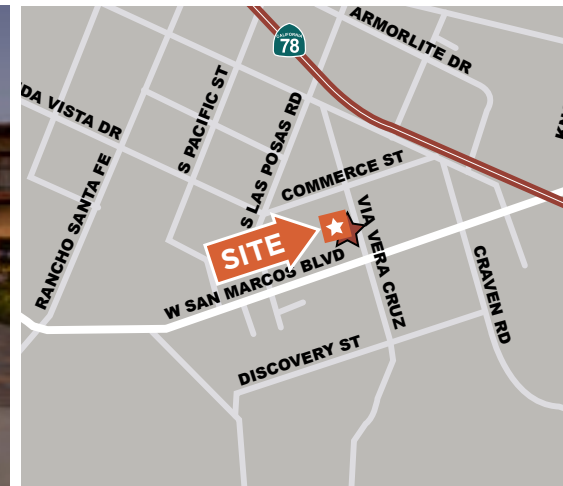
334

VIA VERA CRUZ
SAN MARCOS
CA 92078

VIA VERA CRUZ

PROFESSIONAL OFFICE & MEDICAL SUITES
802 & 913 SF AVAILABLE FOR LEASE

BRAND NEW SPEC SUITES
OFFICE & MEDICAL AVAILABLE



Bob Cowan, SIOR
+1 760 431 3836
bob.cowan@cushwake.com
LIC #01838109

1000 Aviara Parkway, Suite 100
Carlsbad, CA 92011
P: 760 431 4200 | F: 760 454 3869
www.cushmanwakefield.com

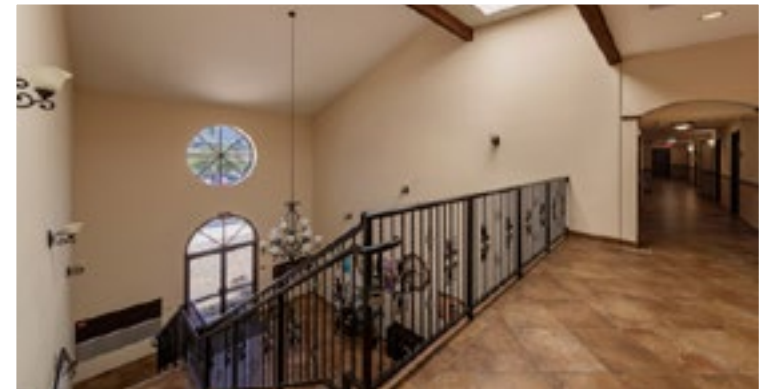
334

VIA VERA CRUZ
SAN MARCOS
CA 92078



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*)



Bob Cowan, SIOR
+1 760 431 3836
bob.cowan@cushwake.com
LIC #01838109

1000 Aviara Parkway, Suite 100
Carlsbad, CA 92011
P: 760 431 4200 | F: 760 454 3869
www.cushmanwakefield.com

334

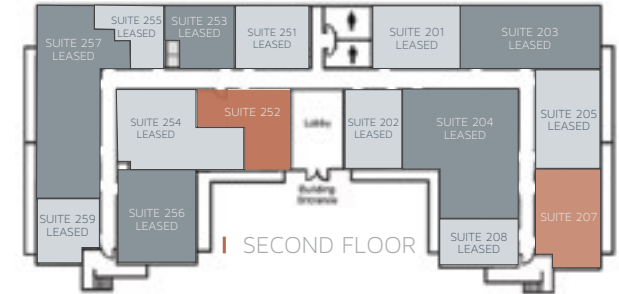
VIA VERA CRUZ
SAN MARCOS
CA 92078

AVAILABILITY

Office Lease Rate*:
\$1.95/SF + Utilities (TIA negotiable)

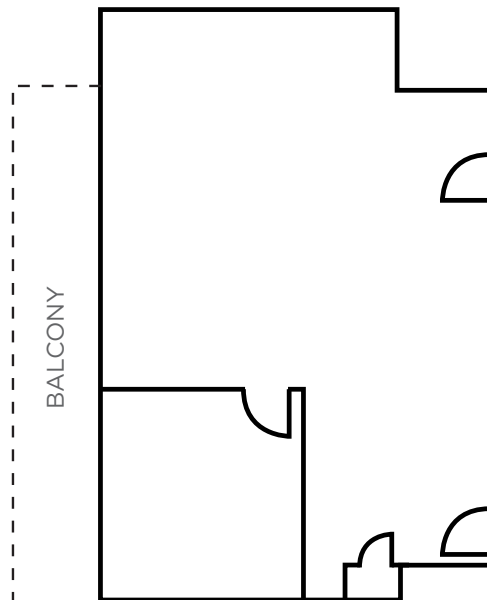
Medical Office Lease Rate*:
\$2.15/SF + Utilities (TIA negotiable)

*5 days per week janitorial services included



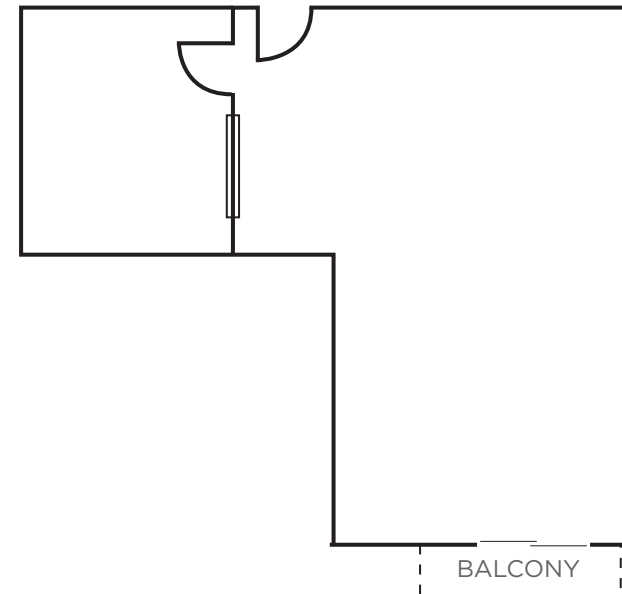
SUITE 207

- 913 SF | NEW SPEC SUITE
- Corner unit with reception area, 1 private office, open office area and storage
- Office or Medical space



SUITE 252

- 802 SF | NEW SPEC SUITE
- Reception, 1 private office and open office area
- Office or Medical space



334

VIA VERA CRUZ
SAN MARCOS
CA 92078

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
25. **Rip Current Brewing Company**
26. **Sonic Burger Drive-in**
27. **Residence Inn Marriott**
 - 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

334

VIA VERA CRUZ
SAN MARCOS
CA 92078



Bob Cowan, SIOR
+1 760 431 3836
bob.cowan@cushwake.com
LIC #01838109

1000 Aviara Parkway, Suite 100
Carlsbad, CA 92011
P: 760 431 4200 | F: 760 454 3869
www.cushmanwakefield.com