

# FOR LEASE

## AUTOMOTIVE SPACE - 2,660 SF

1620 Grand Ave - Suite 3 - San Marcos, CA 92078



**Isaac Little**  
ilittle@lee-associates.com  
(760) 929-7862  
Cal BRE Lic. #01702879

**Marko Dragovic**  
mdragovic@lee-associates.com  
(760) 929-7839  
Cal BRE Lic. #01773106

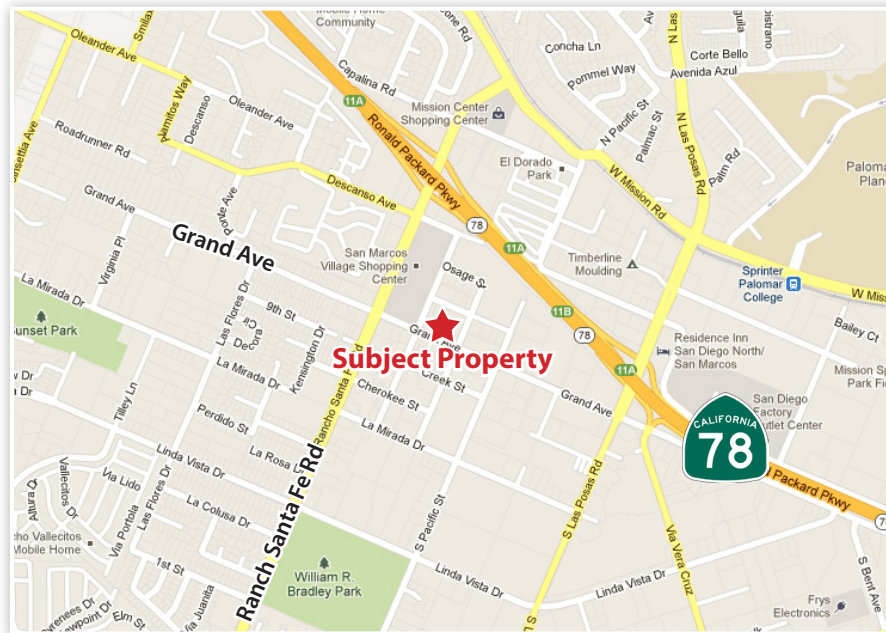


Lee & Associates Commercial Real Estate Services - 1900 Wright Place Ste 200 - Carlsbad, CA 92008

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

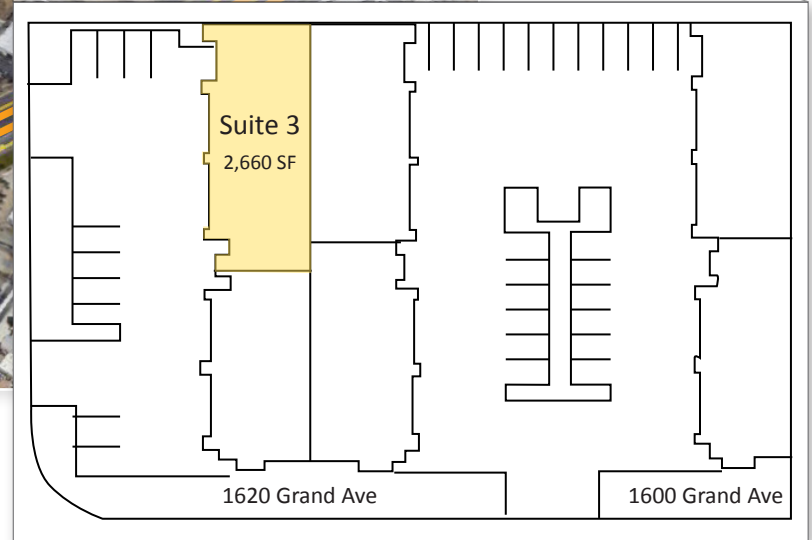
## PROPERTY FEATURES

- Approx. 2,660 square foot automotive space available
- Service counter
- Two oversized grade level doors
- Excellent location and visibility from Grand Ave.
- Close proximity to Highway 78
- Traffic Counts
  - Rancho Santa Fe Road: 29,000 Cars Per Day
  - Grand Ave: 10,000 Cars Per Day
- **Lease Rate: \$1.25/SF MG**
- **CAM: \$0.10/SF**



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