

GRAND AVENUE MEDICAL

\$1.69 to 1.79/sf +CAM

1595 GRAND AVENUE, SAN MARCOS, CA 92078

FOR LEASE | MEDICAL SUITES AVAILABLE FROM ±1,058 SF TO ±2,303 SF

- Professional Medical Office Center
- Prime Location in San Marcos Just West of Grand Shopping Plaza & Las Posas Interchange at Hwy 78
- Excellent Visibility and Parking | Parking Ratio: 5/1,000
- Vacant Suites are Available to Show with JX-130 LokBox
- \$.12 CAM



For more information on this property, your current property, or your future location, please contact:

Kenneth Dubs, Jr.

Lic#01277355

kdjr@dubsandcompany.com

Deanna Console

Lic#01428304

deanna@dubsandcompany.com

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.



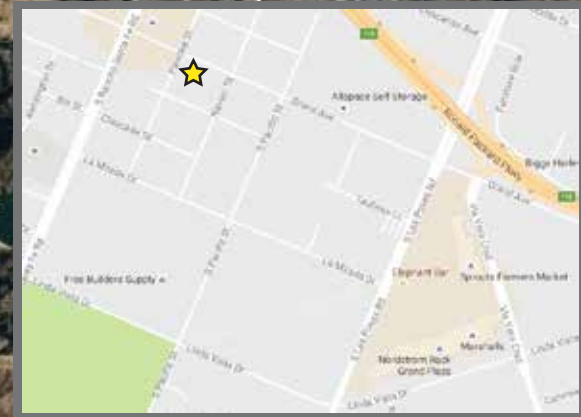
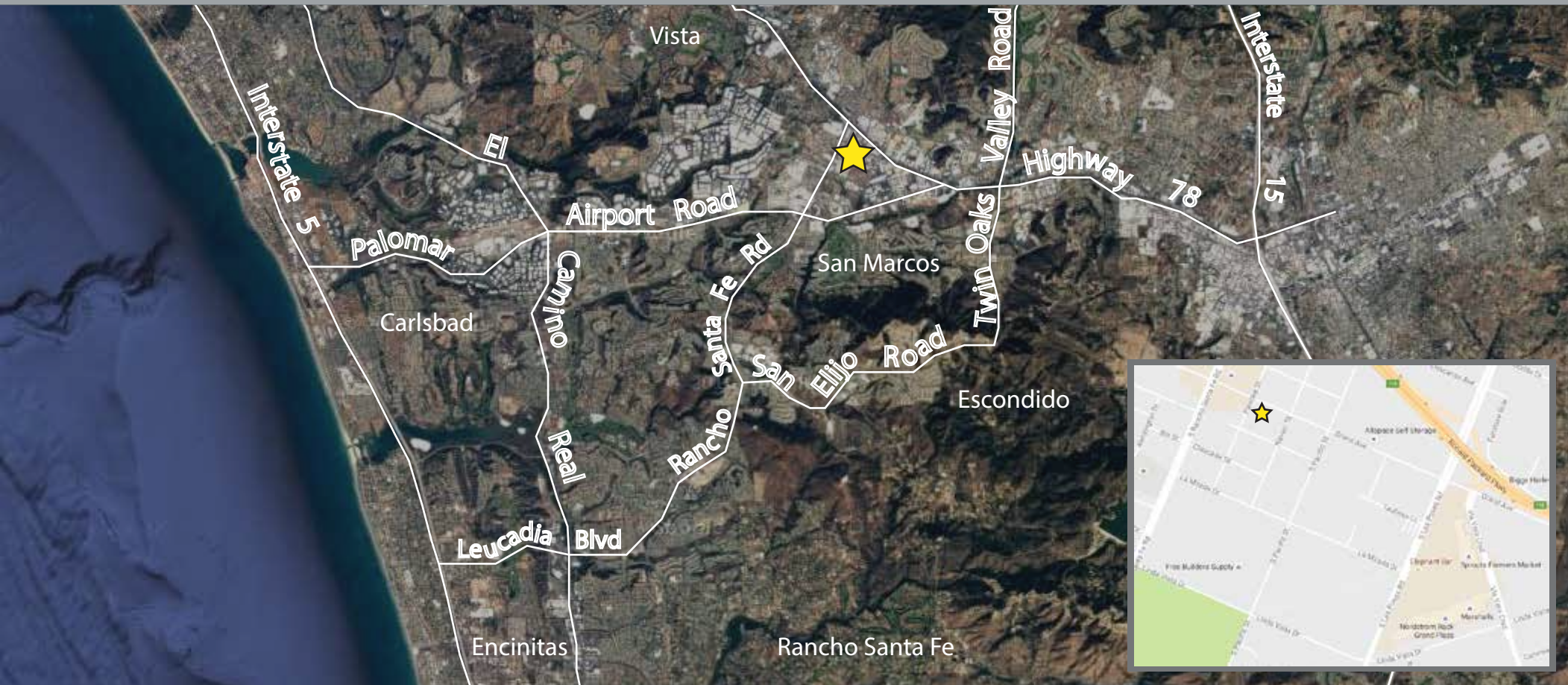
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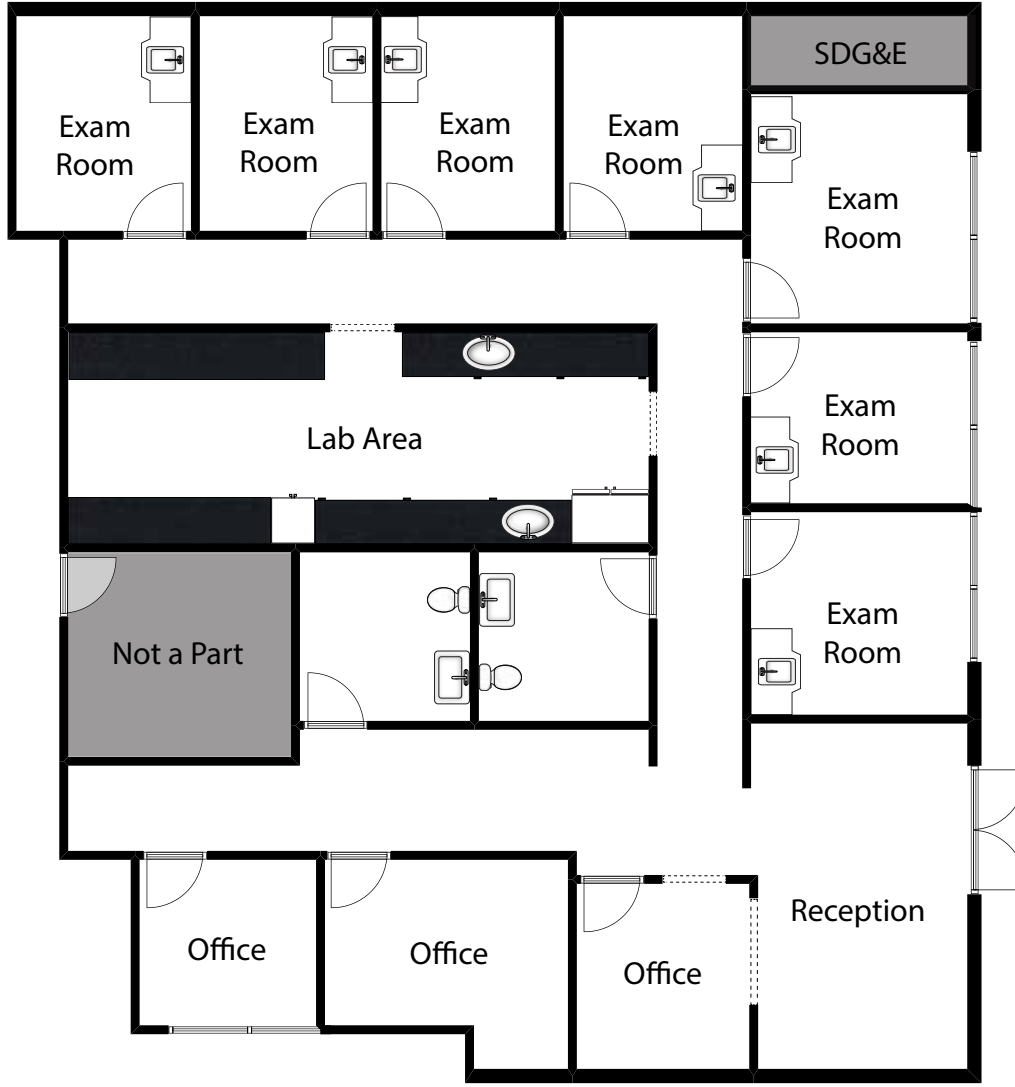
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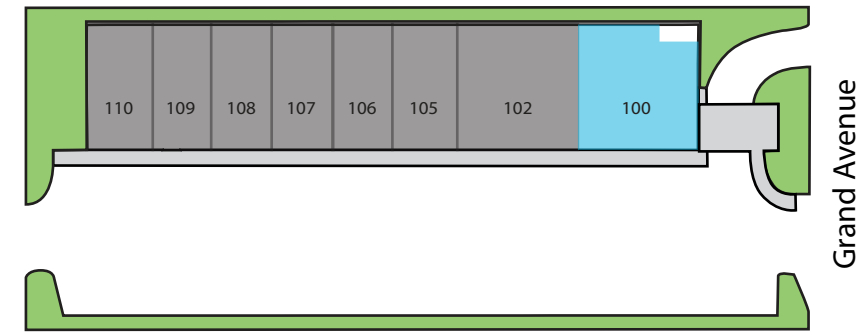
1595 Grand Avenue, Suite 100

\$1.79/sf
+ CAM



Property Features:

- ± 1,936 Square Feet of Professional Medical Space
- 7 Generous Exam Rooms with Cabinets and Sinks
- ± 284 Square foot Lab Area
- Parking Ratio: 5/1,000
- Porte Cochere
- Excellent Visibility on Grand Avenue
- Great Monument and Suite Signage Available
- Easy Access to Las Posas, Rancho Santa Fe Rd., and Highway 78
- Rare Single Level Professional Medical Office Building
- \$.12 CAMs
- Vacant Suites Available to Show with JX-130 LokBox



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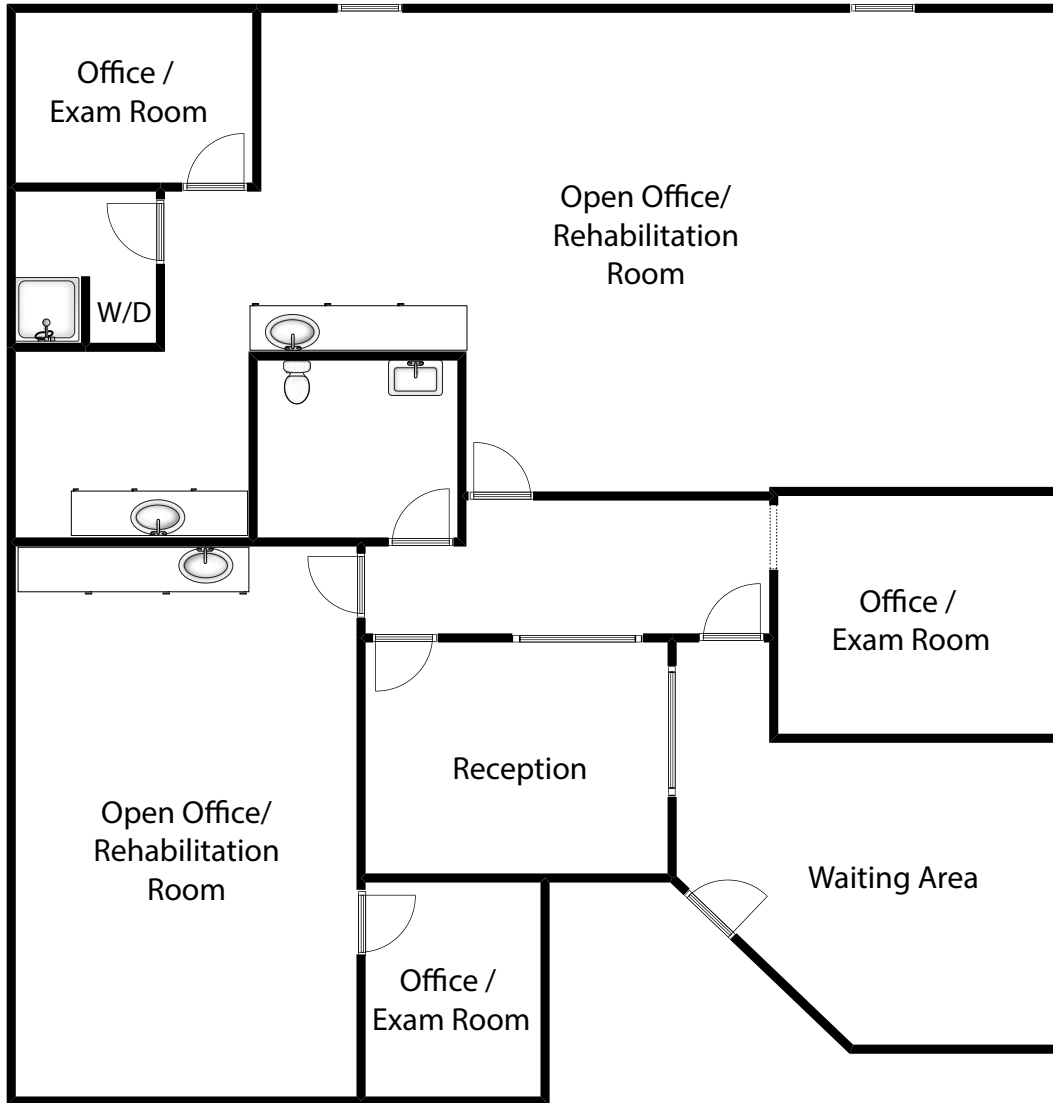
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1595 Grand Avenue, Suites 106/107

\$1.69/sf
+ CAM



Property Features:

- ± 2,303 Square Feet of Professional Medical Space
- Divisible to Approximately 1,058 Square Feet
- Currently Configured for Physical Rehabilitation
- Large Patient Waiting Room
- Parking Ratio: 5/1,000
- Excellent Visibility on Grand Avenue
- Great Monument and Suite Signage Available
- Easy Access to Las Posas, Rancho Santa Fe Rd., and Highway 78
- Rare Single Level Professional Medical Office Building
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