

# MULBERRY PLAZA

574 & 576 EAST MISSION ROAD, SAN MARCOS, CA 92069

FOR LEASE | SUITES AVAILABLE FROM ±938 SF TO ±2,372 SF

**\$.99 - 1.15 NNN**  
+\$0.45 NNN



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

**Kenneth Dubs, Jr.** CalBRE# 01277355  
kdjr@dubsandcompany.com

**Deanna Console** CalBRE# 01428304  
deanna@dubsandcompany.com

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

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

CalBRE# 01385958

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

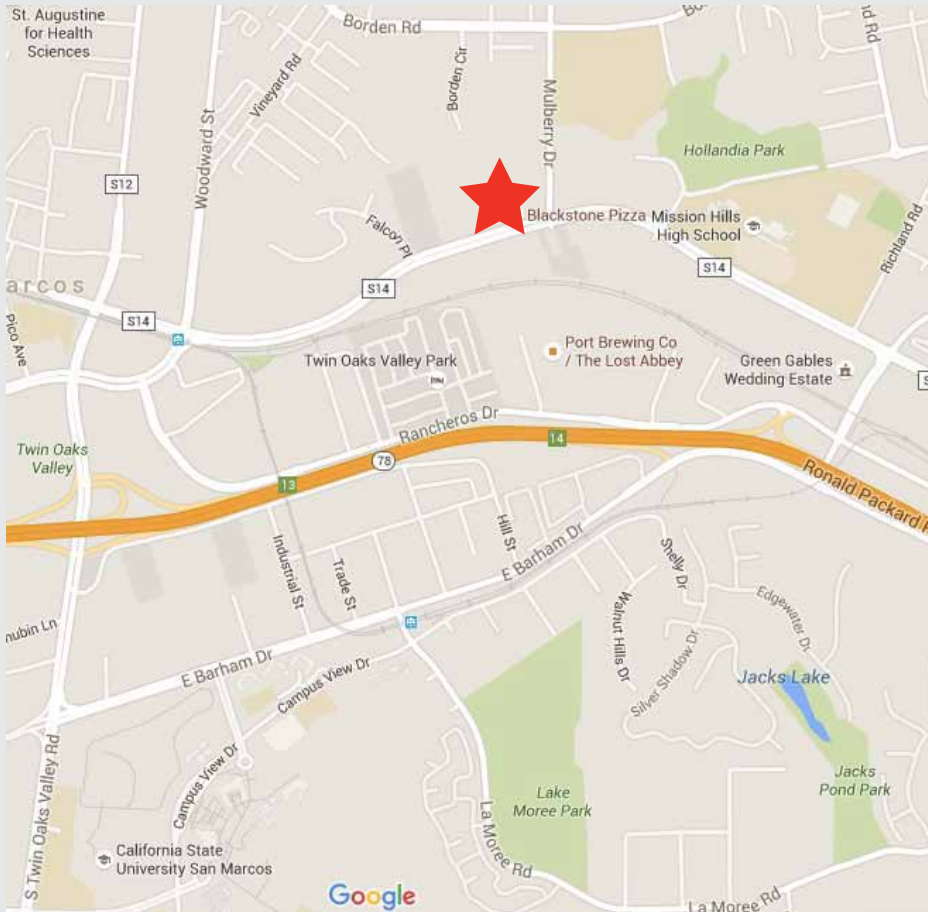


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- Ideal for neighborhood center service uses
- Walking distance from Mission Hills High School and Hollandia Park
- 5.5/1,000 parking ratio
- Suites Available from ±1,139 up to ± 2,372 SF
- San Marcos City Zone Neighborhood Commercial (NC)
- 2016 Daily Traffic Count:
 

|                |        |
|----------------|--------|
| Mission Road   | 22,572 |
| Mulberry Drive | 10,125 |

| 2017 est.             | Demographics | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|--------------|----------|----------|----------|
| POPULATION            |              | 15,638   | 83,369   | 218,023  |
| AVG. HOUSEHOLD INCOME |              | \$81,058 | \$79,416 | \$56,829 |

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## TENANT LIST - MULBERRY PLAZA

| SUITE NO            | TENANT                     | SQ. FT. |
|---------------------|----------------------------|---------|
| <b>Building 574</b> |                            |         |
| A                   | Blackstone Pizza           | 1,617   |
| B                   | State Farm Insurance       | 793     |
| C                   | Mooers Business Services   | 807     |
| D                   | Imana Sky Salon            | 702     |
| E                   | Imana Sky Salon            | 695     |
| F                   | Skin Eden And Eyelash Envy | 681     |
| G1                  | Available                  | 1,139   |
| G2                  | Available                  | 1,233   |
| H                   | Vega's Tailor Shop         | 1,246   |
| I                   | The Men's Room Barber Shop | 597     |
| J                   | San Marcos Trophy Shop     | 1,375   |
| <b>Building 576</b> |                            |         |
| A/C                 | Modern Cobblery            | 1,035   |
| B                   | Available                  | 938     |
| D                   | Relax Zone Thai Massage    | 1,473   |
| E/F                 | Pegah's Kitchen            | 2,603   |



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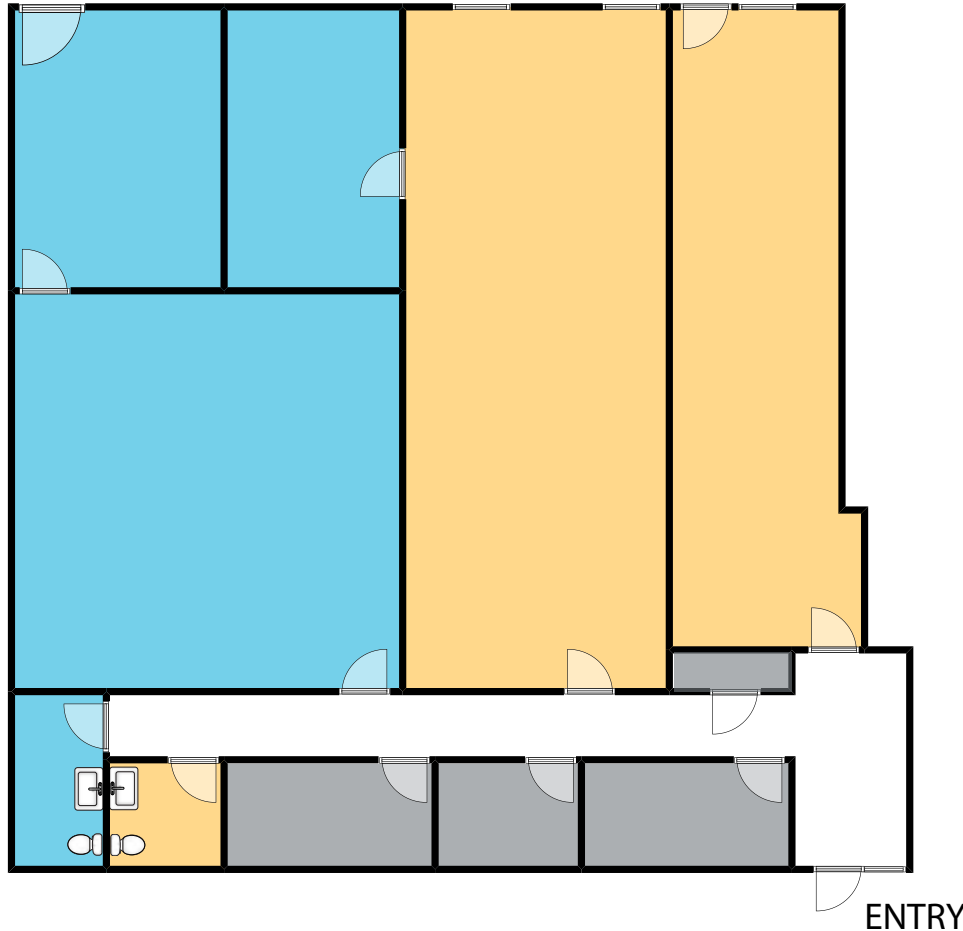


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574 EAST MISSION ROAD, SUITES G1 & G2

-  574 Suite G1 - 1,139 Square Feet
-  574 Suite G2 - 1,233 Square Feet
-  Common Area
-  Not a Part



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