

MULBERRY PLAZA

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

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

\$.79 - 1.15 NNN
+\$.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

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.

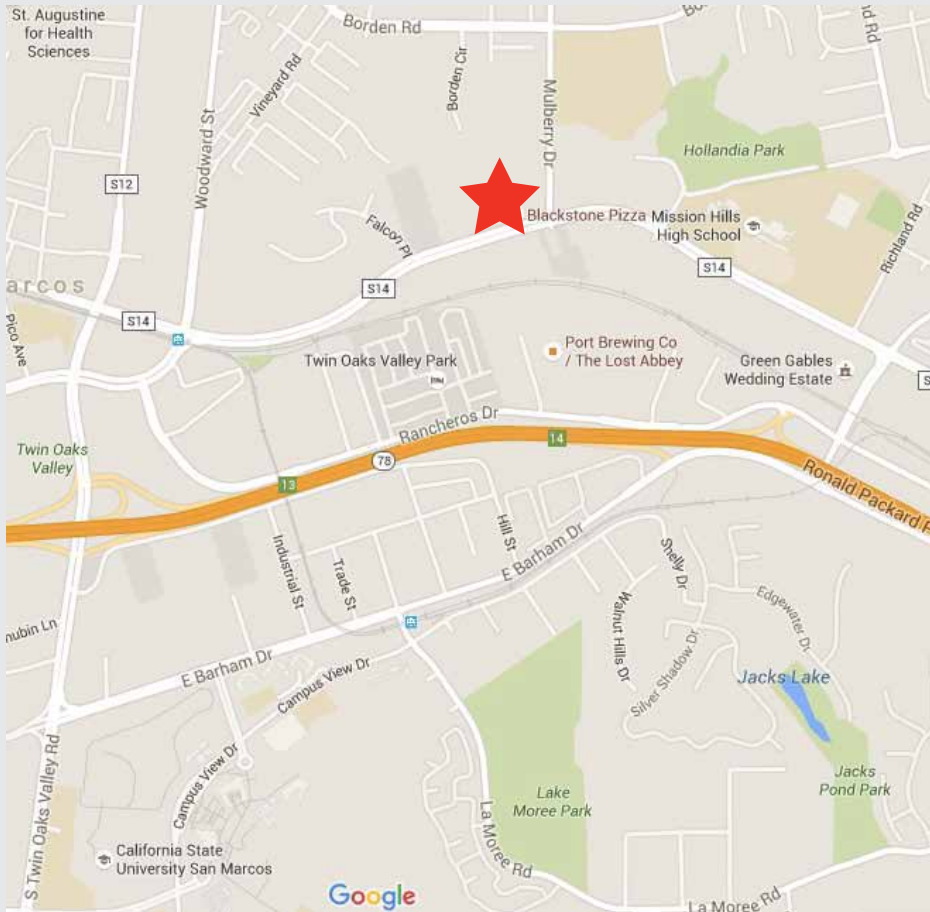


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- Ideal for neighborhood center service uses
- Walking distance from Mission Hills High School and Hollandia Park
- 5.5/1,000 parking ratio
- Suites Available from ±1,139 up to ±2,372 SF
- San Marcos City Zone Neighborhood Commercial (NC)
- 2016 Daily 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.
Building 574		
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
Building 576		
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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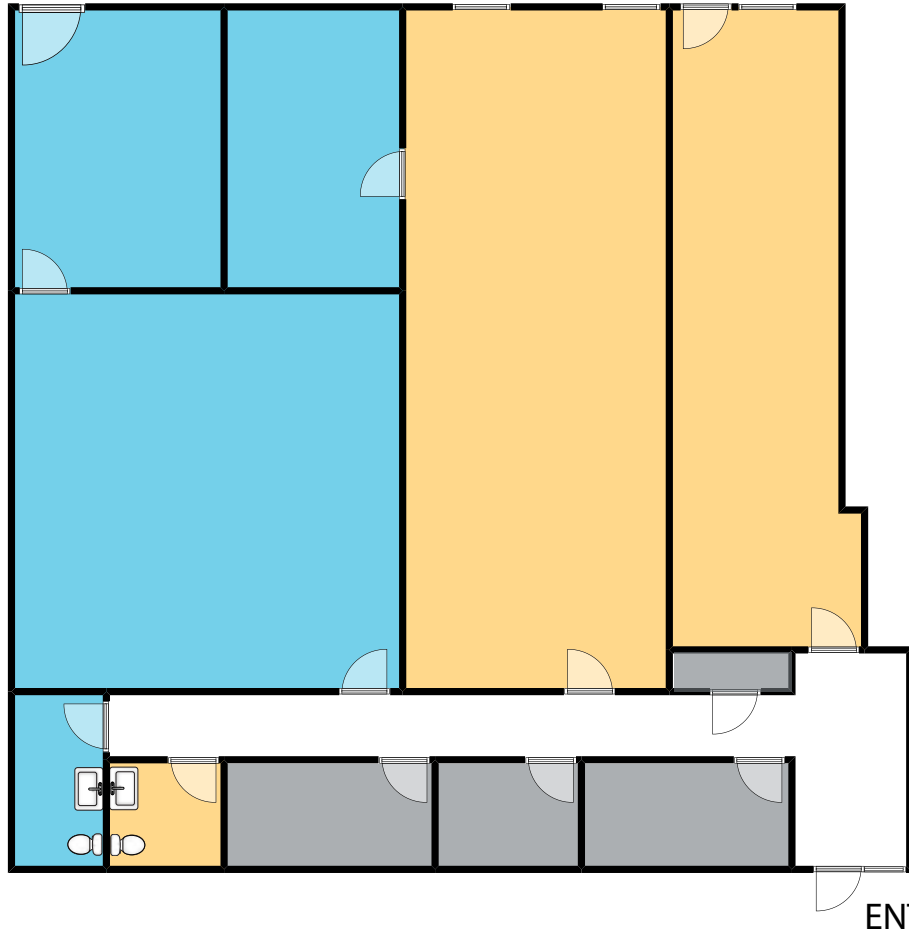


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574 EAST MISSION ROAD, SUITES G1 & G2

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



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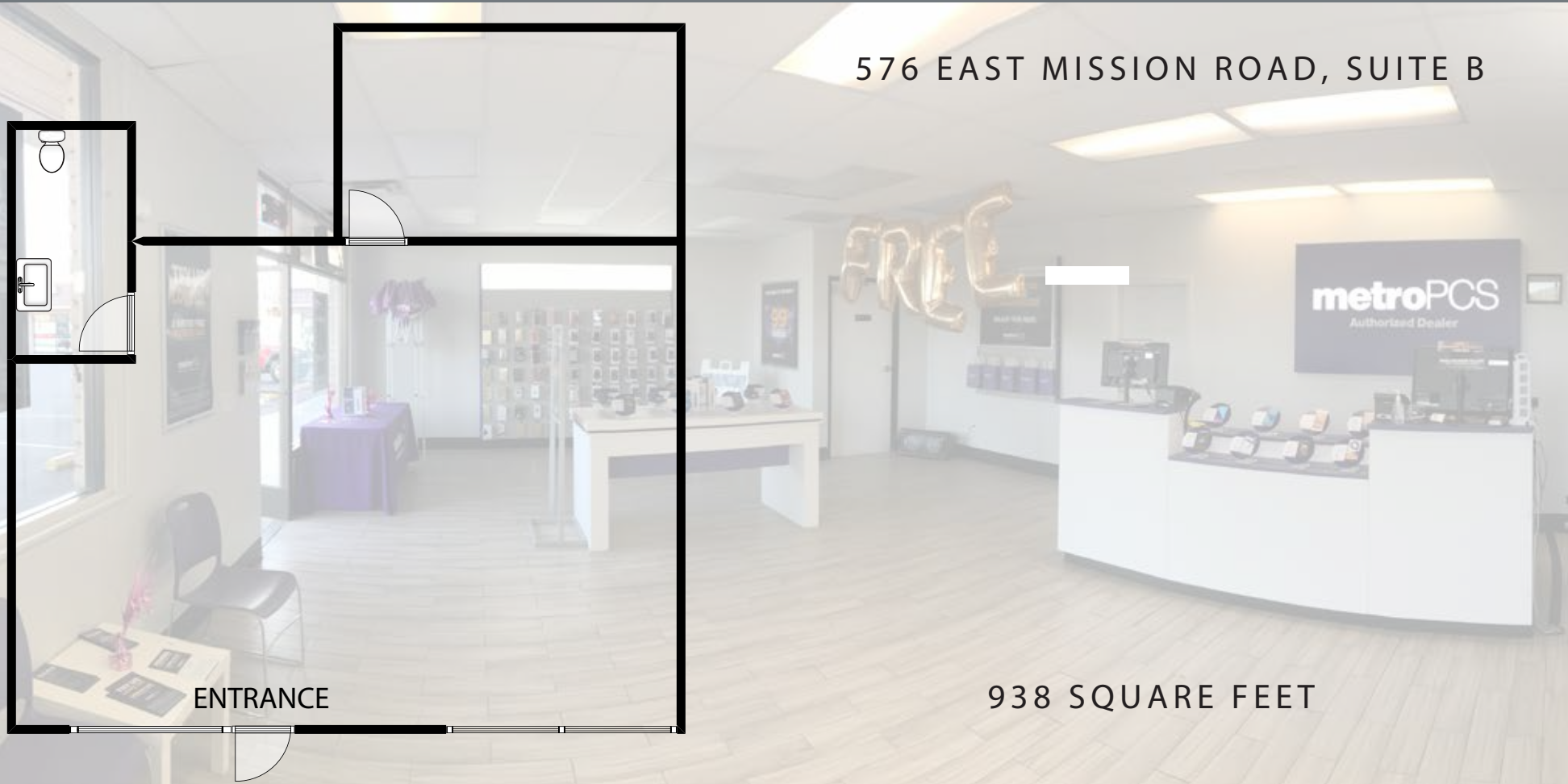
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* \$.79 NNN Initial Sublease Rate



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