

PROMENADE AT CREEKSIDE

\$1.75 - \$2.25 NNN

1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

FOR LEASE | SUITES AVAILABLE FROM $\pm 1,175$ SF TO $\pm 1,505$ SF or $\pm 10,827$ SF Combined



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

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

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

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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- Brand new commercial suites
- Ideal for Medical, Office, Retail & Restaurant
- Prepped for Restaurant use with greas traps installed
- Great corner exposure to Bent Avenue and the new Creekside Drive
- Inviting courtyard and patio area
- Built-in clientele with 67 residential units in now completed Phase 1
- Additional 43 residential units to be constructed in 2017
- Available to show on JX-130 LokBox

- 2014 Daily Traffic Count:
S. Bent Avenue @ San Marcos Blvd. 3,527 and growing

2015 Demographics	1 mile	3 miles	5 miles
POPULATION	13,620	92,876	196,141
MED. HOUSEHOLD INCOME	\$45,197	\$53,888	\$58,895

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PROMENADE AT CREEKSIDE | PHASE II

\$1.75 - \$2.25 NNN

6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

FOR LEASE | PROPOSED SUITES FROM ±1,175 SF TO ±1,505 SF or ±10,827 SF Combined



TENANT LIST - PROMENADE AT CREEKSIDE

SUITE #	TENANT	SQ. FT.	SUITE #	TENANT	SQ. FT.
500	Available April 2018	1,175	1000	Available April 2018	1,377
600	Available April 2018	1,505	1100	Available April 2018	1,377
700	Available April 2018	1,408	1200	Available April 2018	1,206
800	Available April 2018	1,402			
900	Available April 2018	1,377			

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PROMENADE AT CREEKSIDER | PHASE II

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6 CREEKSIDER DRIVE, SAN MARCOS, CA 92078

Potential Office/Retail Configurations

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Creekside Drive



Grand Avenue

Patio Area

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