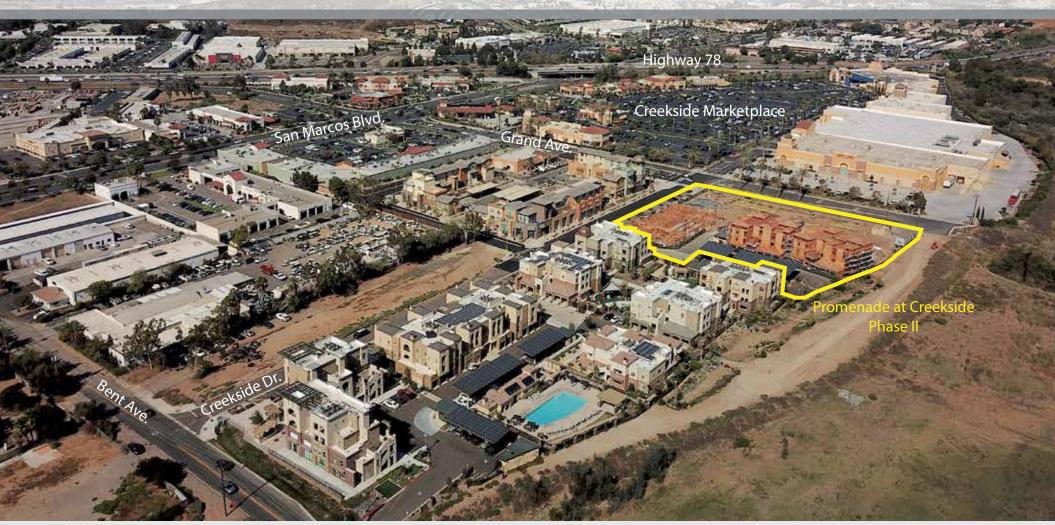
PROMENADE AT CREEKSIDE

\$1.75 - \$2.25 NNN

1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

FOR LEASE | SUITES AVAILABLE FROM ±1,175 SF TO ±1,505 SF or ±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

PROMENADE AT CREEKSIDE

\$1.75 - \$2.25 NNN

1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

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



- 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 INC	OME \$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



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



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PROMENADE AT CREEKSIDE | PHASE II

\$1.75 - \$2.25 NNN

6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078 Potential Office/Retail Configurations

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





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