

# PROMENADE AT CREEKSIDE

13,350 SQUARE FEET OF COMMERCIAL  
1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

\$2.00 - \$2.75 NNN  
+ \$.50 NNN

FOR LEASE | COMMERCIAL & OFFICE SUITES FROM ±702 SF TO ±4,278 SF



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

**Kenneth Dubs, Jr.**

CalBRE# 01277355 kdjr@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 grease traps installed
- Great corner exposure to Bent Avenue and the new Creekside Drive
- Inviting courtyard and patio area
- Built-in clientele with 110 residential units in now completed Phase 1 & Phase 2
- Call Listing Agent for Showing Instructions

- 2018 Daily Traffic Count:  
Grand Avenue @ San Marcos Blvd. 39,000 and growing

2018 Demographics	1 mile	3 miles	5 miles
POPULATION	16,122	95,314	200,068
MED. HOUSEHOLD INCOME	\$50,862	\$64,621	\$71,663

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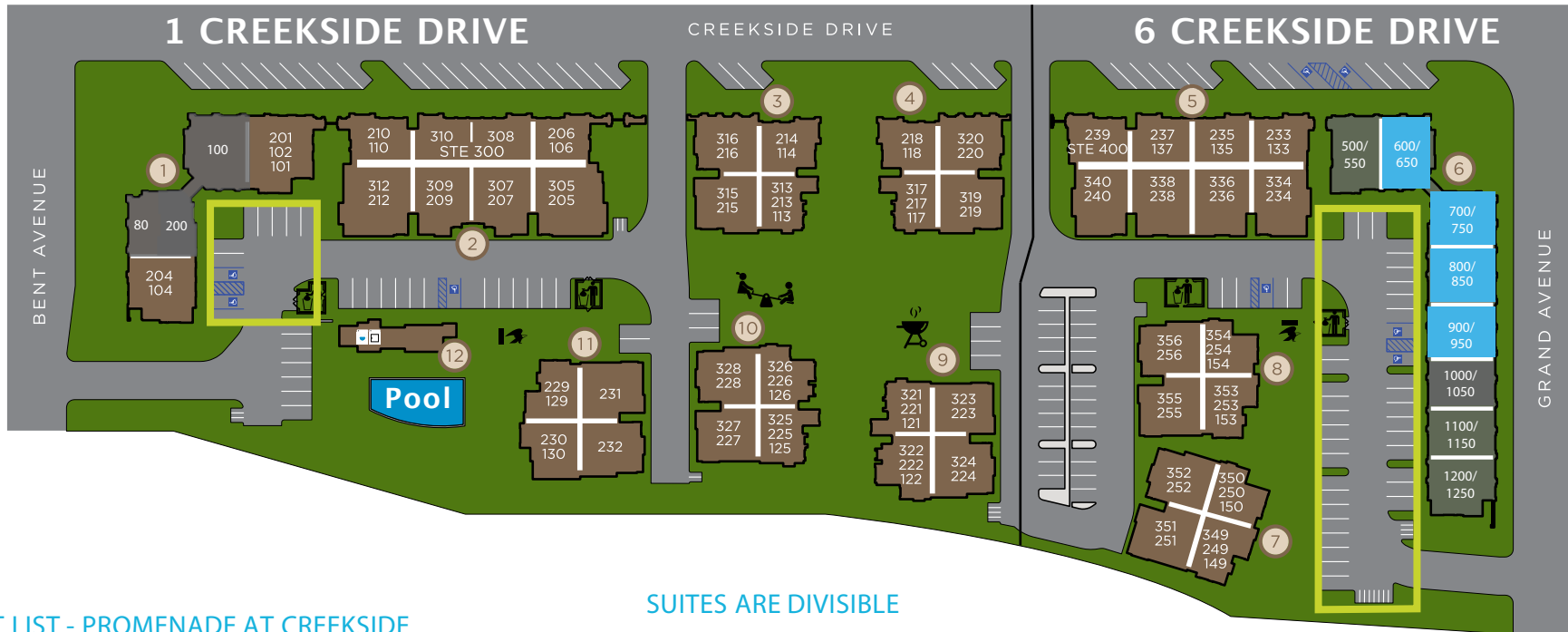
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SUITES ARE DIVISIBLE

## TENANT LIST - PROMENADE AT CREEKSIDE

SUITE #	TENANT	SQ. FT.	SUITE #	TENANT	SQ. FT.
80	LEASED		700-750	AVAILABLE	1,468
100	LEASED		800-850	AVAILABLE	702 - 1,405
200	LEASED		900-950	AVAILABLE	702 - 1,405
500	LEASED		1000-1050	LEASED	
600-650	AVAILABLE	1,598	1100	LEASED	
			1200	LEASED	

 46 Onsite Commercial Parking Spaces with additional adjacent street parking

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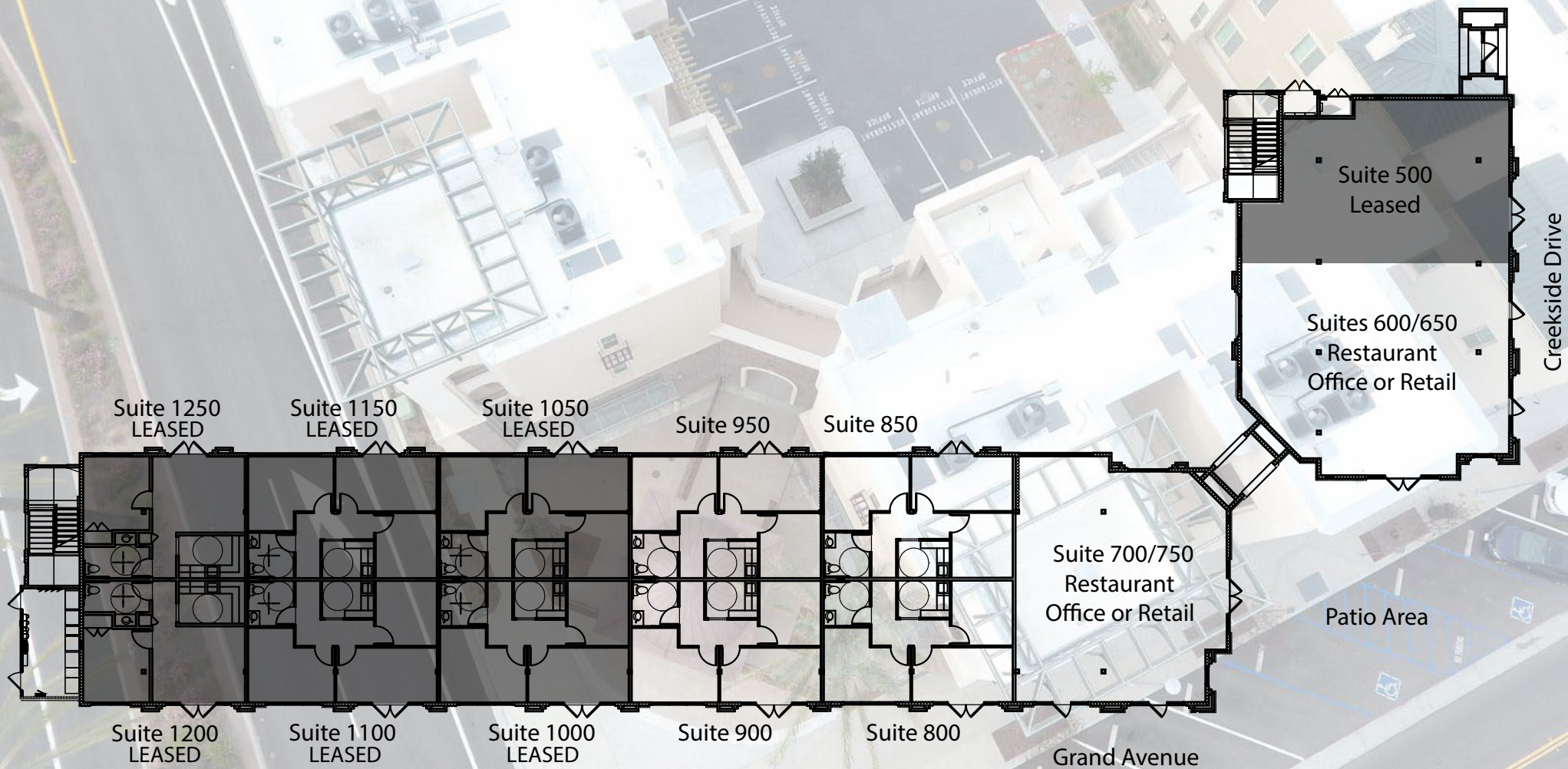


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Potential Office/Retail Configurations  
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