

PROMENADE AT CREEKSIDE

1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

FOR LEASE | PROPOSED SUITES FROM ±351 SF TO ±5,683 SF

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



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.



PROMENADE AT CREEKSIDE

1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

FOR LEASE | PROPOSED SUITES FROM ±351 SF TO ±5,683 SF

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



- 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 67 residential units in now completed Phase 1
- Additional 43 residential units to be completed in 2018
- 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

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.

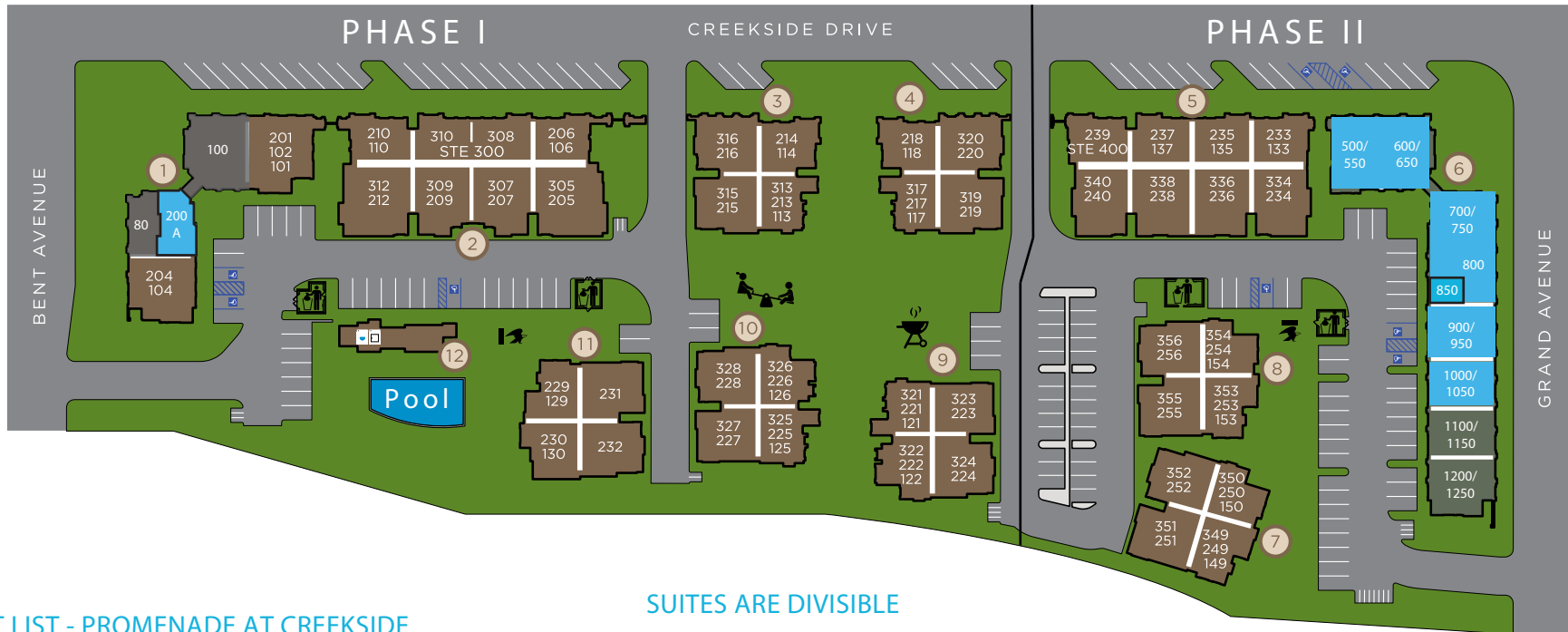


PROMENADE AT CREEKSIDE

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

1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

FOR LEASE | PROPOSED SUITES FROM ±351 SF TO ±5,683 SF



TENANT LIST - PROMENADE AT CREEKSIDE

SUITES ARE DIVISIBLE

SUITE #	TENANT	SQ. FT.	SUITE #	TENANT	SQ. FT.
80	LEASED		850	AVAILABLE	351
100	LEASED		900-950	AVAILABLE	702 - 1,405
200	AVAILABLE	673	1000-1050	AVAILABLE	702 - 1,405
500-650	LEASED	2,722	1100	LEASED	
700-800	LEASED	2,522	1200	LEASED	

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



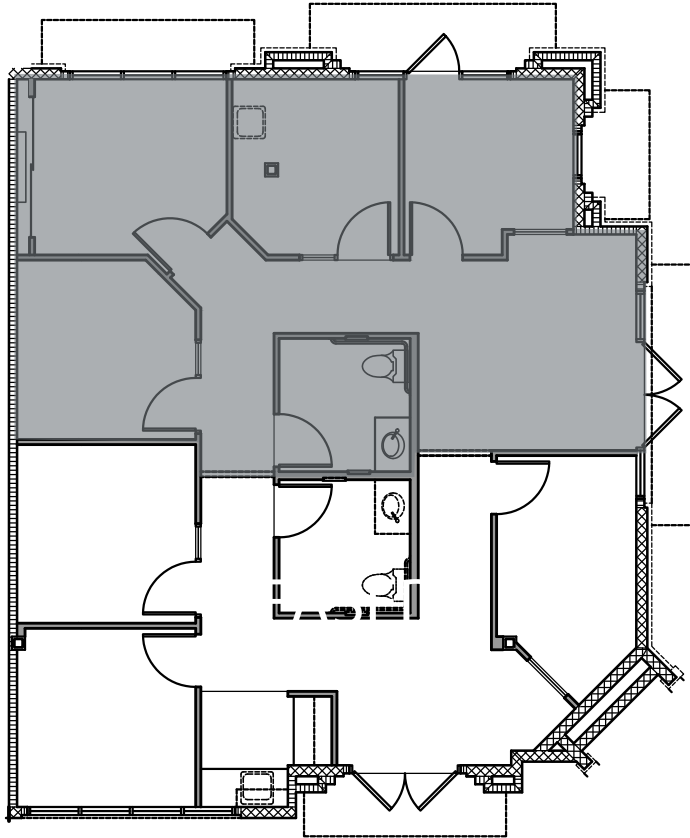
PROMENADE AT CREEKSIDE

\$1.75 NNN

1 & 6 CREEKSIDE DRIVE, SAN MARCOS, CA 92078

FOR LEASE | SUITES AVAILABLE FROM ±351 SF TO ±5,683 SF

1 Creekside Drive Suite 200 - 759 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



PROMENADE AT CREEKSIDER | PHASE II

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

1 & 6 CREEKSIDER DRIVE, SAN MARCOS, CA 92078

Potential Office/Retail Configurations

FOR LEASE | SUITES FROM ±351 SF TO ±5,683 SF



6 Creekside Drive



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.