

SHANE PARK PLAZA 240 & 260 S. Rancho Santa Fe Road, San Marcos, CA 92078

RETAIL - RESTAURANT & OFFICE SUITES FOR LEASE

± 895 to 4,014 Square Feet

Rates from \$1.65/sf 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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PROPERTY FEATURES:

- Brand new commercial opportunity on one of the most prime corners in San Marcos, one of the fastest growing communities in San Diego County
- Excellent demographics, on-site bus stop
- Contiguous suite sizes range from 895 square feet up to 3,014 square feet
- Open floorplan provides flexibility for custom layout
- Great location on highly trafficed Rancho Santa Fe Road at signalized intersection
- Wonderful proximity to major local retail chains for synergy
- Convenient access to Highway 78 just 4 blocks to the north
- Each suite has exceptional exposure to the street, great for signage with heavy traffic count

2018 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	15,299	99,483	220,408
Avg. HH Income	\$56,312	\$87,156	\$96,716

TENANT LIST - SHANE PARK PLAZA

North Building

South Building

SUITE #	TENANT	RATE	SQ. FT.	SUITE #	TENANT	RATE	SQ. FT.
101	Available	\$1.85/SF	1,119	121	Available	\$1.75/SF	1,000
105	Available	\$1.65/SF	895	125	LEASED		895
109	Available	\$1.75/SF	1,000	129	LEASED		1,119

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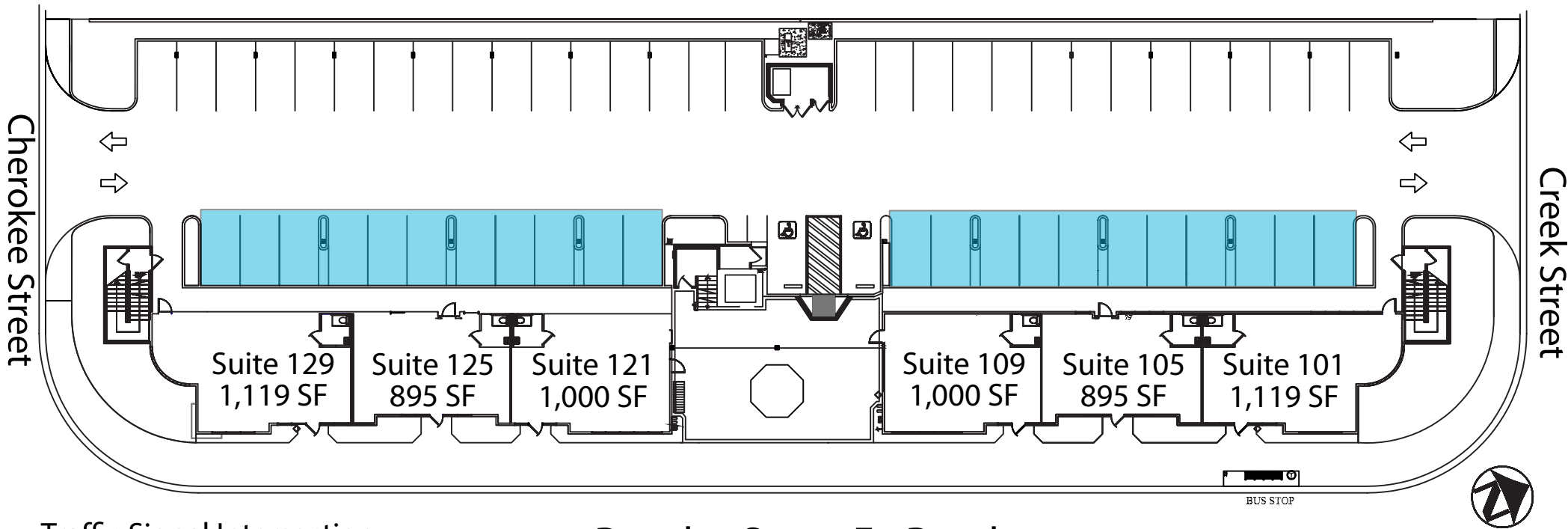
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Ground Floor Commercial & Retail Suites for Lease with
Built-in Clientele From 23 High-end Apartments



Traffic Signal Intersection
28,000 Traffic Count Per Day
(SANDAG, 2016)

Rancho Santa Fe Road

 Designated Commercial Parking

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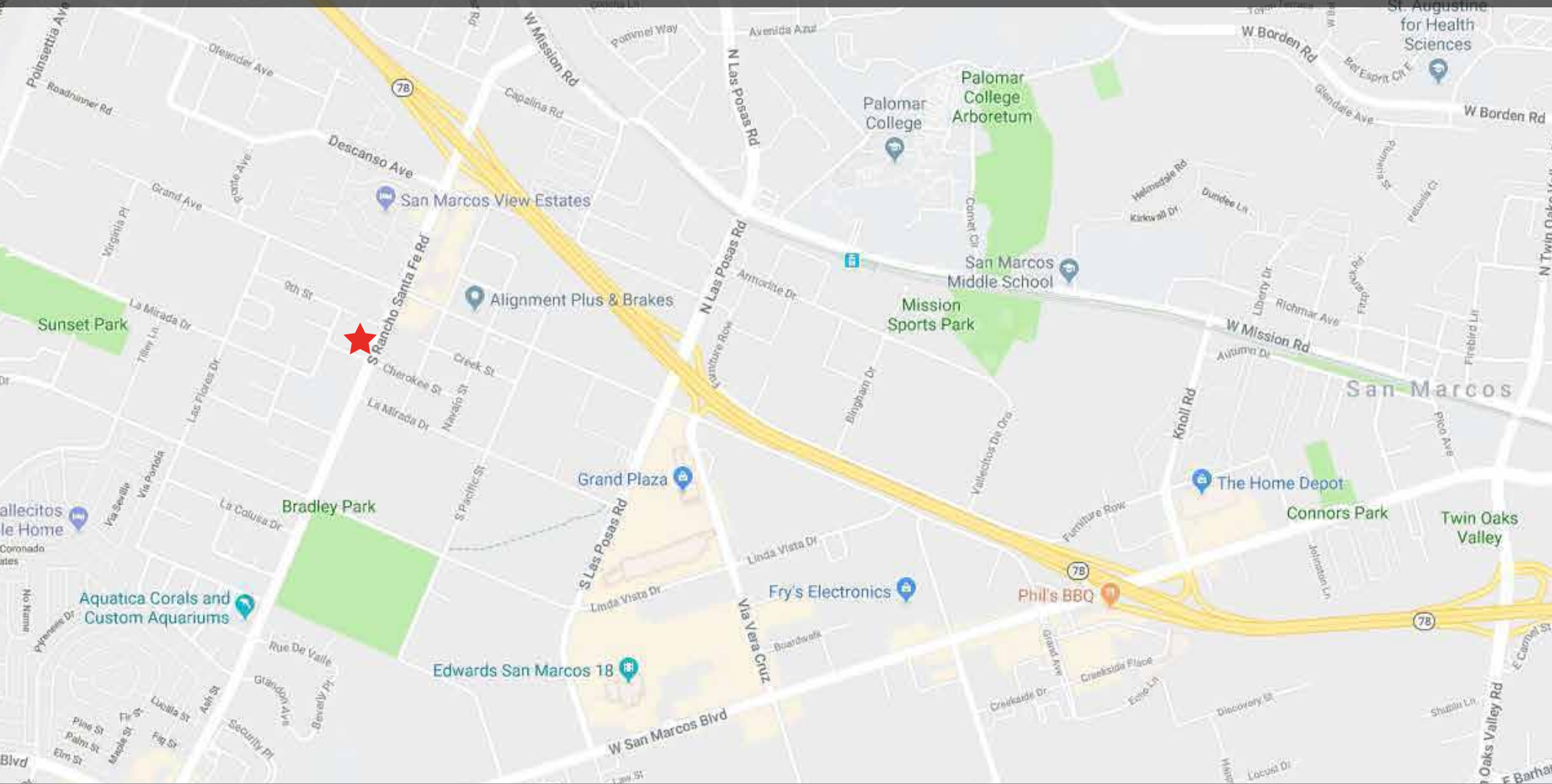
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