

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

**RETAIL - RESTAURANT & OFFICE SUITES FOR LEASE**

± 895 to 6,028 Square Feet

Rates from \$1.45/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](mailto: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 trafficked 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	\$1.75/SF	1,119	121	Available	\$1.55/SF	1,000
105	Available	\$1.45/SF	895	125	Available	\$1.45/SF	895
109	Available	\$1.65/SF	1,000	129	Available	\$1.85/SF	1,119

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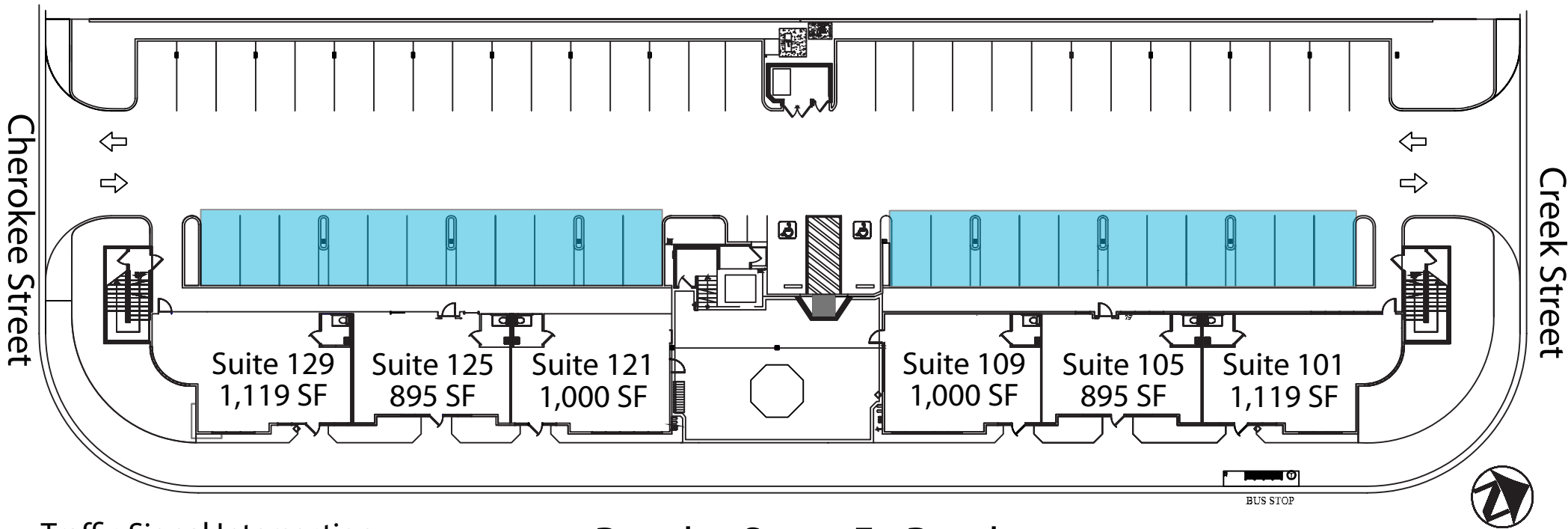
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Ground Floor Commercial & Retail Suites for Lease with  
Built-in Clientele From 23 High-end Apartments



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

Rancho Santa Fe Road

 Designated Commercial Parking



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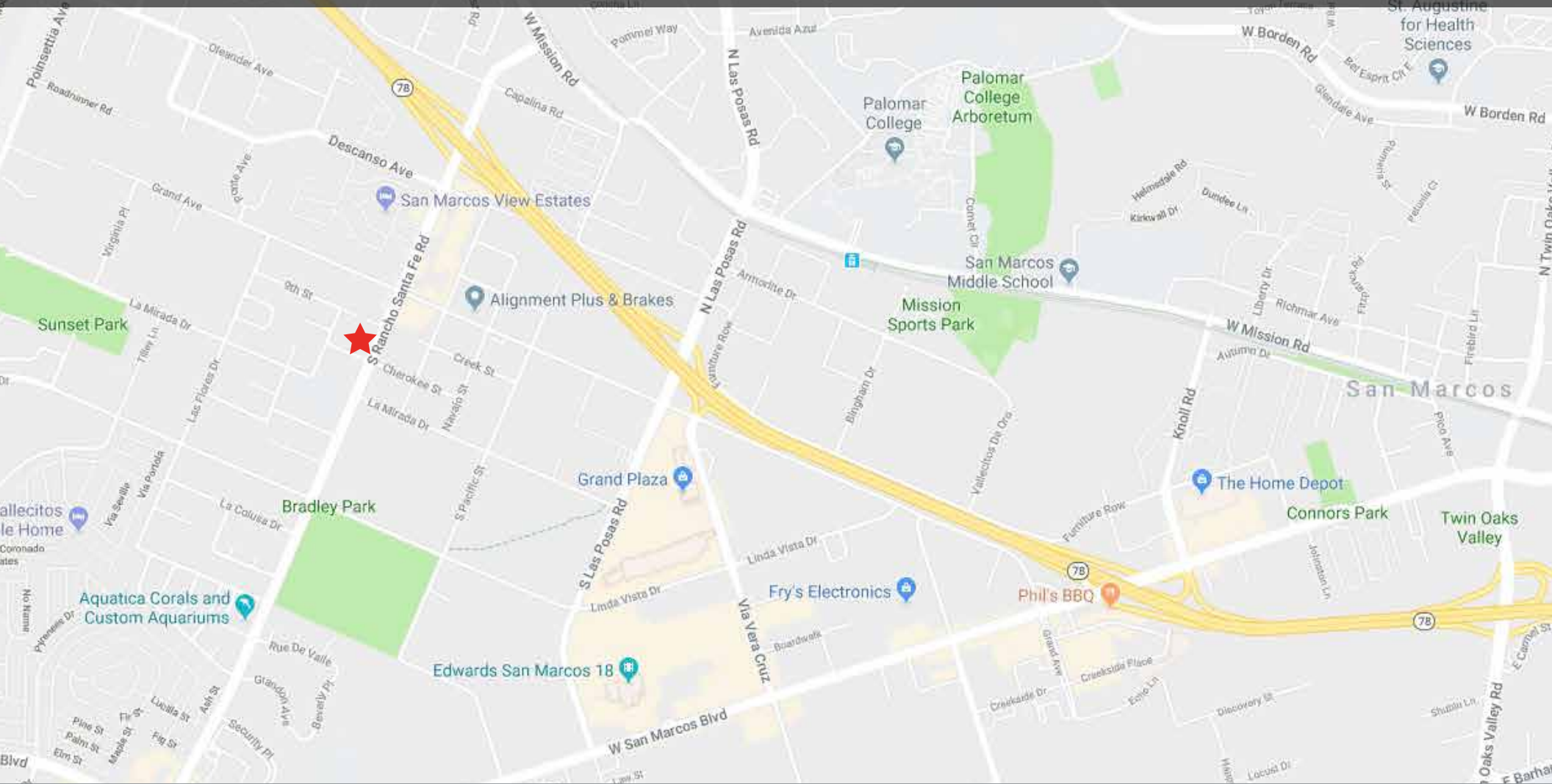
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