

THE SHOPS AT LAKE SAN MARCOS

\$1.85 NNN

1030 LA BONITA DRIVE, SAN MARCOS, CA 92078

FOR LEASE | SUITES AVAILABLE FROM ± 1,089 SF TO ± 1,589 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.

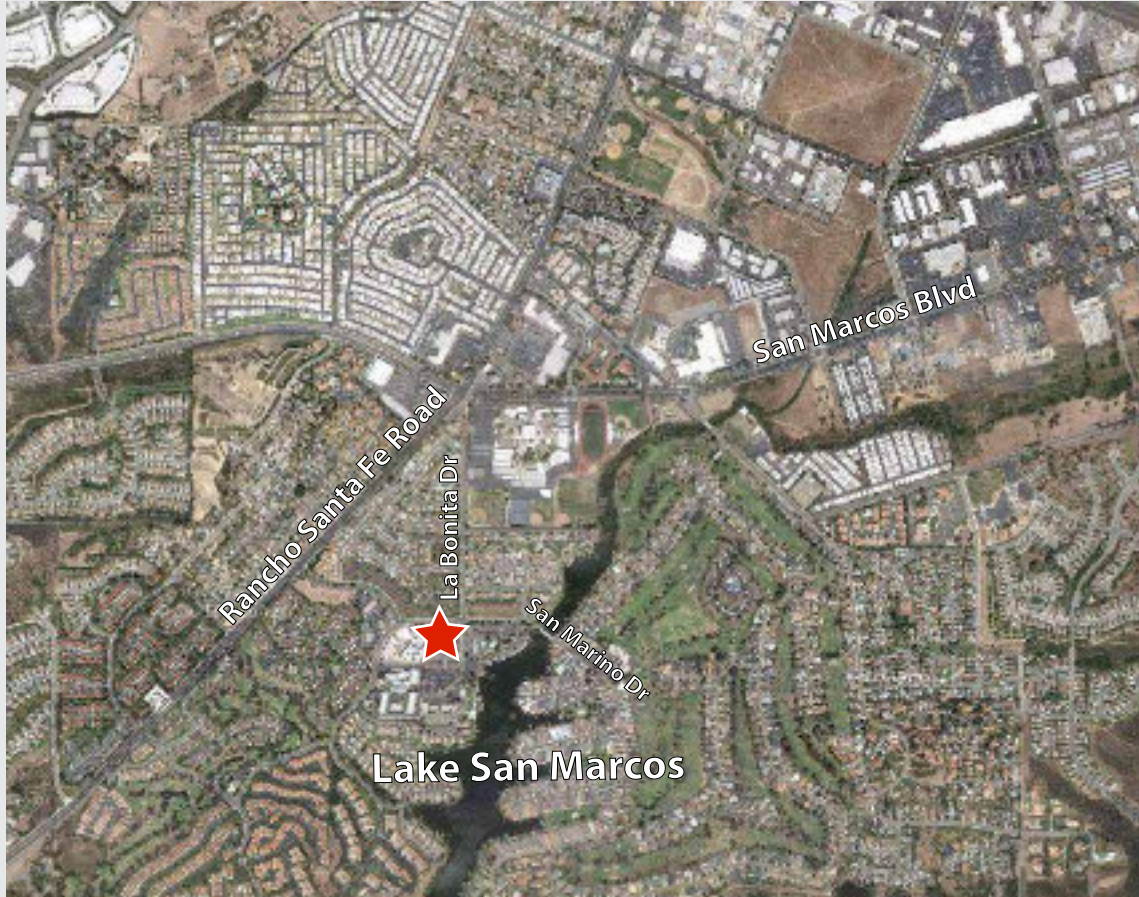


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- Ideal for retail & professional/medical offices
- Servicing the exclusive Lake San Marcos Community consisting of approximately 2,500 homes and condominiums
- 5.2/1,000 parking ratio
- Suites Available from $\pm 1,104$ up to - 2,900 SF
- San Diego County Zone General Commercial (C-34)
- Adjacent to 150-unit, independent living condominium under construction

2022 Demographics	2 mile	5 miles	10 miles
POPULATION	41,078	205,465	742,206
AVG. HOUSEHOLD INCOME	\$128,897	\$104,668	\$94,344

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TENANT LIST - 1030 LA BONITA DRIVE

SUITE NO	TENANT	SQ. FT.
Building 100		
100	Pivot Charter School	932
110	Pivot Charter School	1,025
120	Pivot Charter School	1,535
130	Lake and Coast Realty	811
140	Available	1,089
Building 200		
200	D'litiful Chocolat	537
210	D'litiful Chocolat	1,287
220	Lake San Marcos Salon & Spa	1,447
230	North Coast Physical Therapy	1,473
240	North Coast Physical Therapy	1,427
Building 300		
301	Petrucelli Law Group	1,551
303	Dr. Emanuel Delagramaticas	1,115
310	Dr. Emanuel Delagramaticas	1,004
314	Available	1,104
316	Dr. Halim	1,139
322	Dr. Ted A. Wassel, DDS	1,682
Building 300		
334	Bithiahs Family Services	867
336	All Care In-Home	866
338	Available	1,589
342	Lake San Marcos Association	757
346	Dr William J. Lolo	469
350	True North Homes	1,604



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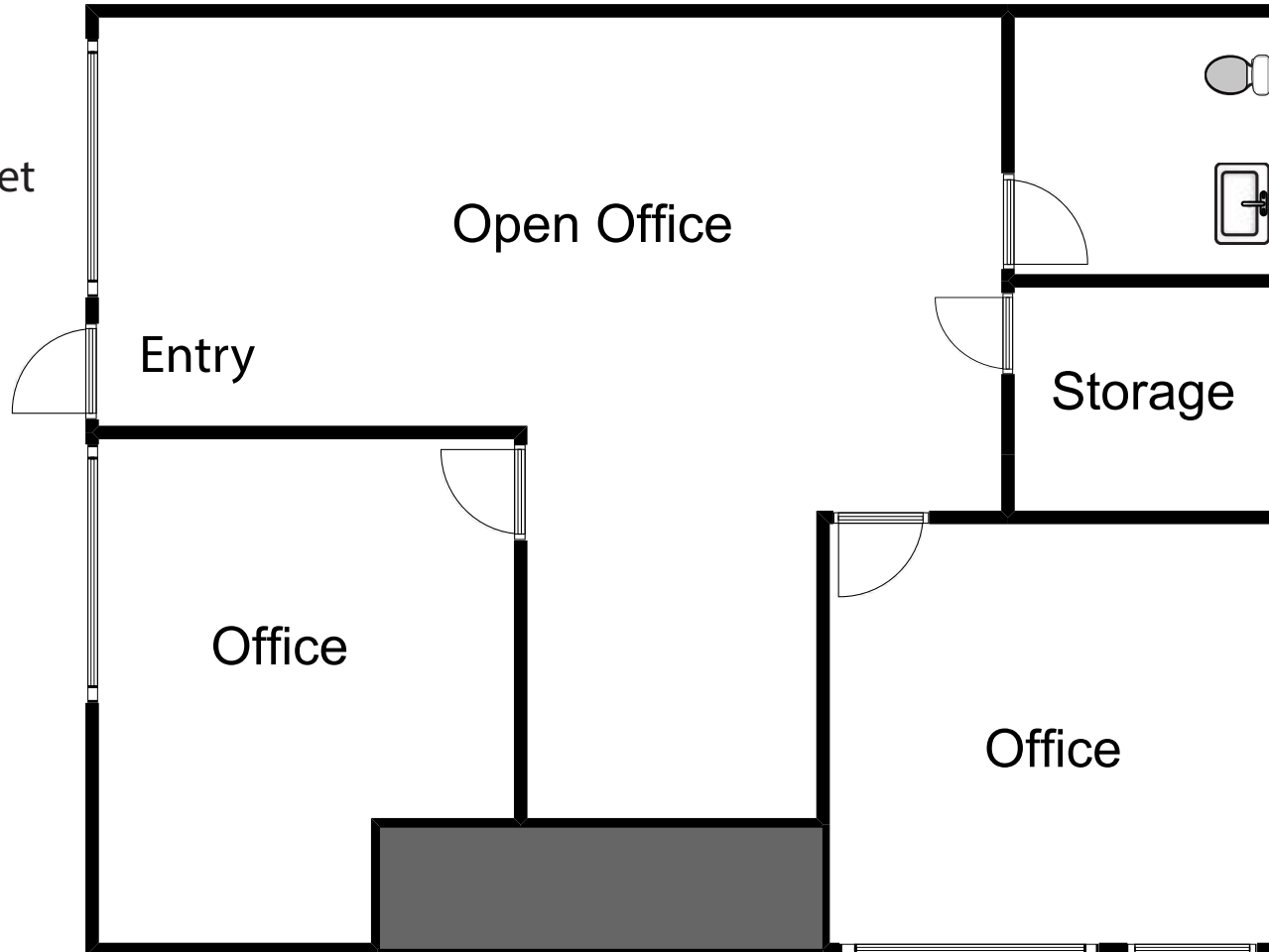
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Suite 140
1,089 Square Feet



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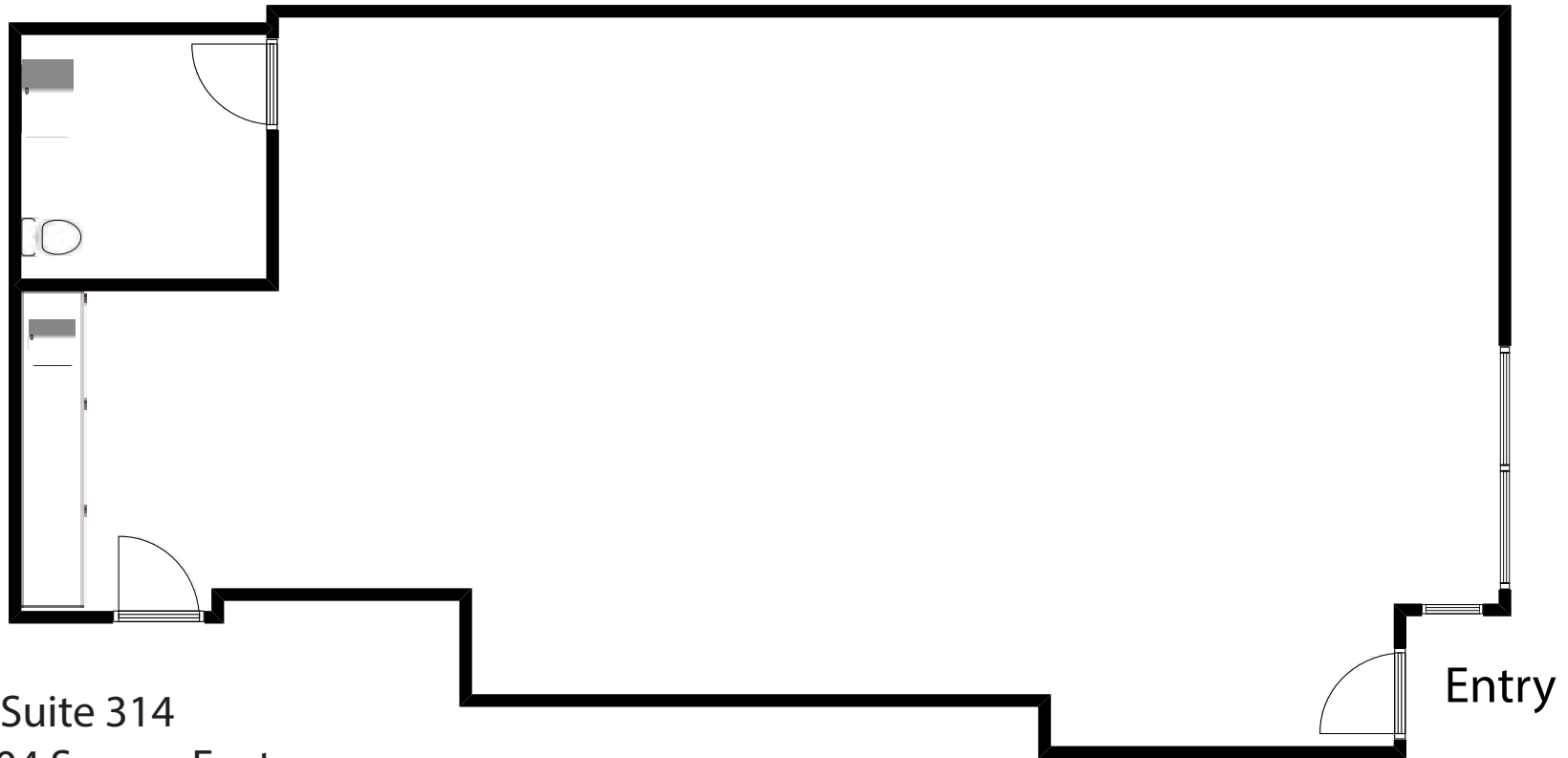


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Suite 314
1,104 Square Feet

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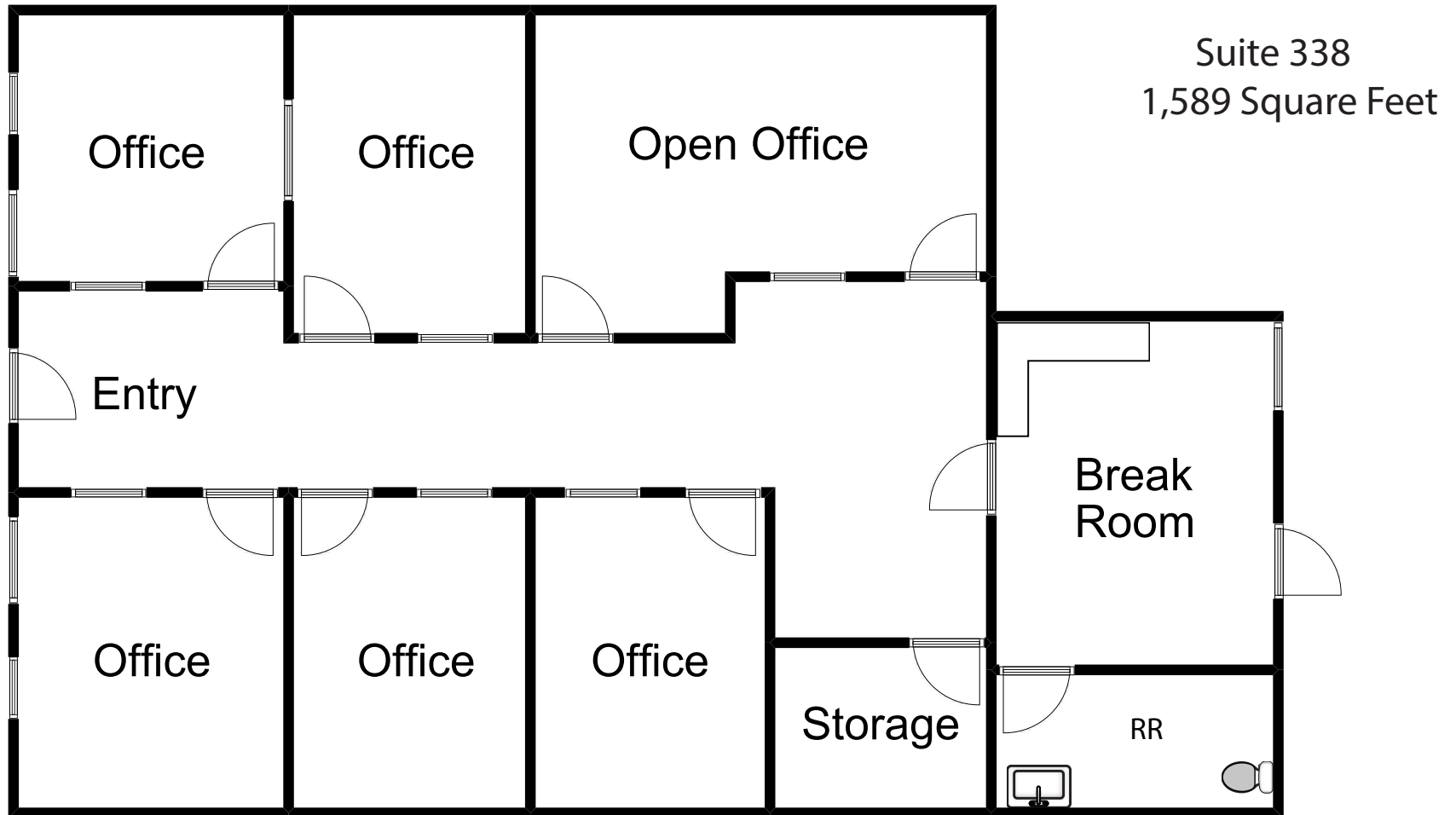


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