

910 W SAN MARCOS BLVD
San Marcos, CA 92078



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for
VIDEO

**OFFICE SPACE
FOR LEASE**

Available: Suite 103-105: ±1,827 SF
Suite 204: ±870 SF
Suite 203: ±926 SF

CALL US NOW!
(619)259-0791
leasing@uwventures.com

www.uwventures.com
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AVAILABLE FOR LEASE

Entire Size: 1,827 SF

Suite 103: 925 SF

Base Rent: \$2,500

Suite 105: 900 SF

Base Rent: \$2,500

Lease Rate: \$4,385/month

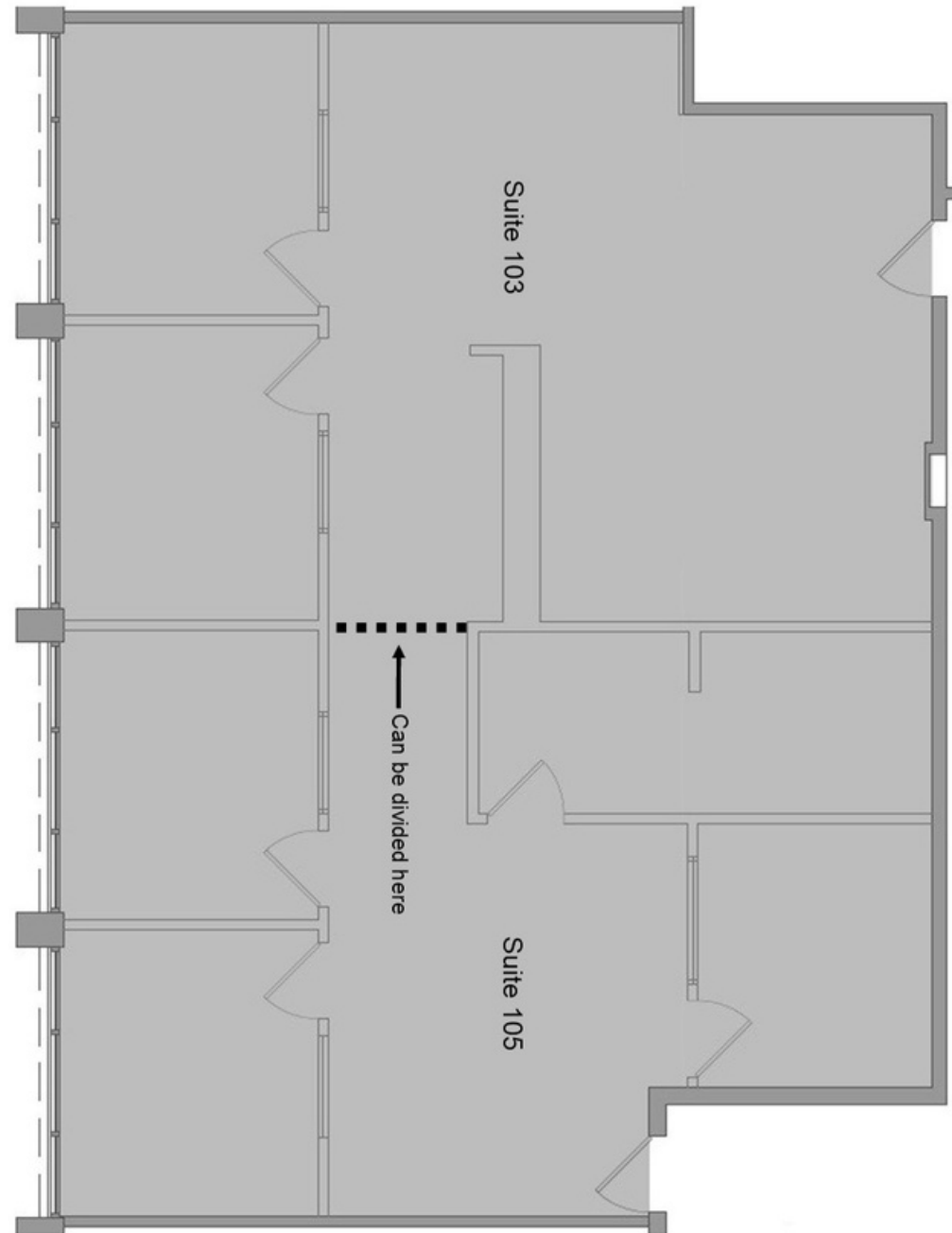
Parking: Open Parking Lot

Bathroom: 4 Common Area

PROPERTY FEATURES

- Easy access to Highway 78 via Las Posas Rd and San Marcos Blvd
- Anchored by Better Buzz Coffee
- Offers excellent visibility with signage facing San Marcos Blvd.
- Walk to restaurants, cafes, gyms, and shops—perfect for lunch breaks or client meetups.
- Ample surface parking is available on site for you and your clients.
- Divisible into two spaces - starts at approximately 900 SF

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

AVAILABLE FOR LEASE

Suite: 204

Size: 870 SF

Lease Rate: \$2,109/month

Parking: Open Parking Lot

Bathroom: 4 Common Area

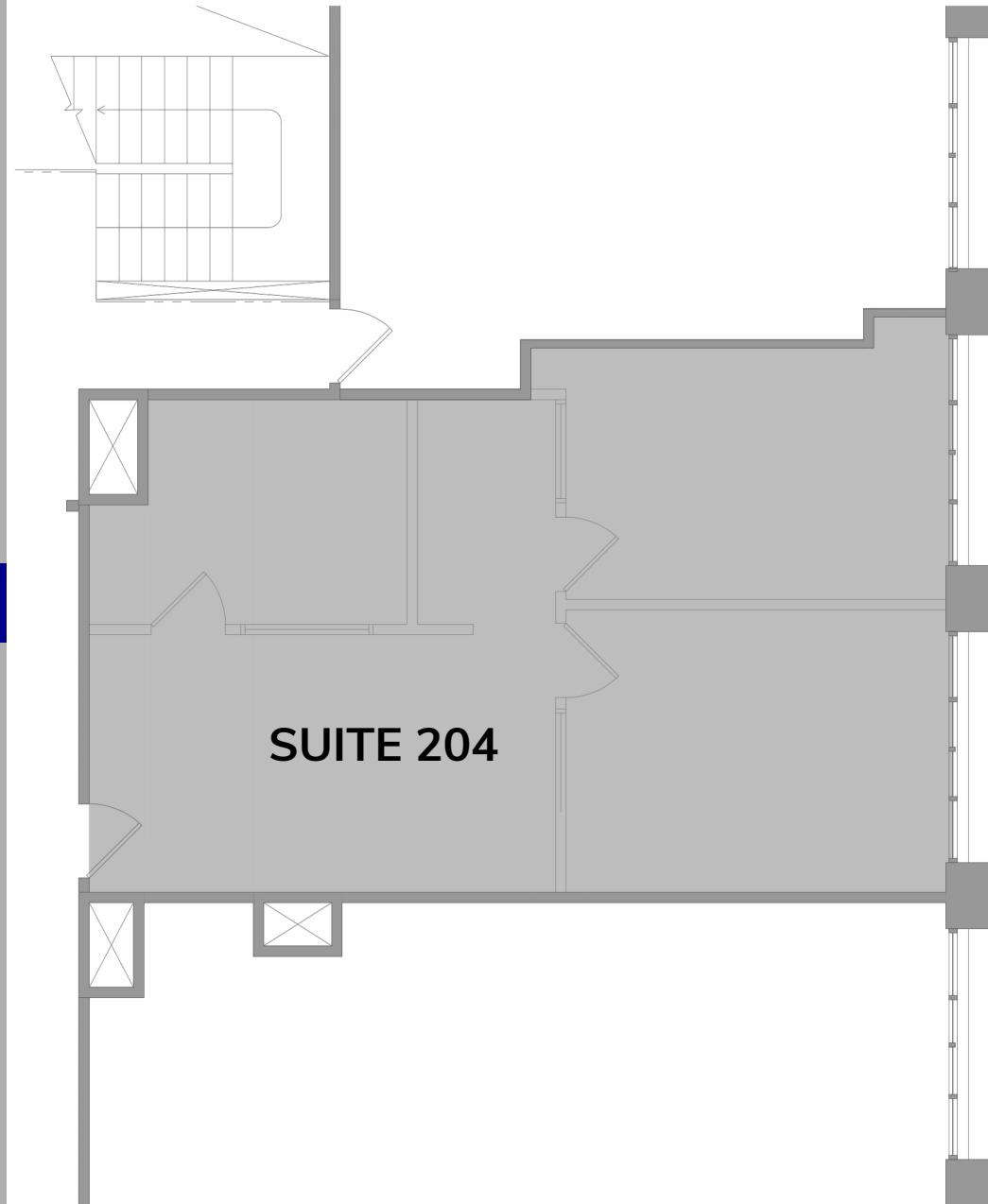
Zoning: Commercial

Allowed Uses: Professional offices, medical, or service businesses

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- No circling the block—tons of easy, surface-level parking for you and your clients.

FLOOR PLAN



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AVAILABLE FOR LEASE

Suite: 203

Size: 926 SF

Lease Special: \$1,389/month for 1st year
\$2,083.50/month thereafter

*Minimum 2 year lease required

Parking: Open Parking Lot

Bathroom: 4 Common Area

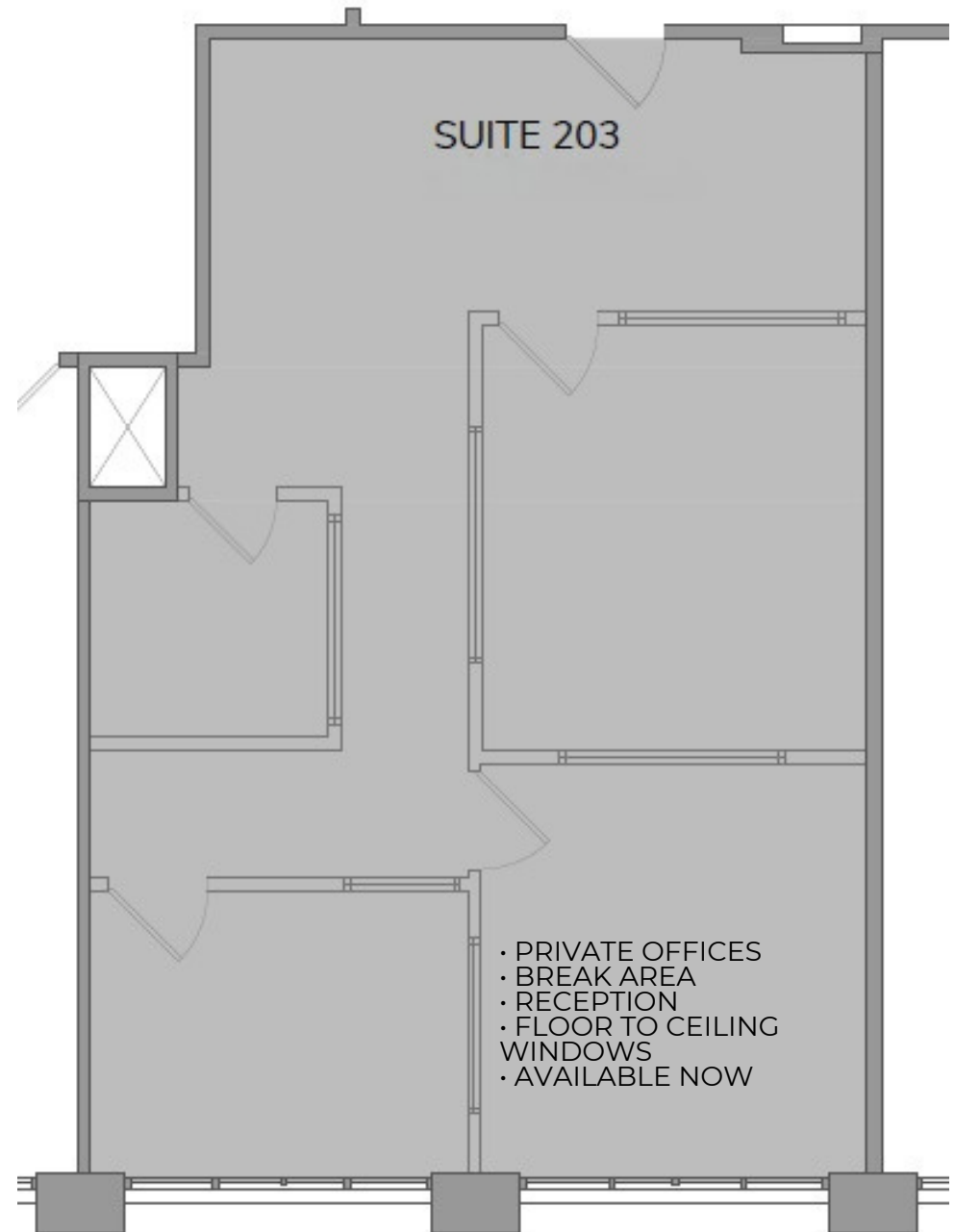
Zoning: Commercial

Allowed Uses: Professional offices,
medical, or service businesses

PROPERTY DESCRIPTION

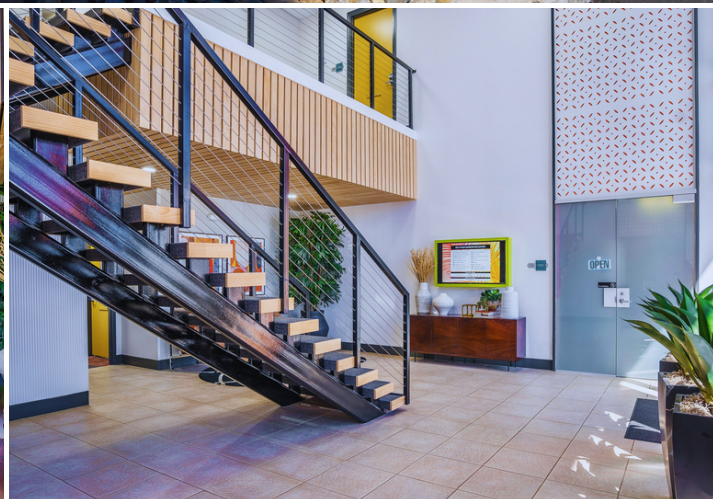
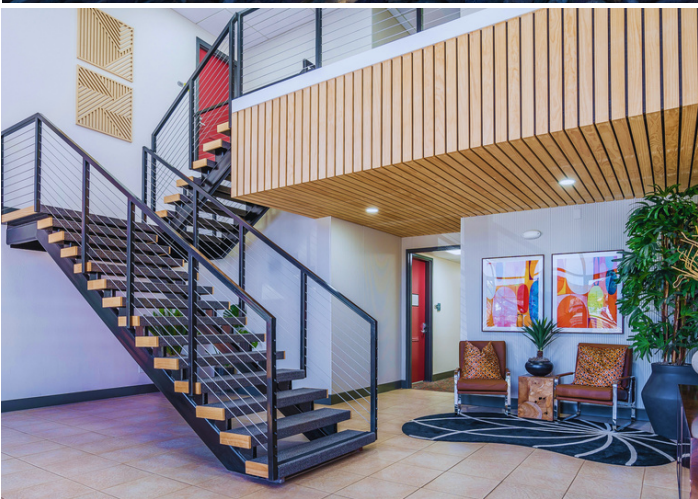
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FLOOR PLAN



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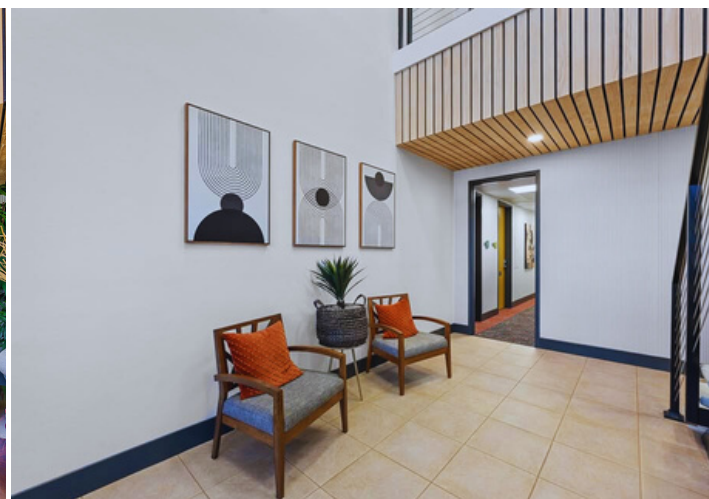
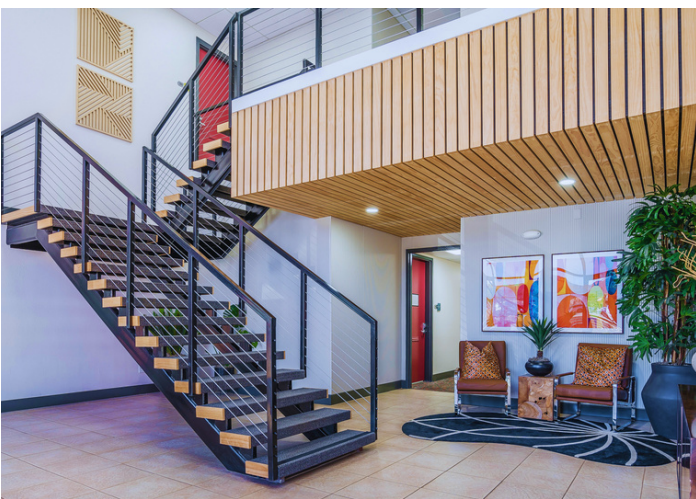
COMMON AREA



SPACE PHOTOS



PROPERTY PHOTOS



AERIAL PHOTO

