910 W SAN MARCOS BLVD
San Marcos, CA 92078

OFFICE SPACE FOR LEASE

Available:

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

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

www.uwventures.com

FOLLOW US:

URBAN WEST VENTURES

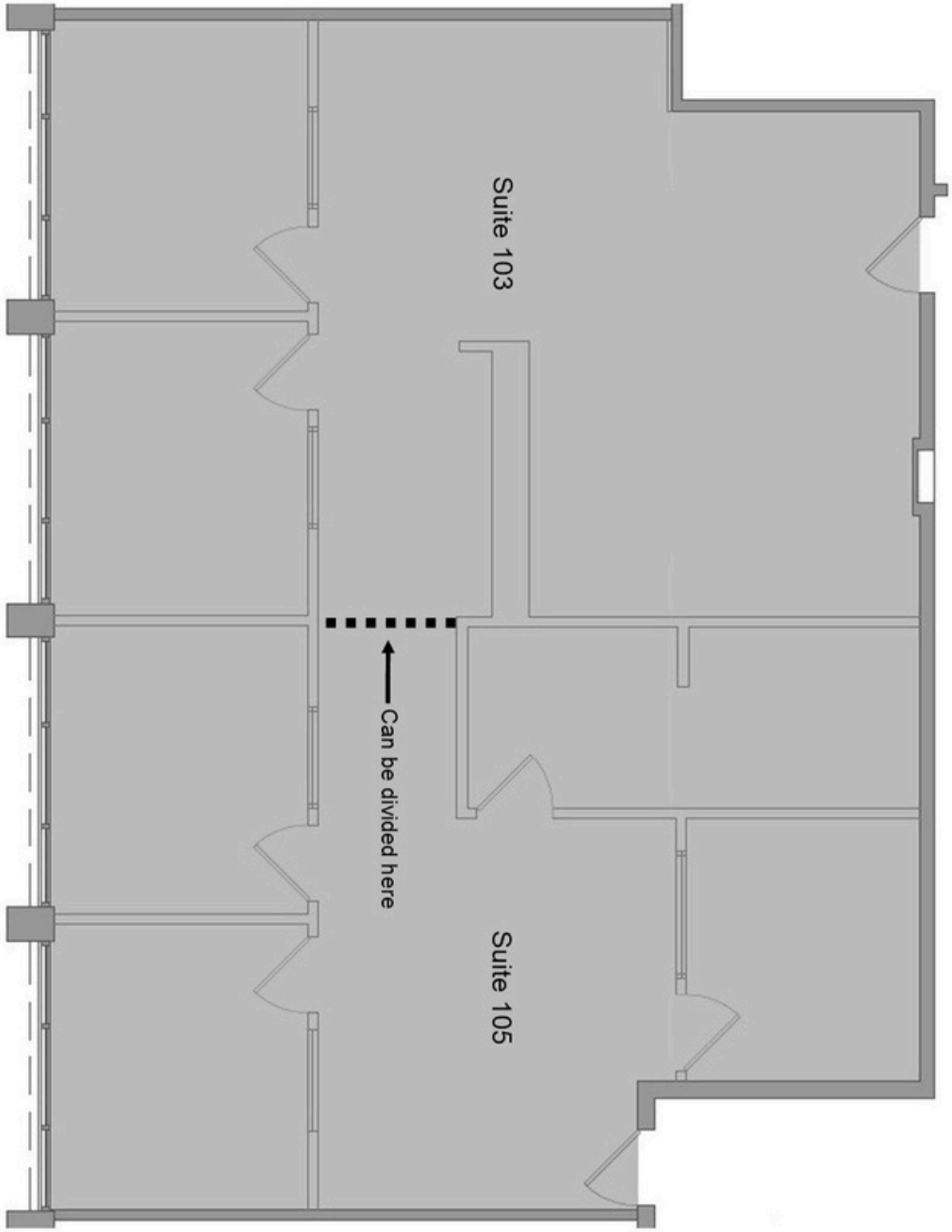
AVAILABLE FOR LEASE

Entire Size: 1,827 SF
Base Rent: $4,385 per month (Plus Electric)
Divisible to:
Suite 103: 925 SF
Base Rent: $2,500 per month
Suite 105: 900 SF
Base Rent: $2,500 per 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.

FLOOR PLAN



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

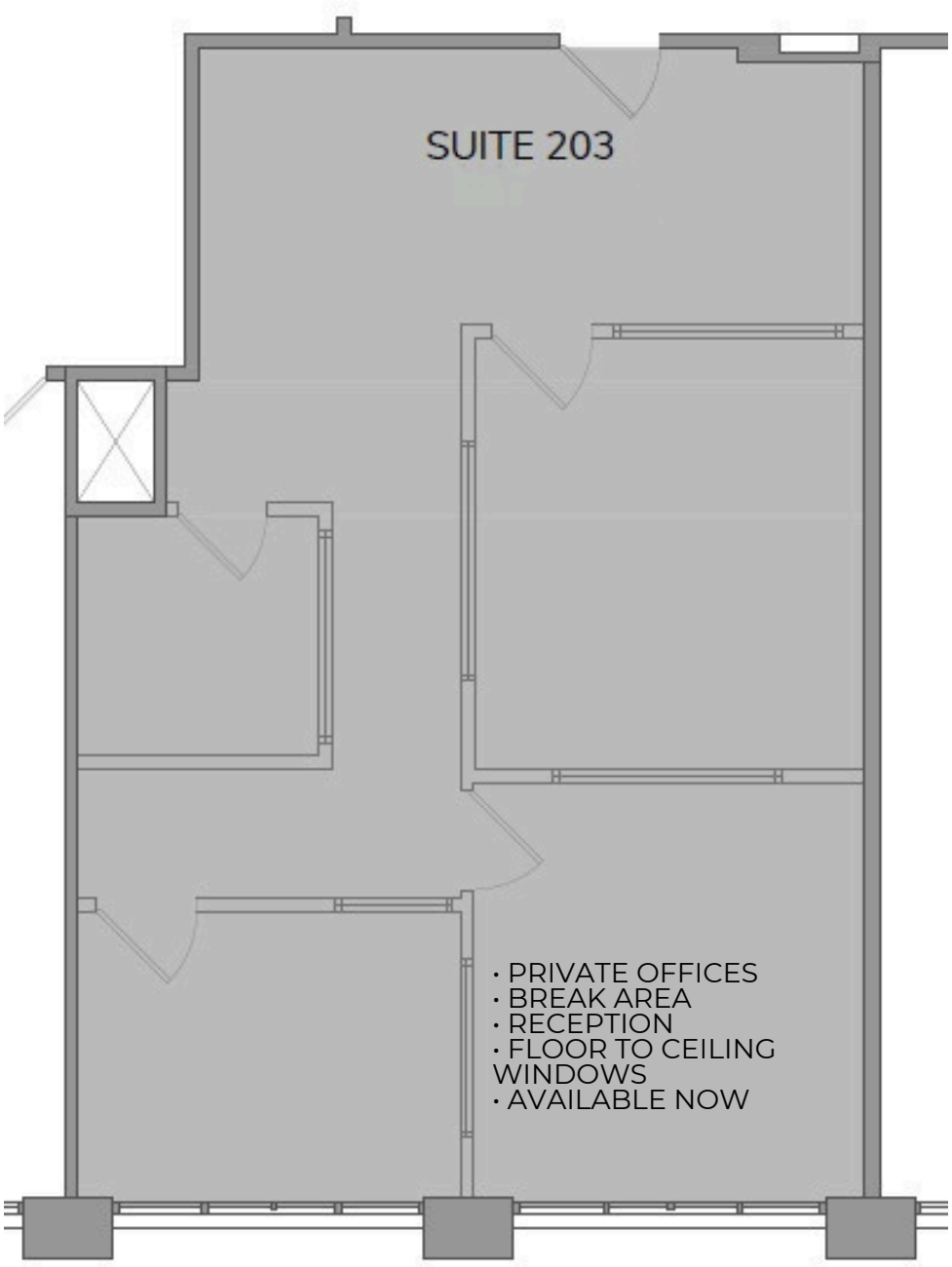
AVAILABLE FOR LEASE

Suite: 203
Size: 926 SF
Base Rent: $2,282 per month (Plus Electric)
Parking: Open Parking Lot
Bathroom: 4 Common Area

PROPERTY DESCRIPTION

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

FLOOR PLAN



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

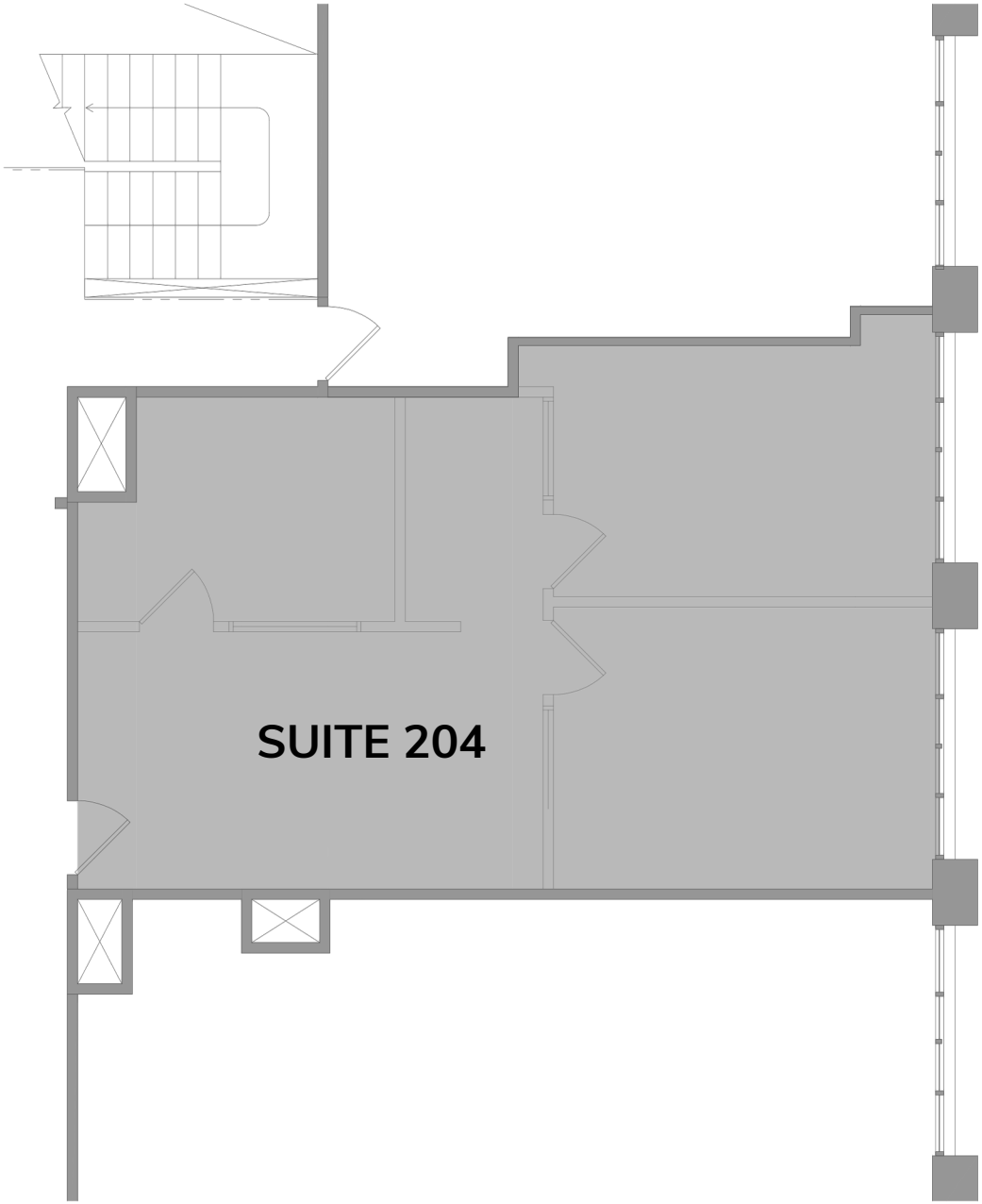
AVAILABLE FOR LEASE

Suite: 204
Size: 870 SF
Base Rate: $2,110 per month (Plus Electric)
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.
- No circling the block—tons of easy, surface-level parking for you and your clients.

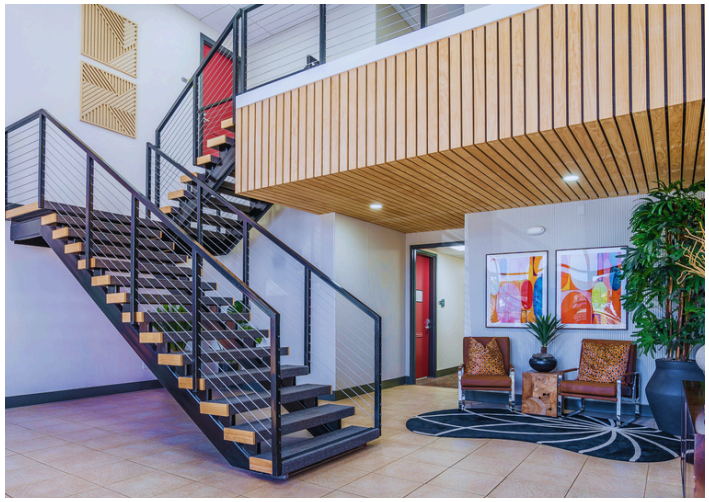
FLOOR PLAN

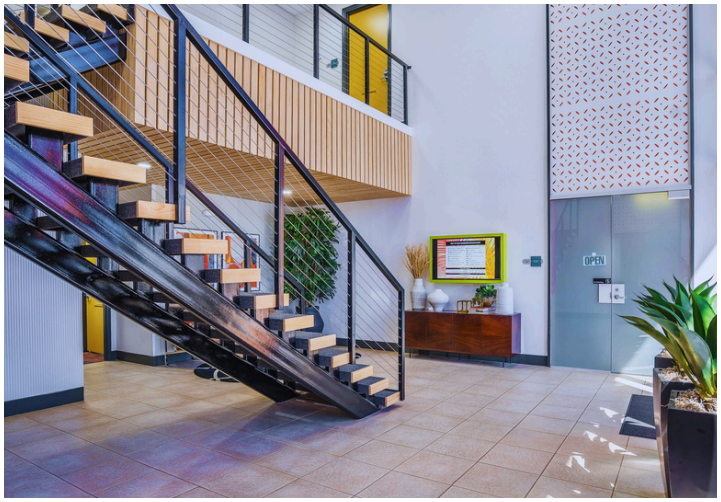


Suite plan is not to scale; for reference purposes only.

COMMON AREA

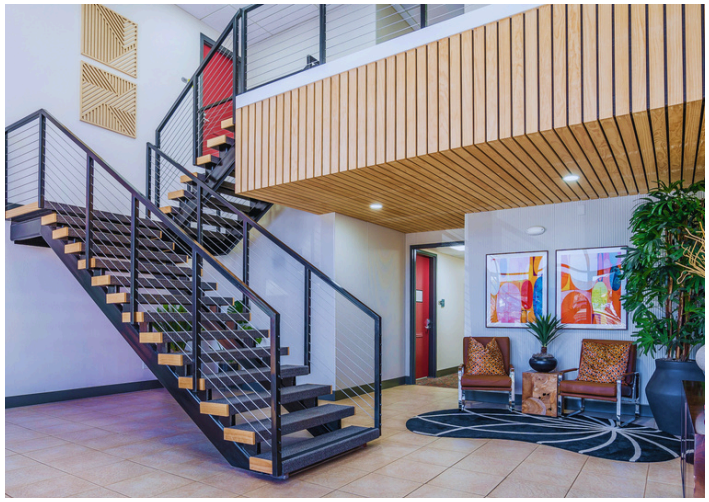
HEARING HEALTH CARE
Audiology & Hearing Aids
760.471.1196




OPEN

SPACE PHOTOS

PROPERTY PHOTOS



AERIAL PHOTO