

FREEWAY VISIBLE FREESTANDING BUILDING FOR LEASE

1155 GRAND AVE, SAN MARCOS, CA 92079

+ 2,555 SF BUILDING EXPANDABLE TO 4,000SF

+ RESTAURANT / RETAIL



TYSON YOUNGS

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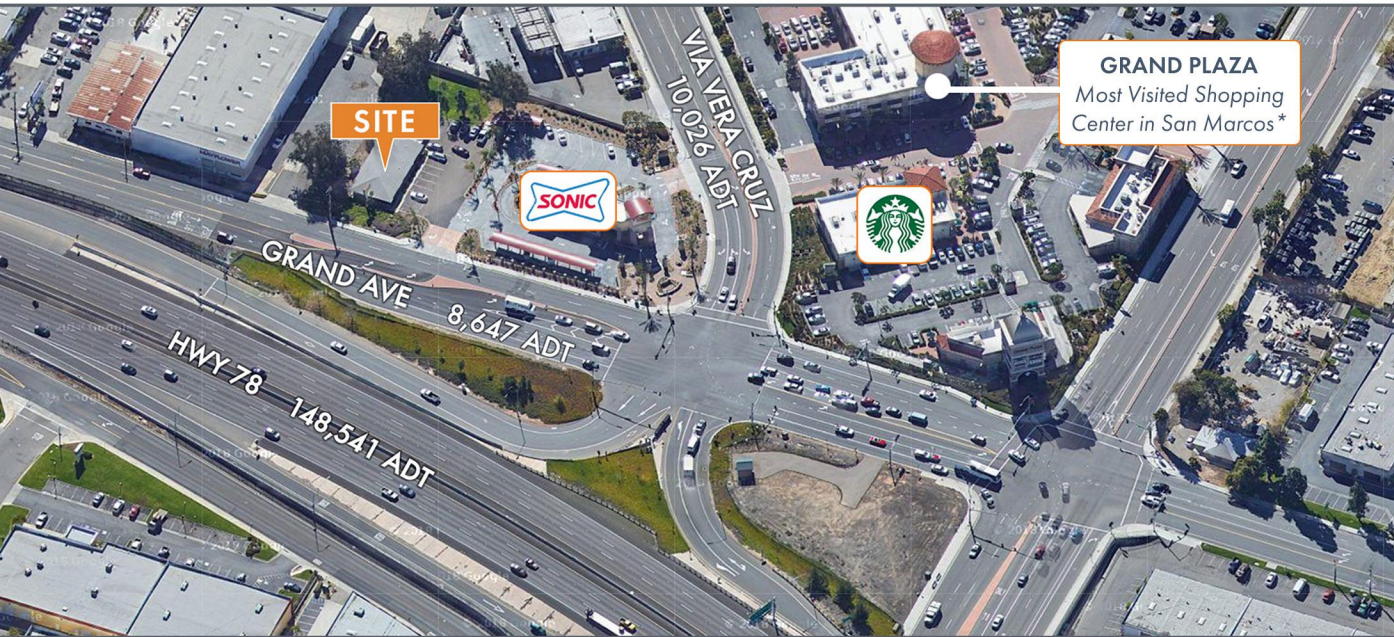
mclark@mainandmaininc.com

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MAIN+MAIN

INCORPORATED

PROPERTY HIGHLIGHTS



Newly Renovated



Pylon Sign Grandfathered In



Ingress/Egress: Left In, Right Out



Traffic Counts

HWY 78	148,541 ADT
GRAND AVE	8,647 ADT
VIA VERA CRUZ	10,026 ADT

population

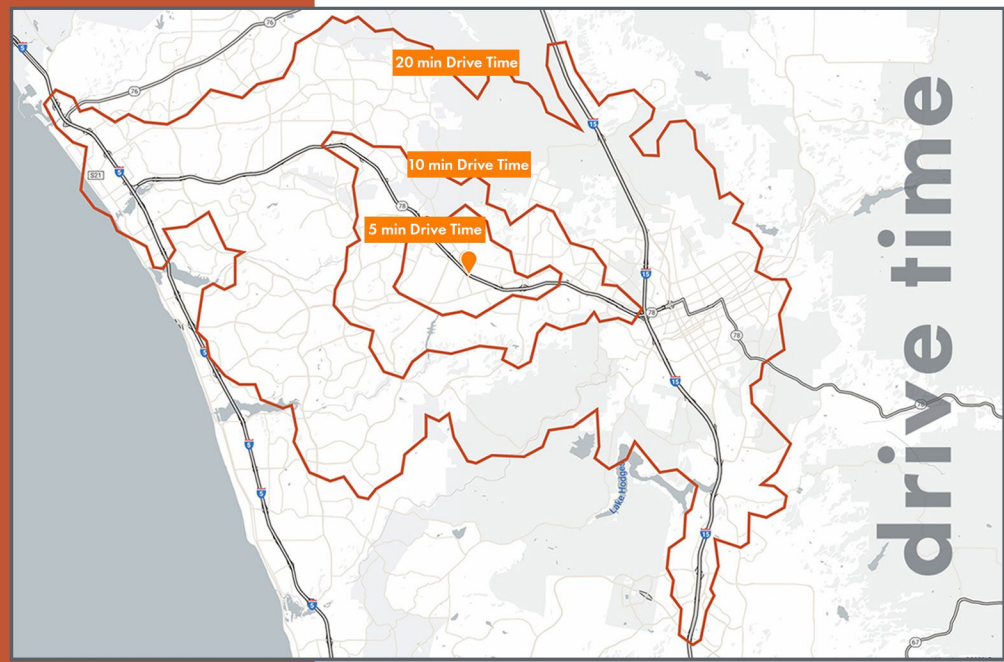
5 MIN	38,500	10 MIN	117,128	20 MIN	573,054
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average household income

5 MIN	\$88,027	10 MIN	\$108,097	20 MIN	\$115,865
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employment

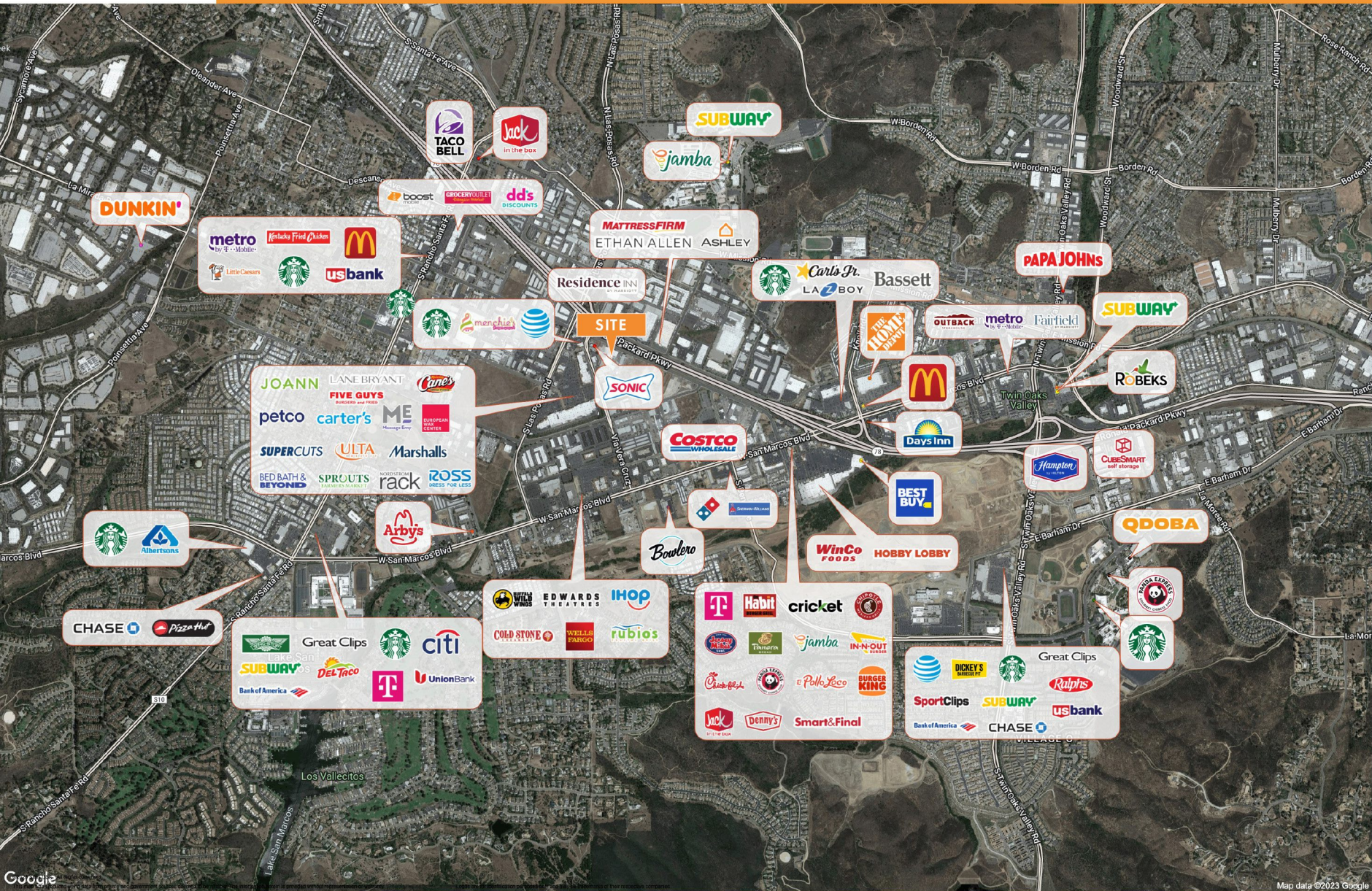
5 MIN	24,555	10 MIN	75,891	20 MIN	297,508
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drive time

*Data Source: Placer Ai

NEARBY RETAILERS



location

1155 GRAND AVE

AREA DEVELOPMENTS



site aerial

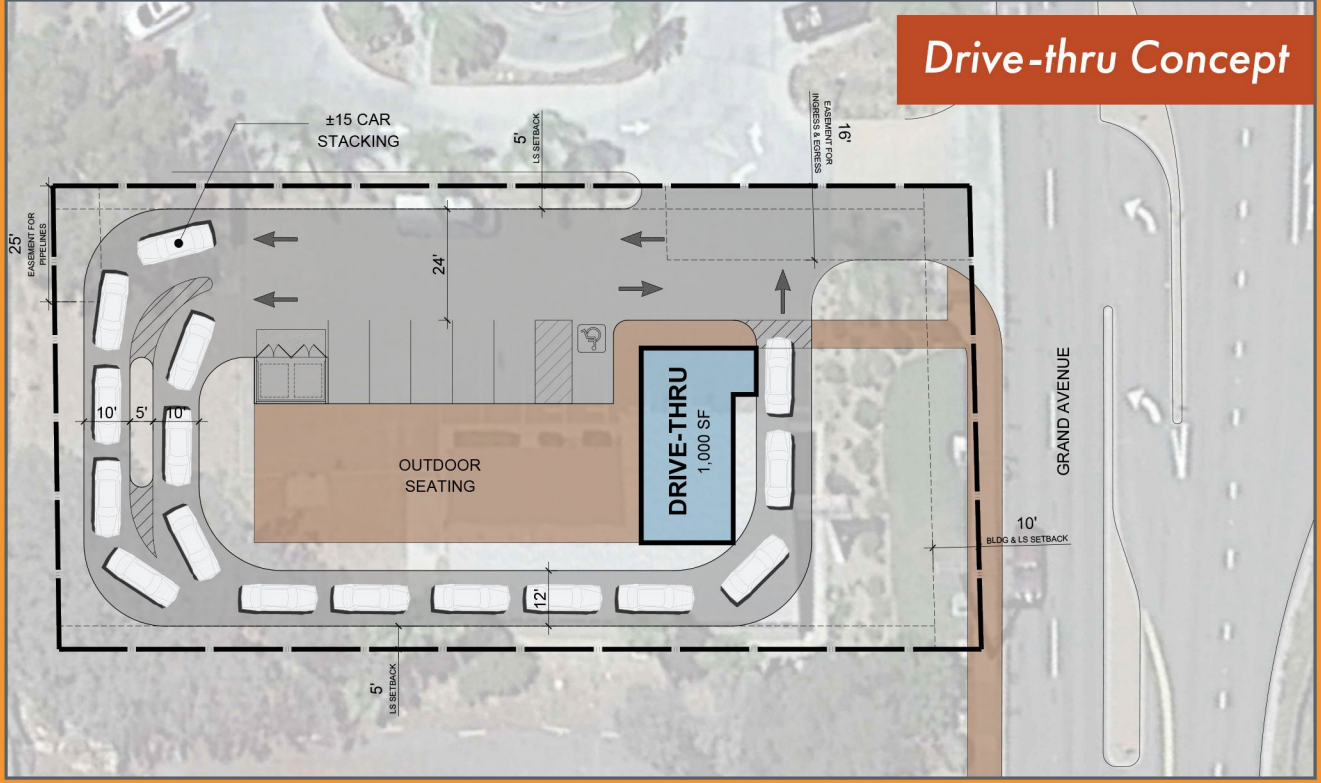
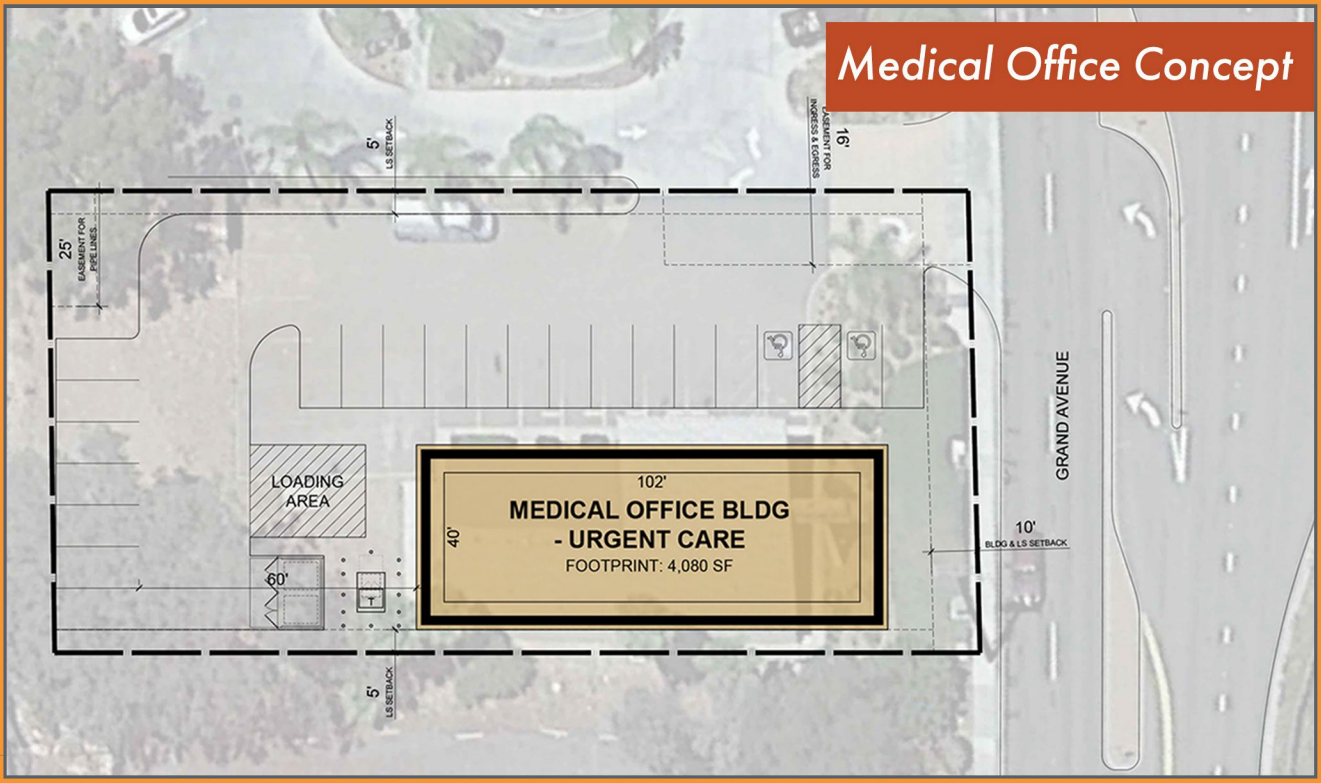


SITE

+
SITE DETAILS
2,555 SF BUILDING
20,908 SF LAND

1155 GRAND AVE

site plan



INTERIOR newly renovated



entry

1155 GRAND AVE



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