



Commercial Real Estate



Grand Plaza

±40,000 SF
ANCHOR SPACE AVAILABLE

101-197 S LAS POSAS ROAD
SAN MARCOS, CA 92069



Grand Plaza is conveniently located on the southeast corner of Las Posas Road and Highway 78 in the City of San Marcos, California.



The ±356,639 square foot mall is home to over 40 regional and neighborhood tenants including Nordstrom Rack, Bed, Bath & Beyond, Marshalls, PetCoach and Sprouts Farmers Market.

The center is strategically located in close proximity to CSU San Marcos and Palomar College with a combined enrollment of ±39,000 students.



TRAFFIC COUNTS

Grand Avenue: ±22,700 ADT
S Las Posas Road: ±14,600 ADT
Highway 78: ±134,000 ADT

AVERAGE HHI*

1 Mile: \$54,497
3 Miles: \$73,551
5 Miles: \$85,708

POPULATION

1 Mile: 12,468
3 Miles: 92,620
5 Miles: 195,520

DAYTIME POPULATION

1 Mile: 19,567
3 Miles: 79,213
5 Miles: 145,857

**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*

SUITE	TENANT	SF
A-1	Glamour Nails	1,310
A-2	European Wax Center	1,307
A-3-5	Carter's/OshKosh B'gosh	5,244
B	Party City	13,600
C	Marshalls	33,000
D	Bed Bath & Beyond	28,305
E	Nordstrom Rack	35,014
F	ANCHOR SPACE AVAILABLE	40,000
G	Ross	30,187
H	Ulta Beauty	10,471
J	Lane Bryant	7,657
K	Live 3	6,412
L	Sprouts	26,463
L-2	Five Guys Burgers & Fries	2,171
L-3	Grand Vision Optometry	1,496
L-4	Repair Lounge	1,224
L-5	Big Frog	1,224
L-6	Cigar Store	1,119
L-7	GoWireless (Verizon Authorized Retailer)	1,620
M-1	Massage Envy	4,051
M-2	Grand Plaza Cosmetic & Family Dentistry	3,600
N	PetCoach	15,000
R	Studio Salon Suites	3,266
P-1	Subway	1,279
P-2	The Joint	1,160
P-3	L&L Hawaiian BBQ	1,200
P-4	O's American Kitchen	4,268
P-5-6	AAA (The Auto Club)	6,019
P-7	Supercuts	1,275
P-8	White Dragon Martial Arts	2,926
1-AB	AT&T	2,726
1-C	Nektar	1,290
1-D	Taco Bar	1,425
1-E	Menchie's Frozen Yogurt	1,275
2-A	Good Feet	1,562
2-B	Starbucks	1,769
3-A	Love Boat Sushi	1,792
3-B	Sammy's Woodfired Pizza	3,200
4	Mission Federal Credit Union (N.A.P.)	4,000
5-A	Spectrum/Time Warner	3,220
5-B	Curry N' More	1,830
5-C	Boudin SF	3,496
6-A-B	AVAILABLE	4,200
7	POTENTIALLY AVAILABLE	7,900
8	Broken Yolk Cafe	6,283

Grand Plaza

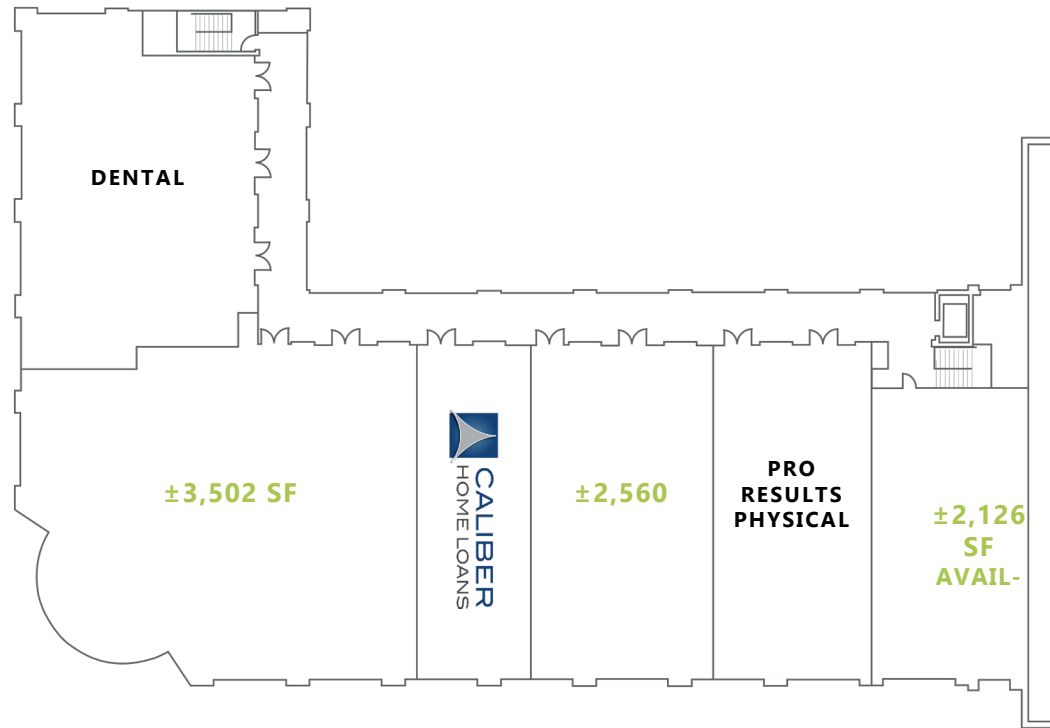
SITE PLAN



**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

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P BUILDING - SECOND FLOOR



SUITE	TENANT	SF
P2-1	Dental Office	3,083
P2-2	AVAILABLE	3,502
P2-3	Caliber Home Loans	2,995
P2-4	AVAILABLE	2,560
P2-5	Pro Results Physical Therapy	1,817
P2-5	AVAILABLE	2,126

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NEWER
CONSTRUCTION
WITH OUTSTANDING
FREEWAY VISIBILITY
AND CONVENIENT
ACCESS.





FLOCKE & AVOYER

Commercial Real Estate

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FOR LEASING INFORMATION

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*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

