

MEDICAL OFFICE  
FOR LEASE

960

W SAN MARCOS  
SAN MARCOS, CA 92078  
PROFESSIONAL CENTER



## CONTACT

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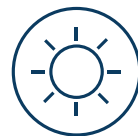




# PROPERTY HIGHLIGHTS



Office/Medical Building



Atrium-style building



Excellent access to Highway  
78 via San Marcos Blvd.



Abundant parking



Walking distance to numerous food  
service, retail, and lodging facilities



Five minutes to Palomar College station



Asking lease rate:

Office: \$2.00/RSF + E&J

Medical: \$2.50/RSF + E&J

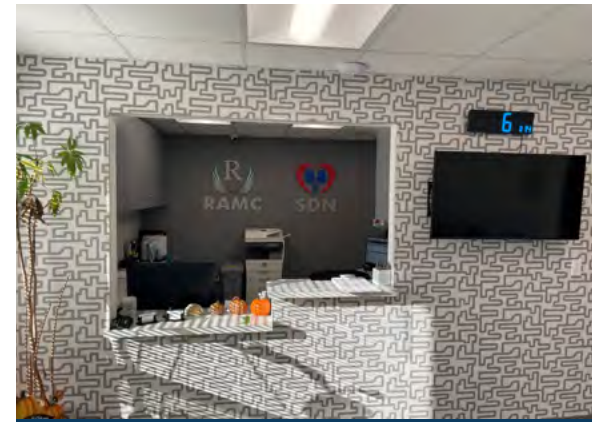
# 960 | PROFESSIONAL CENTER W SAN MARCOS BLVD SAN MARCOS, CA 92078

## SUITE 120 | 2,174 SF MEDICAL OFFICE | AVAILABLE 30 DAYS

CURRENT FULLY BUILT OUT DENTAL OFFICE  
\*CAN BE CONTIGUOUS WITH 130 FOR 4,347 SF



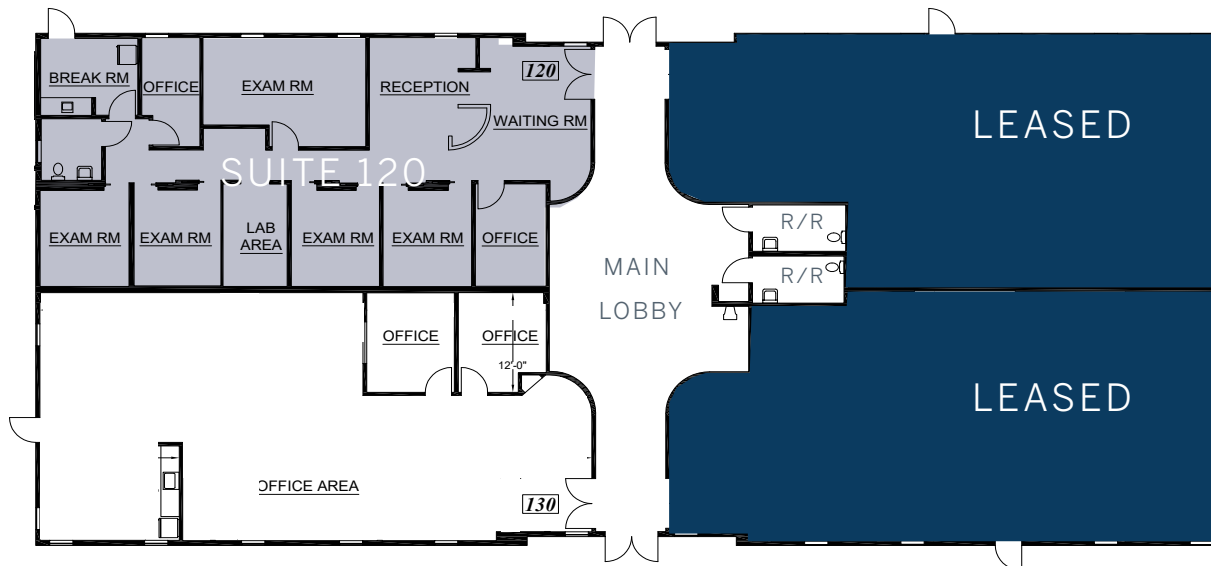
WEST SAN MARCOS BLVD



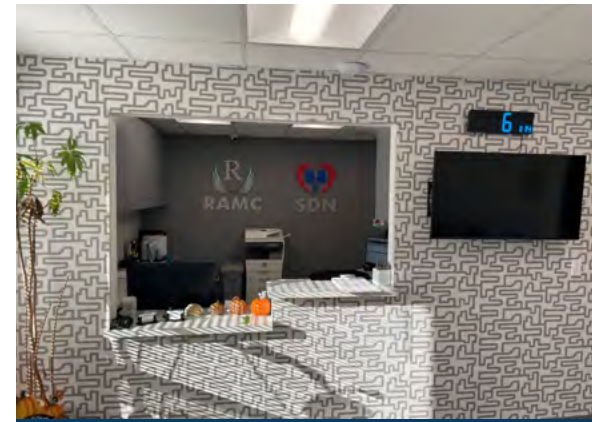


# 960 | PROFESSIONAL CENTER W SAN MARCOS BLVD SAN MARCOS, CA 92078

SUITE 130 | 2,173 SF  
MEDICAL OFFICE | AVAILABLE 30 DAYS



WEST SAN MARCOS BLVD



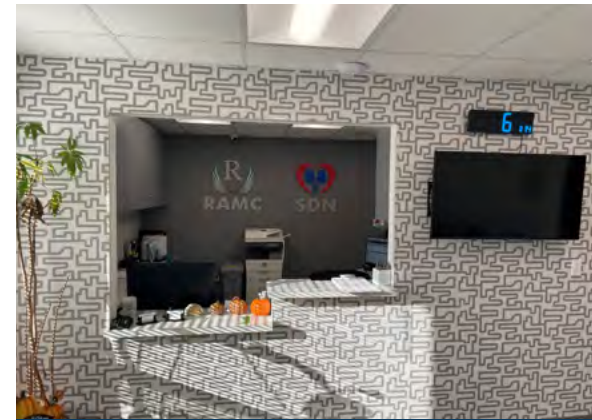
# 960 | PROFESSIONAL CENTER W SAN MARCOS BLVD SAN MARCOS, CA 92078

SUITE 130 | 2,173 SF  
MEDICAL OFFICE | AVAILABLE 60 DAYS

\*CAN BE CONTIGUOUS WITH 130 FOR 4,347 SF



WEST SAN MARCOS BLVD





# 960 | PROFESSIONAL CENTER W SAN MARCOS BLVD SAN MARCOS, CA 92078

## LOCATION





# 960 | PROFESSIONAL CENTER W SAN MARCOS BLVD SAN MARCOS, CA 92078

## COMMUNITY ENHANCEMENTS

Lennar Homes' mixed-use development project on West San Marcos Boulevard, replacing the once-thriving Restaurant Row, has gained approval from the San Marcos City Council. The project includes 202 housing units, over 10,000 square feet of commercial space, and a 1.5-acre park with amenities like a skate park and pickleball courts.

- The development comprises 202 housing units and over 10,000 sq ft of commercial space.
- A 1.5-acre park is planned, featuring a skate park and pickleball courts for recreational activities.
- Commercial spaces are intended for smaller eateries, ranging from 1,000 to 3,000 sq ft each.
- Lennar Homes, the developer, will contribute an in-lieu fee for affordable housing instead of providing it on-site.
- Despite earlier Planning Commission reservations, the City Council unanimously approved the project.



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