



**COMPLETE
REMODEL
UNDERWAY!**

FOR LEASE

DYNAMIC RETAIL/RESTAURANT & MEDICAL OFFICE OPPORTUNITIES



TODD SIMONSEN
Sales Associate
Todd@caacre.com
Lic # 02131564

CHRIS BONAR
Sales Associate
Chris@caacre.com
Lic # 02097389

LAKE SAN MARCOS VILLAGE | 800 - 4,300 SF RETAIL OR MEDICAL OFFICE
1635 LAKE SAN MARCOS DR. | 1132 & 1146 SAN MARINO DR. | SAN MARCOS, CA 92078

858. 360. 3000 | caacre.com



■ PROPERTY HIGHLIGHTS

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PLANNED RENOVATIONS: Ownership is planning a comprehensive refresh of the center, enhancing curb appeal, signage, and common areas to create a modern, inviting environment tailored to the Lake San Marcos community and surrounding locales.
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PRIME SAN MARCOS LOCATION: Situated along Lake San Marcos Blvd, the primary commercial corridor serving the surrounding residential neighborhoods, golf courses, and resort-style communities with easy access to Rancho Santa Fe Rd & San Marcos Blvd.
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STRONG DAILY TRAFFIC DRIVERS: Immediate proximity to dense residential rooftops, Lake San Marcos amenities, golf courses, and nearby schools provides consistent daily-use demand.
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CHARMING, COMMUNITY-ORIENTED SETTING: The center benefits from the relaxed, coastal North County feel that Lake San Marcos is known for, making it ideal for service-oriented retail, neighborhood dining, and boutique users.
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EXCELLENT VISIBILITY & ACCESS: Highly visible frontage along Lake San Marcos Blvd with convenient ingress/egress and ample on-site parking for customers and employees.
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AFFLUENT SURROUNDING DEMOGRAPHICS: Located within an established and affluent trade area characterized by stable home values, strong household incomes, and long-term residency.
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FLEXIBLE RETAIL CONFIGURATIONS: Suite sizes and layouts suitable for a variety of uses including café, fitness, wellness, professional services, and neighborhood retail.
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VALUE-ADD OPPORTUNITY: Planned renovations present a rare opportunity for tenants to secure space in an improving center with long-term upside as enhancements are completed.
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EASY ACCESS TO REGIONAL CONNECTIVITY: Convenient access to nearby I-78 and I-5, connecting the property to greater North County San Diego including Carlsbad, Encinitas, and Escondido.

PATIO IMPROVEMENT OPPORTUNITY

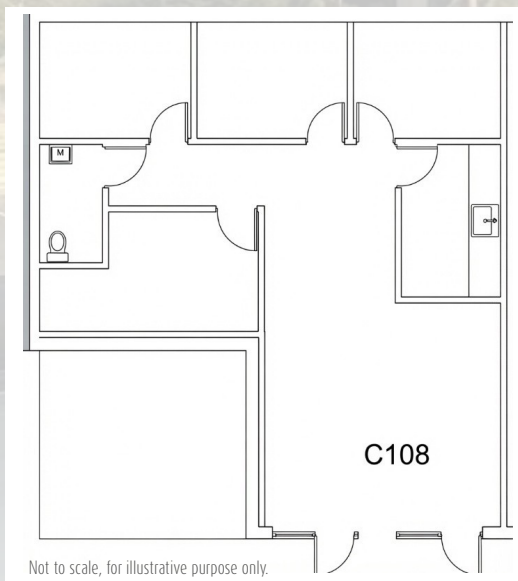


RETAIL POSITION IMPROVEMENT



*Conceptual renderings are computer-generated or AI-enhanced and provided for illustrative purposes only. They are strictly hypothetical and may not accurately reflect the property's actual features, finishes, or conditions. Interested parties should verify all information through personal inspection and should not rely solely on these images for evaluation or decision-making.

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



SUITE C-108

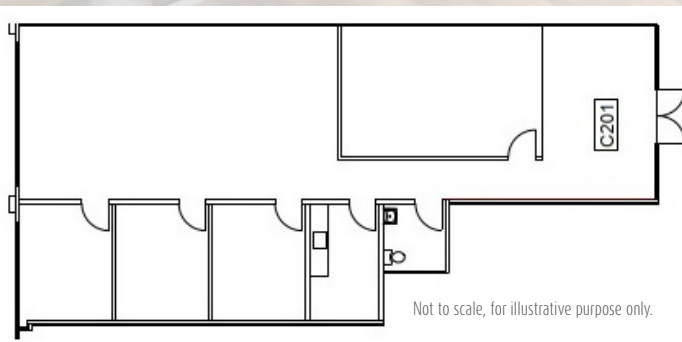
- 1,250 SF of Retail/Office Space
- Large Storefront Windows Provide Natural Light and Strong Merchandising Visibility
- Signage Opportunities to Capture Pedestrian and Vehicle Traffic
- Ideal for Small Fitness Concepts, Fast Casual Dining, Medical Office and Service Based Uses
- Convenient Access and Ample Parking to Support Steady Customer Flow

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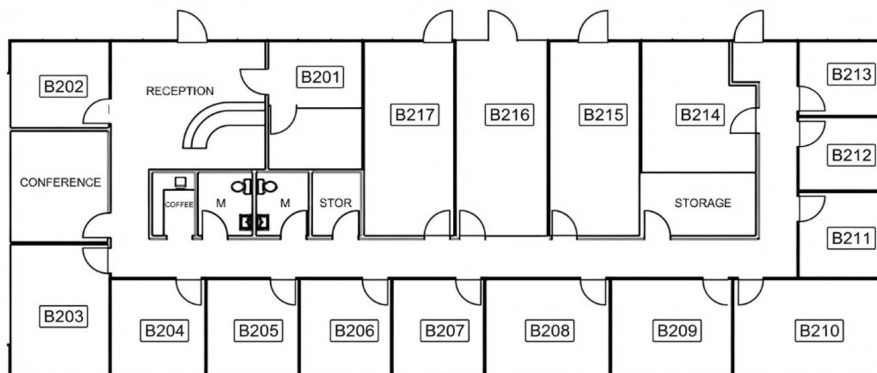
SUITE C-201

- 2,056 SF of Premier Office Space
- Modern Finishes Throughout
- Turnkey Buildout Featuring Kitchenette and Private Restroom
- Incredible Hill Facing Views



Not to scale, for illustrative purpose only.

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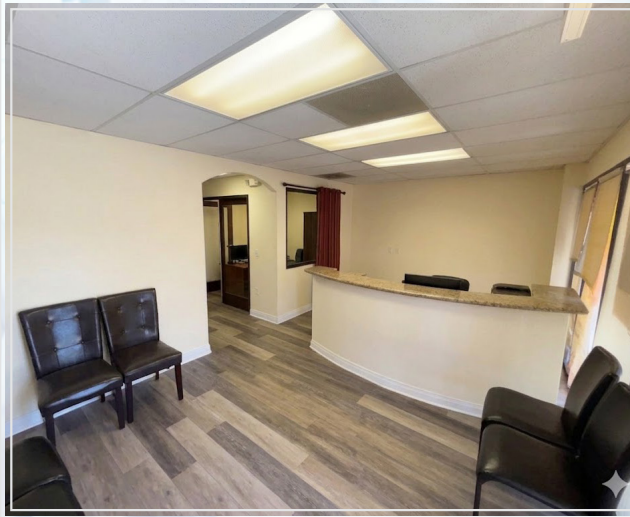


Not to scale, for illustrative purpose only.

SUITE B-201 - 217

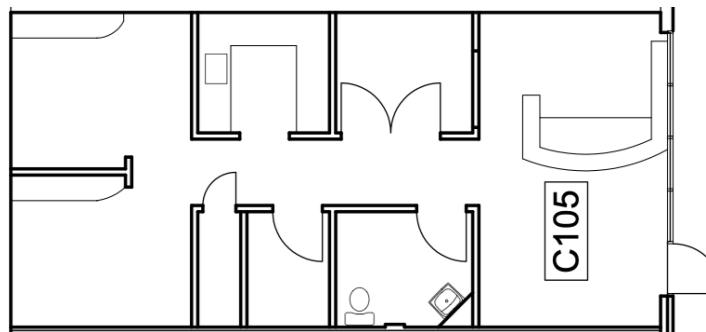
- Rare 4,243 SF Walk-up Retail/Office Building Available
- Ideal for Medical, Retail, or Office Uses
- Storefront Glass, Allows for Great Natural Light

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- 810 SF Turnkey Dental/Medical Suite
- Ground Floor Availability
- Ample Parking
- Dental Chairs, Vacuum system, and Air Compressor Available
- Contact Agent for More Details

SUITE C-105



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