



# Grand Plaza

101-197 S Las Posas  
San Marcos, CA 92069



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±28,305 SF anchor opportunity available  
±6,412 SF Ground floor retail space available  
±2,560 and ±3,502 SF Second floor space available

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



# Overview

**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, Ross, Marshalls, Petco, Ulta 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.



# Demographics



## Traffic counts

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



## Average HHI\*

1 Mile: \$64,372  
3 Miles: \$86,483  
5 Miles: \$103,508



## Population

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



## Daytime population

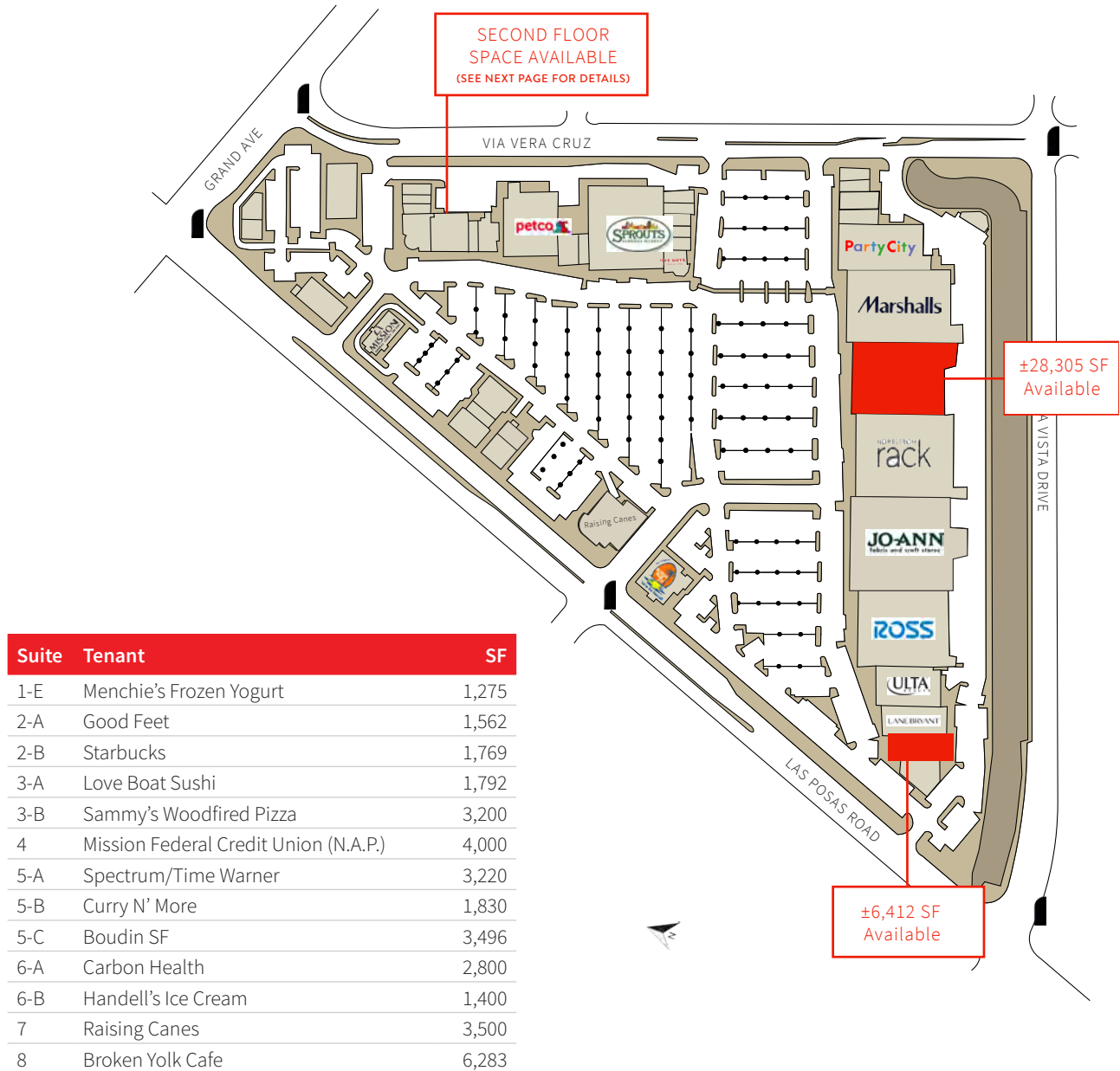
1 Mile: 19,567  
3 Miles: 79,213  
5 Miles: 145,857



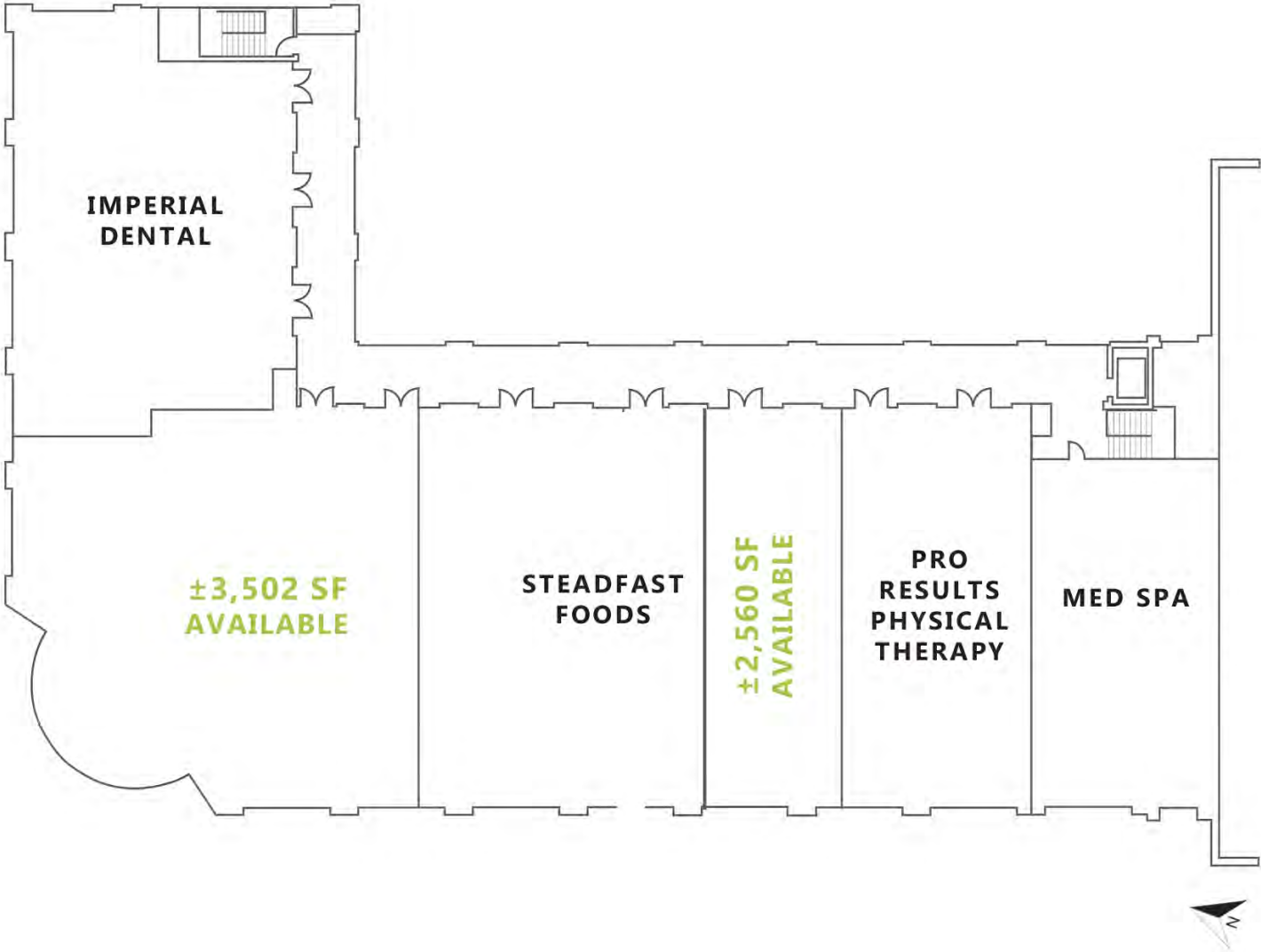


# Site plan

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
<b>D</b>	<b>Available</b>	<b>28,305</b>
E	Nordstrom Rack	35,014
F	Jo-Ann Stores	40,000
G	Ross	30,187
H	Ulta Beauty	10,471
J	Lane Bryant	7,657
<b>K</b>	<b>Available</b>	<b>6,412</b>
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	Petco	15,000
R	Studio Salon Suites	3,266
P-1	China Bros.	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



# P Building - second floor



Dominant regional center  
outstanding freeway visibility and  
convenient access.

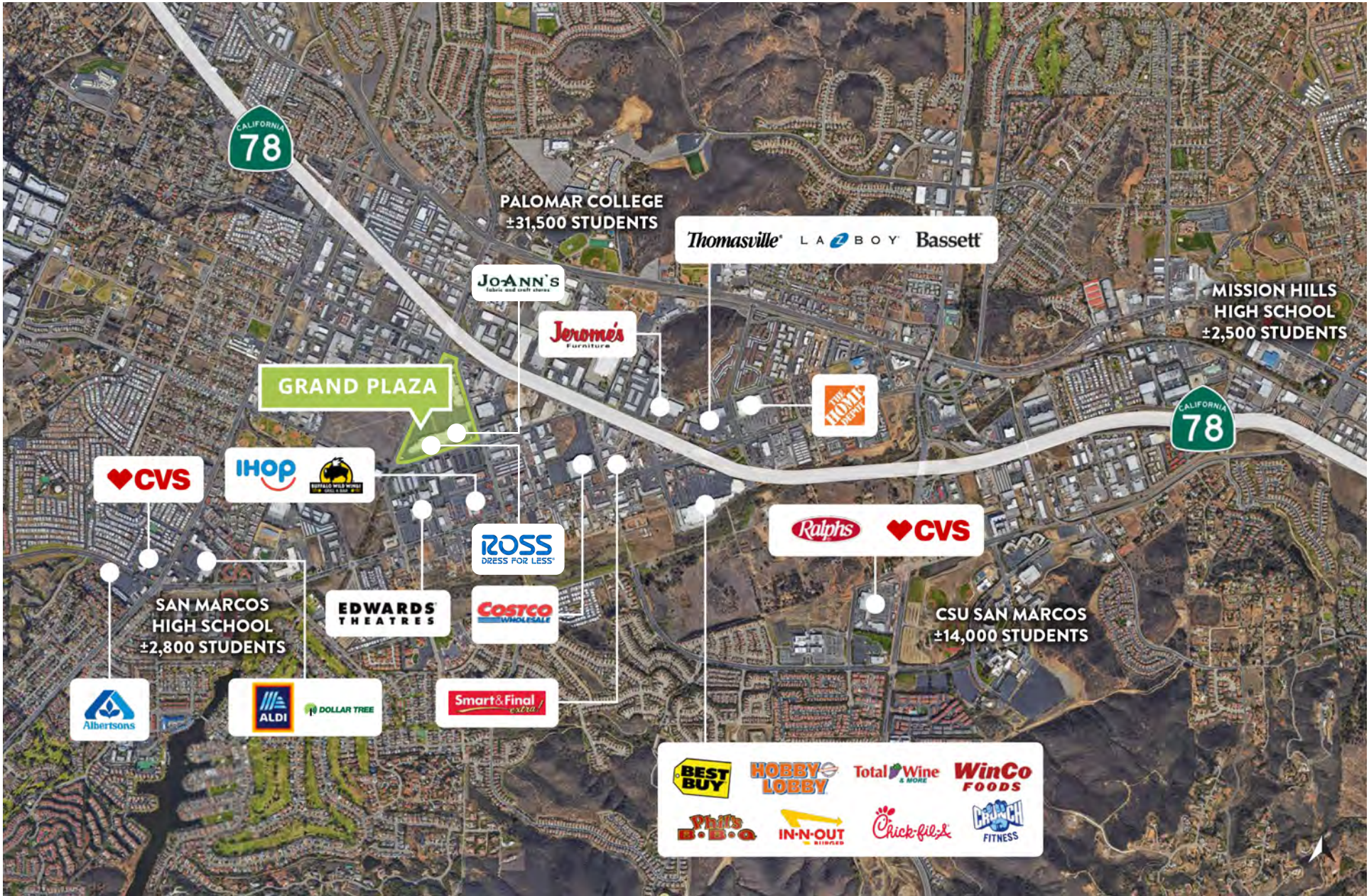
Suite	Tenant	SF
P2-1	Imperial Dental	3,083
P2-2	AVAILABLE	3,502
P2-3	Steadfast Foods	2,995
P2-4	AVAILABLE	2,560
P2-5	Pro Results Physical Therapy	1,817
P2-6	Med Spa	2,126



\*Disclosure on Page 7



# Aerial







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