

# 2-Story Free-Standing Office Building

# FOR LEASE



VIRTUAL TOUR



221 PAWNEE ST, SAN MARCOS, CA 92078

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# Property Overview

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Pawnee St

**Address:** 221 Pawnee Street, San Marcos, CA 92078

**Property Type:** Two-Story Free-Standing Professional Office Building

**Building Size** ± 4,987 Square Feet

**Land Area:** ± 12,663 Square Feet (0.29 Acre)

**APN:** 219-082-14

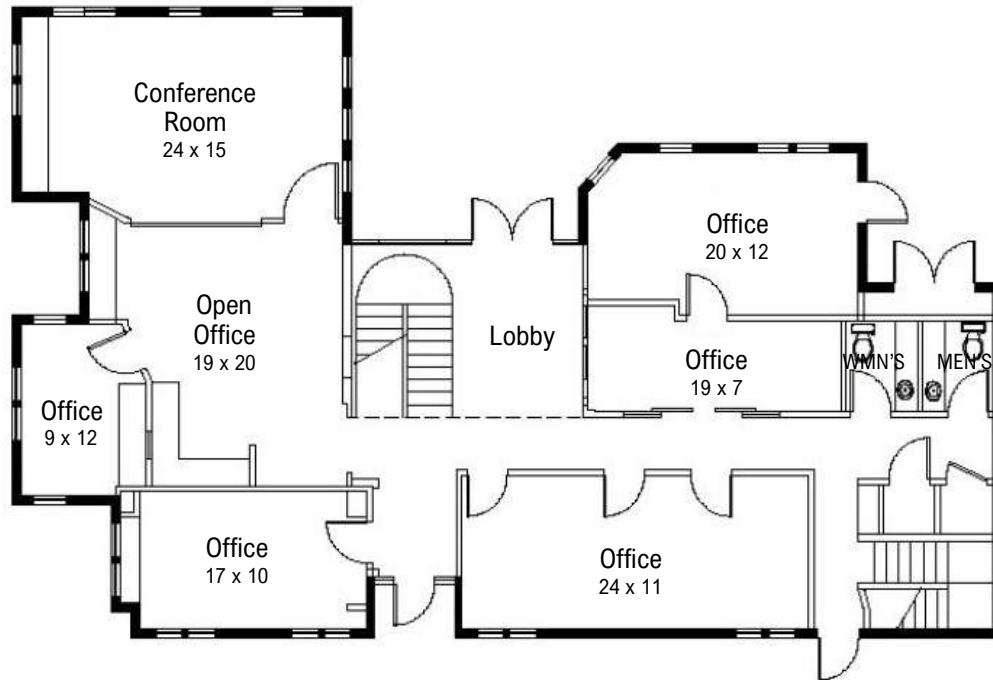
**Zoning:** Office Professional

**Parking:** 2.60/1,000  
11 Standard Parking Stalls, 2 ADA Parking Stalls

**Location:** Located at the Corner of Pawnee Street and Creek Street Off of Grand Avenue Surrounded by Numerous Retail Amenities.

**Lease Rate:** \$1.70/SF Gross + Utilities





## First Floor

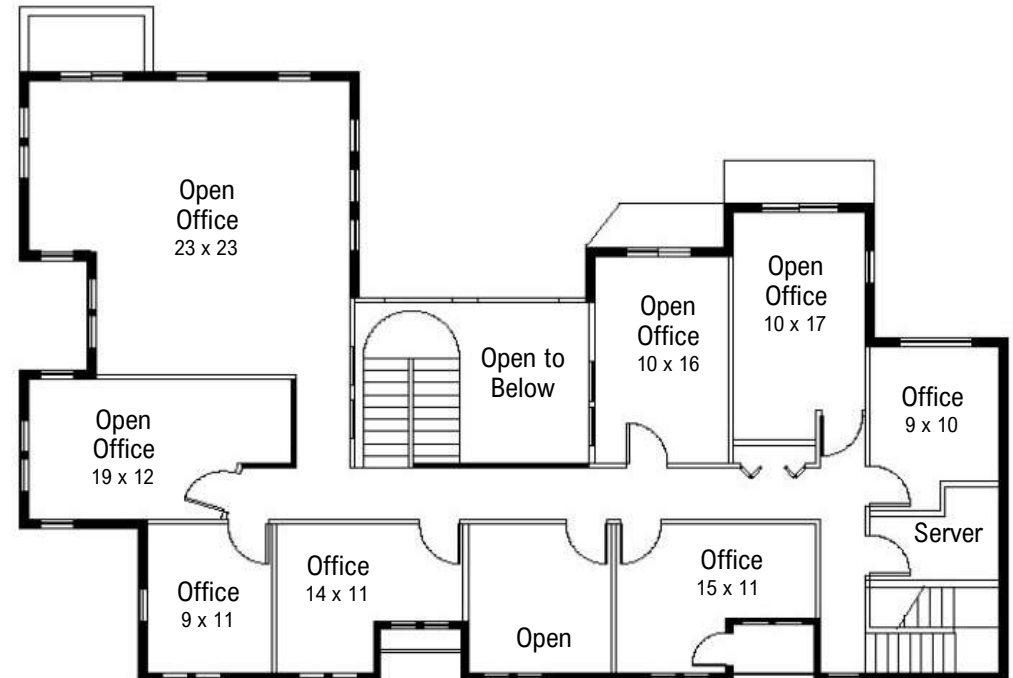
- ◇ Conference room
- ◇ Lobby
- ◇ Five (5) Private Offices
- ◇ Open Office
- ◇ Restrooms



TAKE A VIRTUAL TOUR

## Second Floor

- ◇ Five (5) Open Offices
- ◇ Four (4) Private Office
- ◇ Server Room



Floor plans are not to scale; for reference purposes only.



# Property Photos

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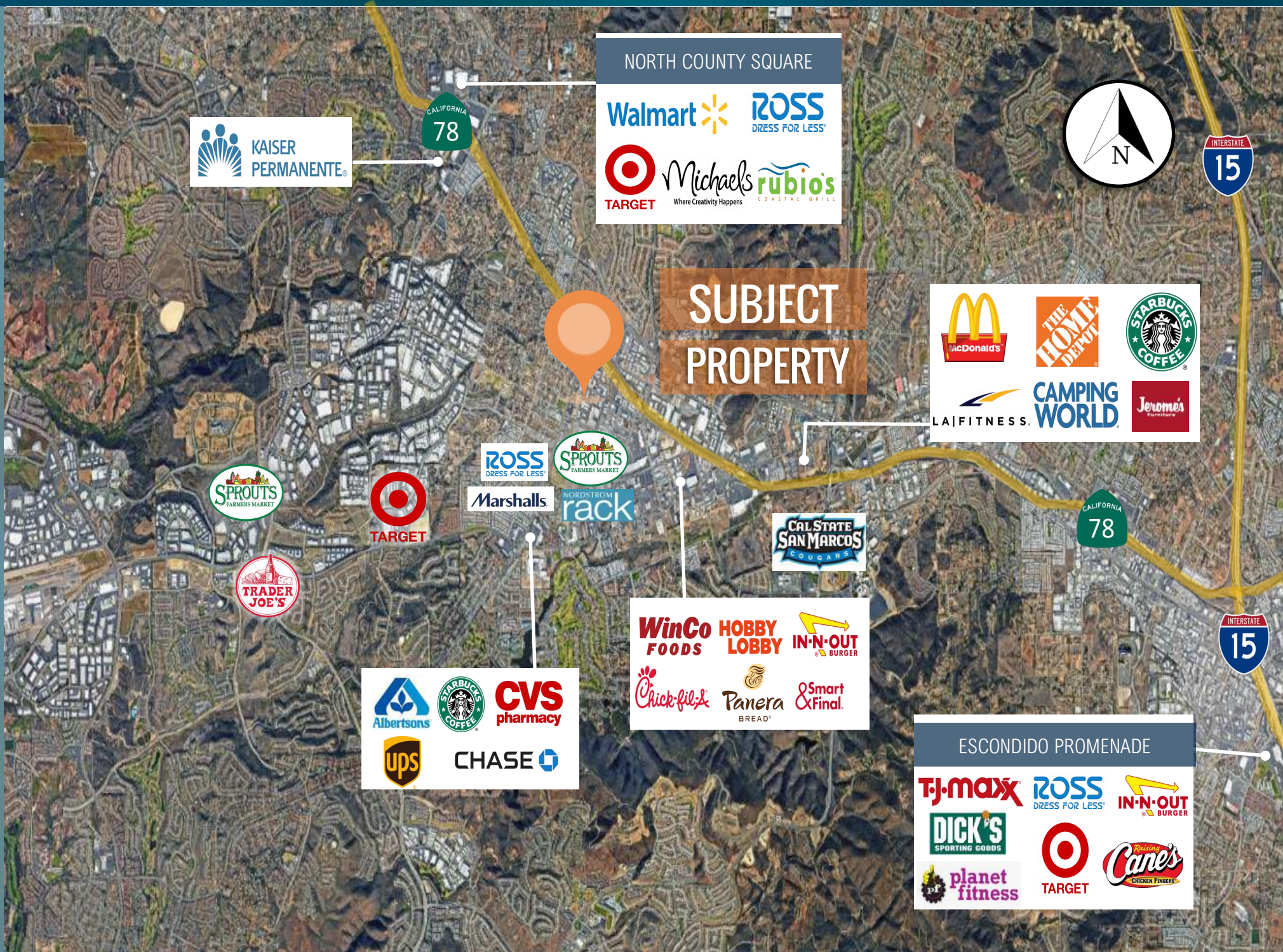
Pawnee St



# Nearby Amenities

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Pawnee St



**KAISER PERMANENTE**



**NORTH COUNTY SQUARE**

**Walmart** **ROSS DRESS FOR LESS**

**TARGET** **Michaels** **rubio's COASTAL GRILL**



**SUBJECT PROPERTY**

**McDonald's** **THE HOME DEPOT** **STARBUCKS COFFEE**

**LAIFITNESS** **CAMPING WORLD** **Jerome's Furniture**



**ROSS DRESS FOR LESS** **SPROUTS FARMERS MARKET**

**Marshalls** **NORDSTROM rack**



**WinCo FOODS** **HOBBY LOBBY** **IN-N-OUT BURGER**

**Chick-fil&** **Panera BREAD** **Smart & Final**



**Albertsons** **STARBUCKS COFFEE** **CVS pharmacy**

**ups** **CHASE**

**ESCONDIDO PROMENADE**

**TJ-maxx** **ROSS DRESS FOR LESS** **IN-N-OUT BURGER**

**DICK'S SPORTING GOODS** **TARGET** **Raising Cane's CHICKEN TENDERS**

**planet fitness**

# Demographics

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Pawnee St

	3 mile	5 mile
<b>POPULATION</b>		
Total Population (2021)	102,958	218,901
Total Population (2026)	100,717	214,896
Population (2021-2026)	+2.23%	+1.86%
Average Age	37.10	38.40
<b>HOUSEHOLDS</b>		
Average Household Size	2.90	2.80
Total Households	34,494	75,088
HH Growth (2021-2026)	+2.32%	+1.95%
Owner Occupied Housing	20,495	48,266
Renter Occupied Housing	13,999	26,822
<b>INCOME</b>		
Average Household Income	\$111,250	\$119,567
Median Household Income	\$85,295	\$93,102
<b>RACE/ETHNICITY</b>		
White	81,806	176,414
African American	3,140	6,388
Asian	9,536	18,848
Other	4,355	9,558
<b>MARKET SNAPSHOT</b>		
Median Home Value	\$668,316	\$695,569
Median Year Built	1991	1988
Consumer Spending	\$1,343,780	\$3,064,869

San Clemente

Fallbrook

Camp Pendleton  
Marine Corps Base

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Bonsall

78

Oceanside



**SUBJECT  
PROPERTY**

Valley Center

San Marcos

Carlsbad

Escondido

Encinitas

Rancho  
Bernardo

Poway

Solana  
Beach

Del  
Mar

**SAN  
DIEGO**

Lakeside

La  
Jolla

Santee

El Cajon

La Mesa

Lemon  
Grove

Coronado

National  
City

Chula Vista