

FOR LEASE



100 N. Rancho Santa Fe Rd.

San Marcos, CA 92069

Property Highlights

- **High Visibility with Prominent Freeway Frontage** -
 - Ample Parking -
 - Aggressive Rental Rates -
 - Building Repositioning Opportunity -

Available:

Suite 101 - 8,024 SF
Suite 105 - 3,312 SF
Suite 107 - 1,411 SF
Suite 108 - 2,127 SF
Suite 109 - 1,354 SF

Suite 120 - 1,189 SF
Suite 122 - 2,377 SF
Suite 130 - 1,800 SF

\$1.25 psf + NNN

**Multiple Individual Suites
Available From:
1,189 SF to 8,024 SF**

**Can Assemble up to ~11,336 SF
Contiguous, Same Elevation**

**Can Assemble up to ~30,000 SF
Contiguous, with elevation
changes**

109,560

Cars Per Day
Highway 78

@ N Rancho Santa Fe Rd.

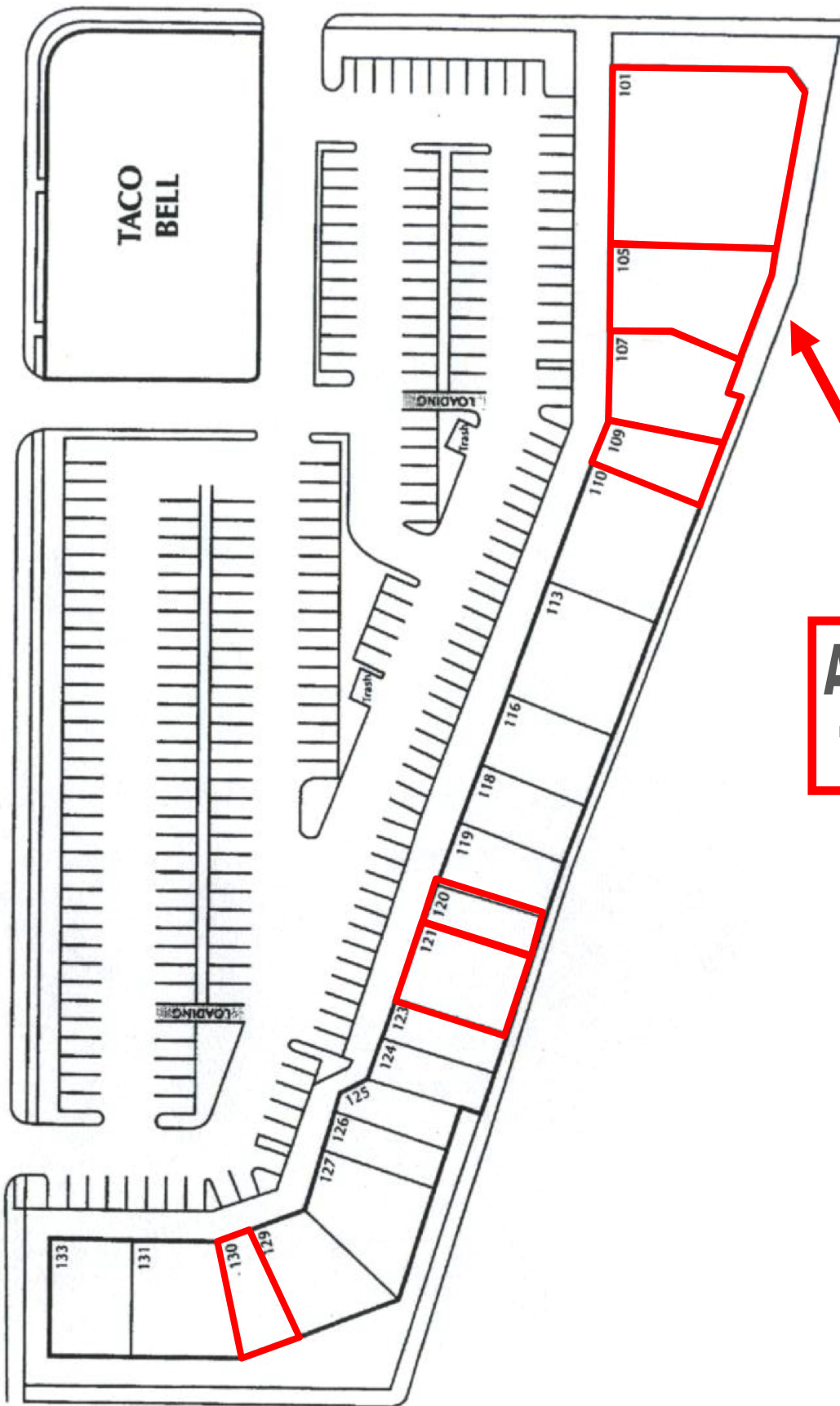
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V26

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Site Plan



**Assemble Up to
16,000+ SF**

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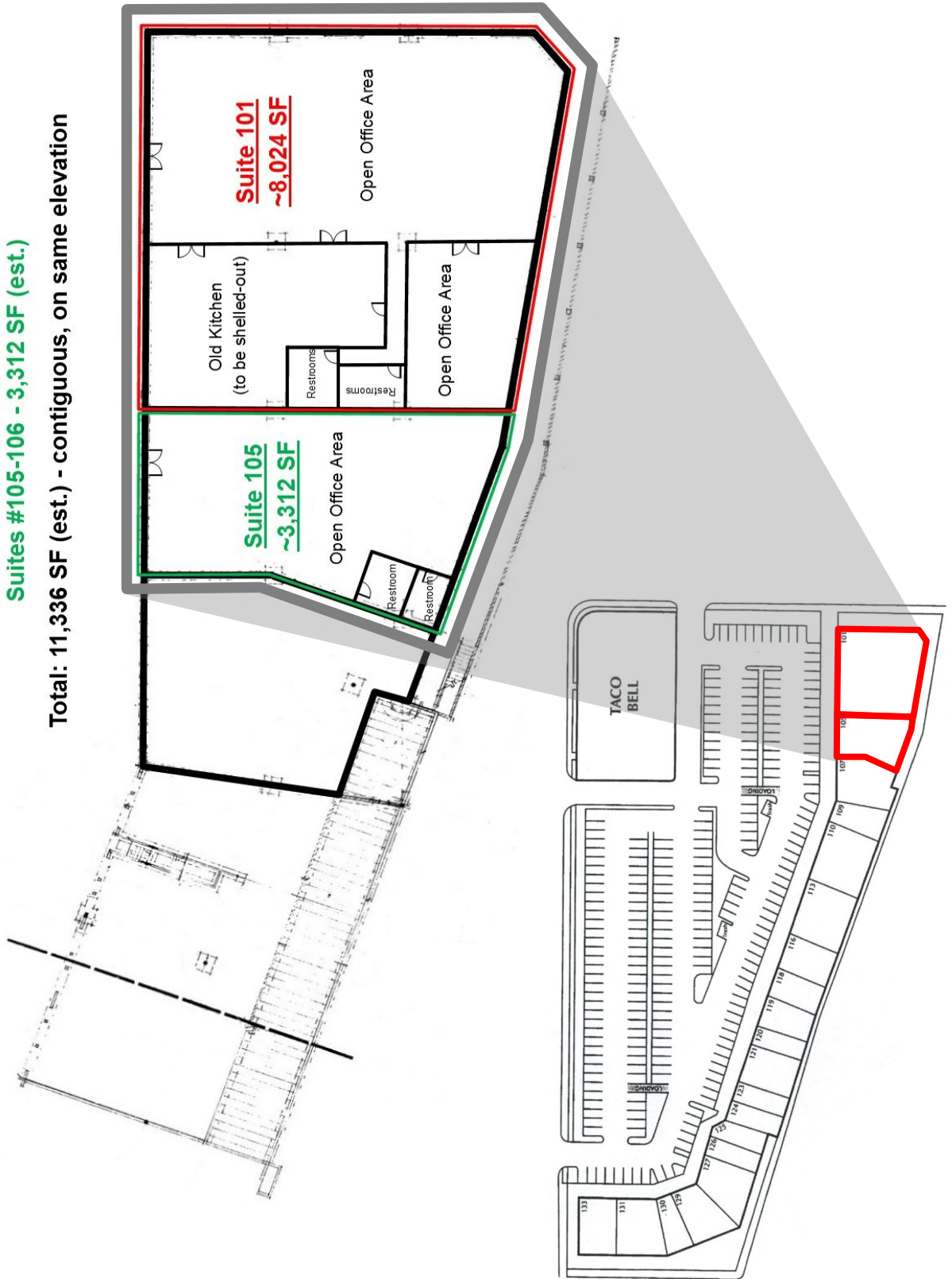
Floor Plan: Suites 101-106

100 Rancho Santa Fe Rd, San Marcos CA

Suites #101-104 - 8,024 SF (est.)

Suites #105-106 - 3,312 SF (est.)

Total: 11,336 SF (est.) - contiguous, on same elevation



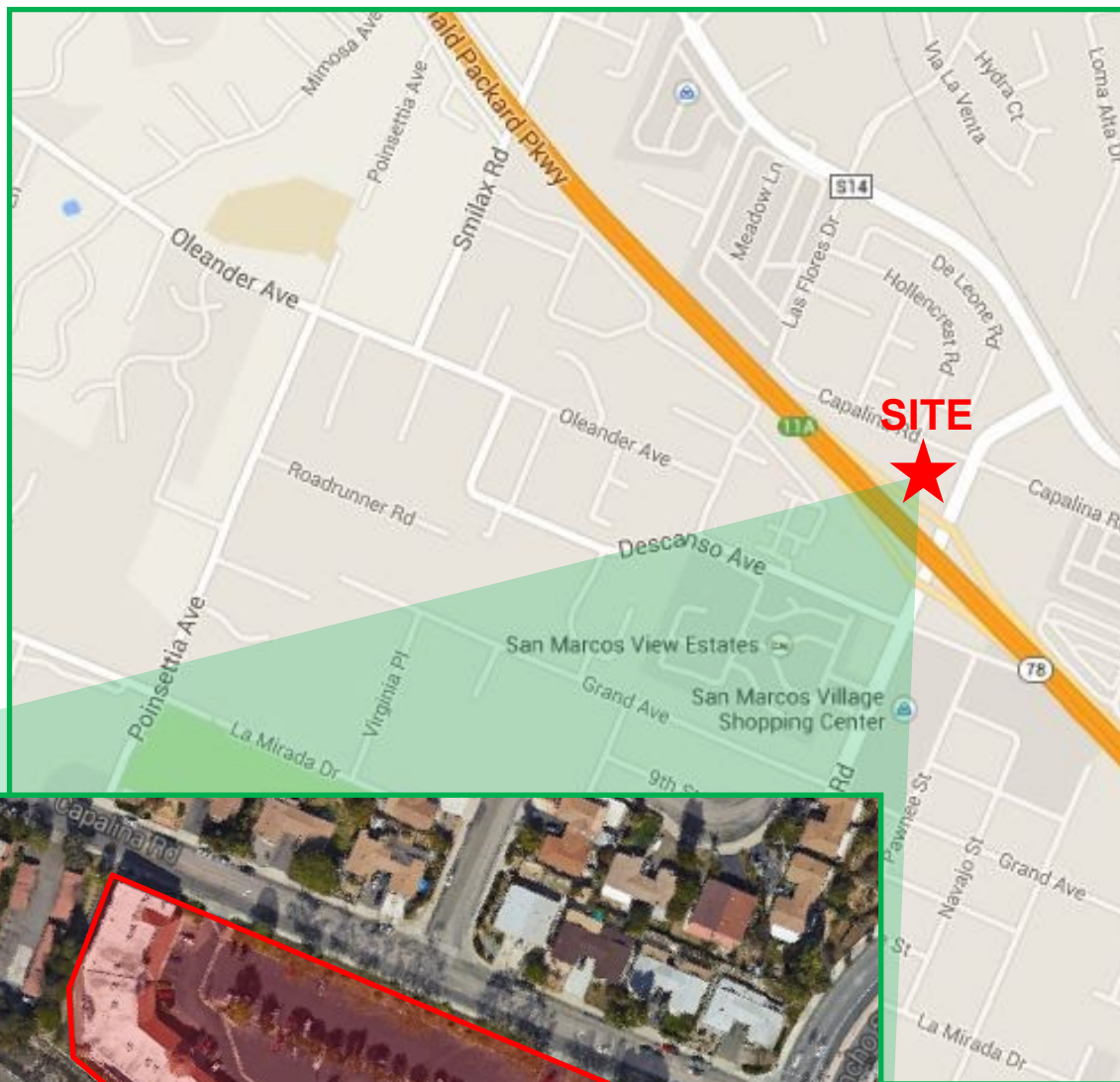
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Map



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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	15,460		94,808		225,210	
2014 Estimate	14,634		89,696		212,923	
2010 Census	13,986		85,590		202,721	
Growth 2014 - 2019	5.64%		5.70%		5.77%	
Growth 2010 - 2014	4.63%		4.80%		5.03%	
2014 Population by Hispanic Origin						
2014 Population By Race						
White	11,978	81.85%	74,471	83.03%	178,619	83.89%
Black	544	3.72%	2,766	3.08%	6,409	3.01%
Am. Indian & Alaskan	261	1.78%	1,312	1.46%	2,993	1.41%
Asian	1,257	8.59%	7,308	8.15%	15,645	7.35%
Hawaiian & Pacific Island	80	0.55%	438	0.49%	1,006	0.47%
Other	513	3.51%	3,402	3.79%	8,251	3.88%
Households						
2019 Projection	4,296		32,402		77,270	
2014 Estimate	4,058		30,590		72,901	
2010 Census	3,865		29,055		69,081	
Growth 2014 - 2019	5.86%		5.92%		5.99%	
Growth 2010 - 2014	2.74%		1.68%		2.22%	
Owner Occupied	2,227	54.88%	18,248	59.65%	46,234	63.42%
Renter Occupied	1,832	45.15%	12,341	40.34%	26,668	36.58%
2014 Households by HH Income						
Income: <\$25,000	770	18.98%	6,140	20.07%	13,970	19.16%
Income: \$25,000 - \$50,000	1,264	31.16%	8,130	26.58%	18,173	24.93%
Income: \$50,000 - \$75,000	864	21.30%	5,100	16.67%	12,077	16.57%
Income: \$75,000 - \$100,000	455	11.22%	4,023	13.15%	9,200	12.62%
Income: \$100,000 - \$125,000	293	7.22%	2,591	8.47%	6,194	8.50%
Income: \$125,000 - \$150,000	105	2.59%	1,751	5.72%	4,330	5.94%
Income: \$150,000 - \$200,000	210	5.18%	1,760	5.75%	4,887	6.70%
Income: \$200,000+	96	2.37%	1,095	3.58%	4,071	5.58%
2014 Avg Household Income						
2014 Med Household Income						
	\$65,414		\$73,052		\$79,896	
	\$49,836		\$54,297		\$58,123	

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