

# FOR LEASE - 1,000 - 2,000 SGF HIGH DEMOGRAPHIC RETAIL SPACE



Open  
Layout  
Retail  
Space!

- Desirable Location Between Carlsbad, Rancho Santa Fe, San Marcos, & San Elijo Hills
- National Co-Tenants
- Modern High Image Construction
- Ample Parking
- High Demographic Area with Incredible Traffic
- Monument Signage Available!
- Lease Rate: Call for Details

**1691 - 1693 MELROSE DRIVE • SAN MARCOS, CA 920878**

CAACRE.COM | Call/Text: 760.525.1131 | O: 858.360.3000

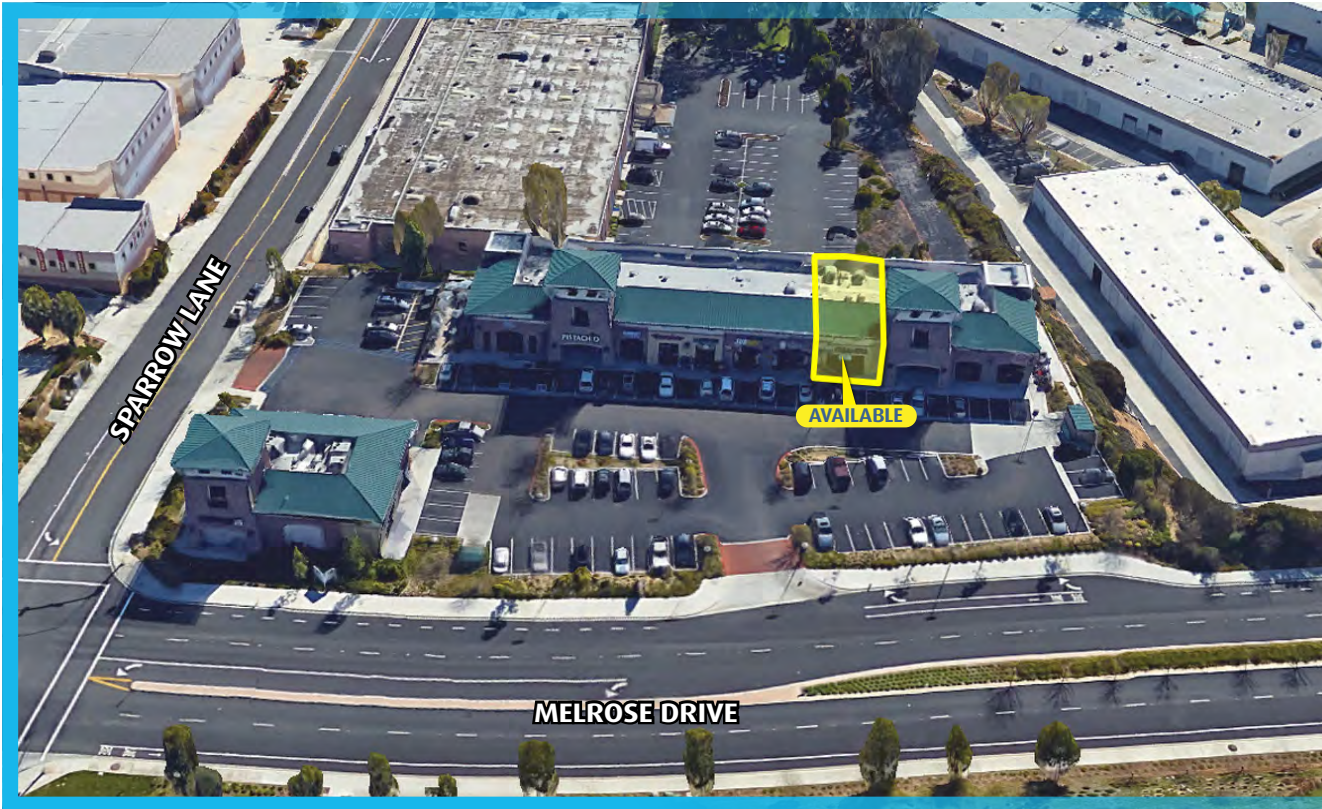


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**AVAILABLE**



STE	SF	
170	1,000 - 2,000	<ul style="list-style-type: none"> <li>• Available with 60 Days Notice</li> <li>• Open Layout</li> </ul>



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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	11,480	84,673	218,376
2017 Estimate	10,780	79,907	206,490
2010 Census	9,275	70,975	185,681
Growth 2017 - 2022	6.49%	5.96%	5.76%
Growth 2010 - 2017	16.23%	12.58%	11.21%
<b>2017 Population by Hispanic Origin</b>			
2017 Population	10,780	79,907	206,490
White	8,967 83.18%	66,978 83.82%	172,791 83.68%
Black	211 1.96%	1,441 1.80%	4,615 2.23%
Am. Indian & Alaskan	61 0.57%	517 0.65%	1,799 0.87%
Asian	1,030 9.55%	7,370 9.22%	18,286 8.86%
Hawaiian & Pacific Island	33 0.31%	187 0.23%	665 0.32%
Other	478 4.43%	3,414 4.27%	8,334 4.04%
U.S. Armed Forces	61	528	1,398
<b>Households</b>			
2022 Projection	4,392	31,601	79,495
2017 Estimate	4,120	29,818	75,154
2010 Census	3,529	26,516	67,618
Growth 2017 - 2022	6.60%	5.98%	5.78%
Growth 2010 - 2017	16.75%	12.45%	11.14%
Owner Occupied	3,034 73.64%	22,104 74.13%	50,487 67.18%
Renter Occupied	1,087 26.38%	7,714 25.87%	24,666 32.82%
<b>2017 Households by HH Income</b>			
Income: <\$25,000	618 15.00%	4,906 16.45%	11,987 15.95%
Income: \$25,000 - \$50,000	701 17.01%	4,025 13.50%	11,720 15.59%
Income: \$50,000 - \$75,000	457 11.09%	3,800 12.74%	11,027 14.67%
Income: \$75,000 - \$100,000	477 11.58%	3,859 12.94%	9,531 12.68%
Income: \$100,000 - \$125,000	496 12.04%	3,343 11.21%	8,176 10.88%
Income: \$125,000 - \$150,000	328 7.96%	2,492 8.36%	5,864 7.80%
Income: \$150,000 - \$200,000	345 8.37%	2,723 9.13%	6,682 8.89%
Income: \$200,000+	698 16.94%	4,669 15.66%	10,167 13.53%
<b>2017 Avg Household Income</b>	\$116,795	\$115,129	\$108,572
<b>2017 Med Household Income</b>	\$89,884	\$89,106	\$82,457



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