

FOR LEASE

ETHAN ALLEN CENTER
1040 LOS VALLECITOS BLVD

SAN MARCOS, CA



JOHN ORLANDO
(760) 448 - 2455
jorlando@lee-associates.com
DRE Lic# 01248992

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

1040 LOS VALLECITOS BLVD | SAN MARCOS, CA

Property Highlights

- Suite 103: 5,829 SF
- Suite 107-A: 7,336 SF
- Excellent building identity on Freeway 78
- Monument Signage
- Abundant parking
- Grade level roll-up door with dock service
- Centrally located in the retail hub of North County, on San Marcos "Furniture Row"
- Serving communities of Oceanside, Carlsbad, Vista, San Marcos, Escondido, Bonsall, and Fallbrook.
- Highway 78 is a primary east-west corridor that connects the I-15 to the I-5 Freeway.
- Daily Traffic Counts 142,300
- Occupancy: Now
- **LEASE RATE: \$0.89/SF GROSS (\$0.20/SF CAM)**



Demographic Summary (2018)

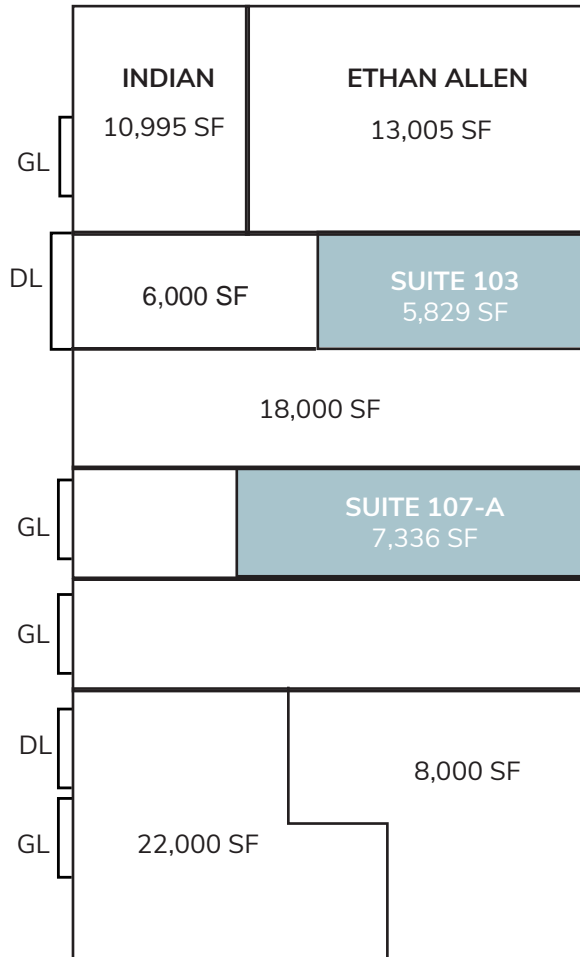
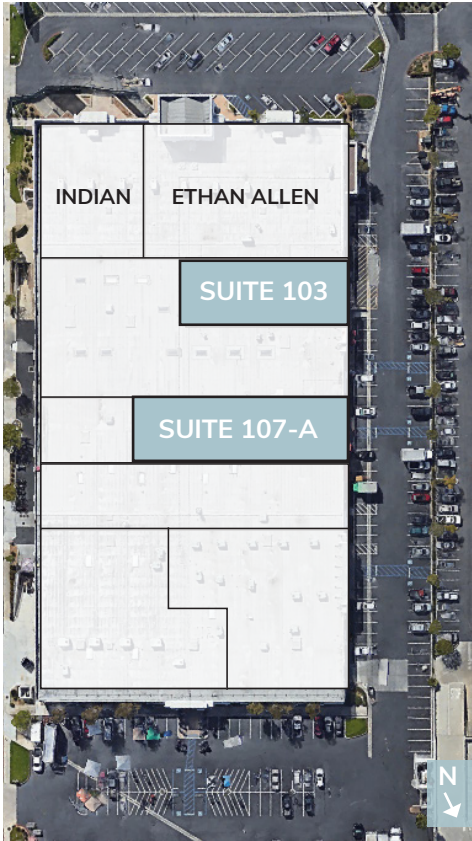
Suite	1 Mile	3 Miles	5 Miles
Population	12,777	96,270	201,447
HH Income	\$62,488	\$94,921	\$109,551
Daytime Pop	15,318	53,032	94,055

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Site Plan



GL = GRADE LEVEL ROLL-UP DOOR
DL = DOCK LEVEL ROLL-UP DOOR

AVAILABILITIES

Suite	SF	Lease Rate	Availability
103	5,829	\$0.89/SF Gross	Now
107-A	7,336	\$0.89/SF Gross	Now

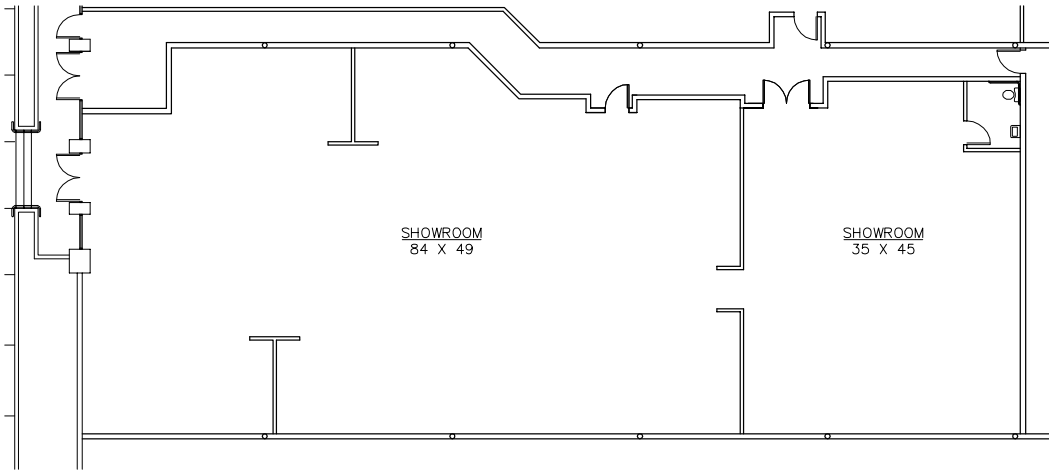
\$0.20/SF CAM



JOHN ORLANDO | 760.448.2455 | jorlando@lee-associates.com | DRE #01248992

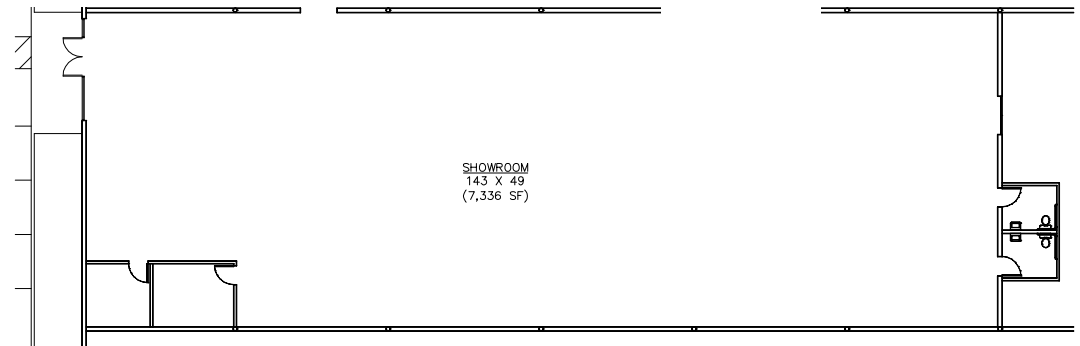
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**Floor Plan
Suite 103**

**Floor Plan
Suite 107-A**



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Aerial



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Lee & Associates CRE Services - NSDC, Inc. 1900 Wright Place, Suite 200 | Carlsbad, CA | 92008 O-760.929.9700 | F-760.929.9977 | www.lee-associates.com DRE Lic#01096996

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DEMOGRAPHICS

1040 Los Vallecitos Blvd San Marcos, CA 92069		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	12,777	96,270	201,447
	2023 Projected Population	13,008	98,615	206,496
	2010 Census Population	9,119	83,297	178,189
	2000 Census Population	9,039	62,017	135,792
	Projected Annual Growth 2018 to 2023	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2018	2.3%	3.1%	2.7%
HOUSEHOLDS	2018 Median Age	29.6	35.6	37.2
	2018 Estimated Households	3,819	32,075	69,976
	2023 Projected Households	3,976	33,336	72,679
	2010 Census Households	2,638	27,859	62,059
	2000 Census Households	2,454	21,378	48,938
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	3.1%	2.8%	2.4%
	2018 Estimated White	49.1%	60.6%	65.9%
	2018 Estimated Black or African American	4.4%	3.2%	3.0%
	2018 Estimated Asian or Pacific Islander	9.0%	10.3%	9.7%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
	2018 Estimated Other Races	36.9%	25.2%	20.7%
INCOME	2018 Estimated Hispanic	59.0%	38.7%	32.1%
	2018 Estimated Average Household Income	\$62,488	\$94,921	\$109,551
	2018 Estimated Median Household Income	\$59,419	\$77,479	\$85,446
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$18,695	\$31,693	\$38,151
	2018 Estimated Elementary (Grade Level 0 to 8)	23.8%	9.2%	6.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	9.7%	5.5%	4.4%
	2018 Estimated High School Graduate	19.5%	19.7%	18.7%
	2018 Estimated Some College	16.6%	20.2%	21.1%
	2018 Estimated Associates Degree Only	8.7%	12.2%	12.0%
	2018 Estimated Bachelors Degree Only	14.3%	22.0%	24.7%
	2018 Estimated Graduate Degree	7.3%	11.2%	12.8%
BUSINESS	2018 Estimated Total Businesses	1,433	4,535	8,615
	2018 Estimated Total Employees	15,318	53,032	94,055
	2018 Estimated Employee Population per Business	10.7	11.7	10.9
	2018 Estimated Residential Population per Business	8.9	21.2	23.4

