

RETAIL FOR LEASE

Available: ±1,200 - 1,500 SF



San Marcos Crossroads

204-218 W SAN MARCOS BLVD, SAN MARCOS, CA 92069

- Monument signage available
- Great visibility
- Located near City Hall, Restaurant Row and Cal State San Marcos
- Surrounding Retail Tenants include:



BUILDING DATA

Total Building SF: 7,000 SF Retail Strip Center
Year Built: 1992

LISTING DATA

Available SF: Suite 106 A - 1,500 SF
Suite 109 - 1,200 SF
Lease Rate: Contact Broker for Details

CO-TENANTS



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DEMOGRAPHICS

<u>Population Report</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2014 Estimate	15,730	87,108	189,949
2019 Projection	16,545	92,040	200,744
Average Age	30.50	36.30	36.90
2014 Average HH Income	\$57,813	\$72,785	\$76,834

Traffic Report

W San Marcos Blvd &
Pico Ave

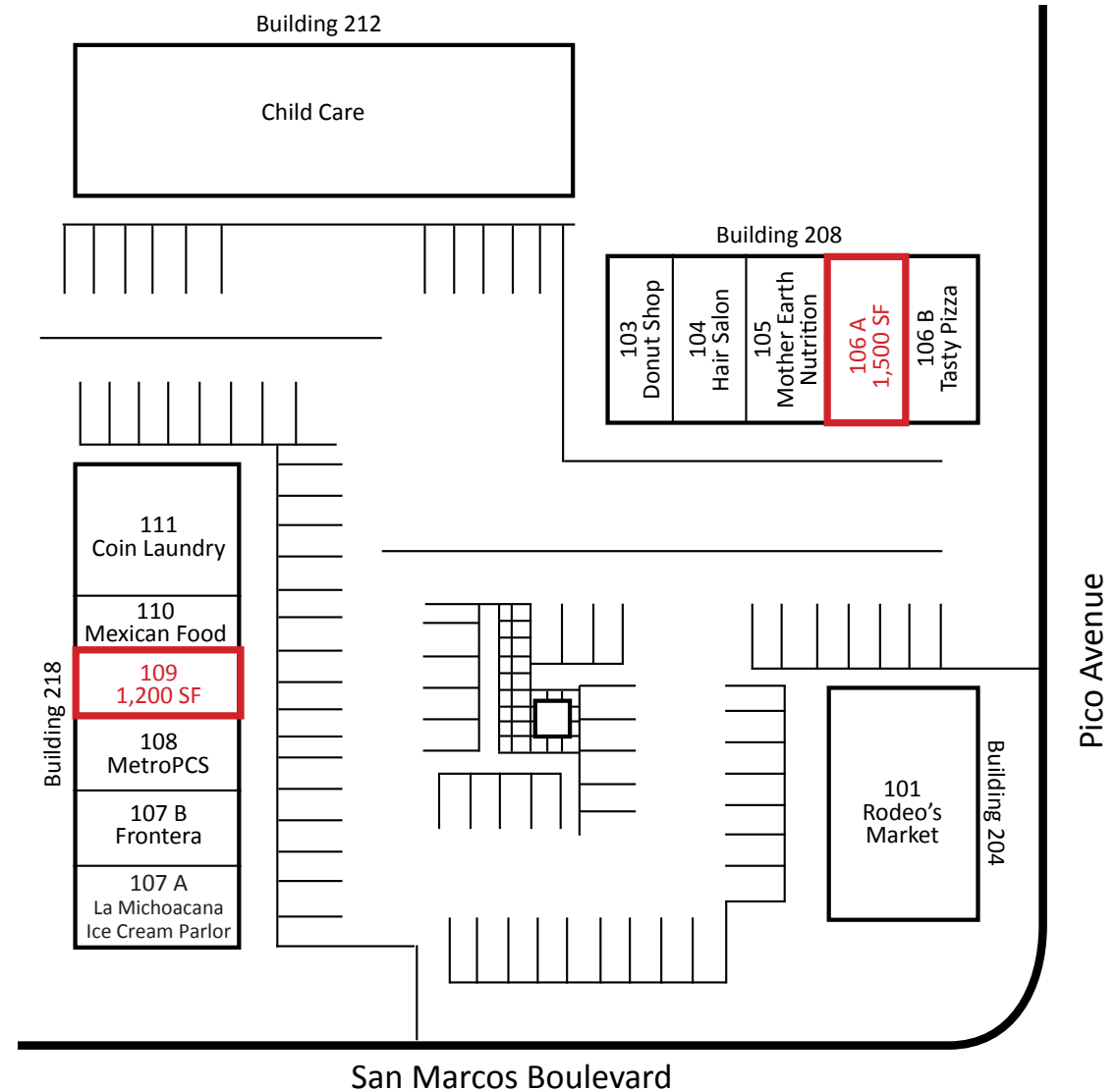
W Mission Rd &
N Twin Oaks Valley Rd

Cars Per Day Count

± 21,270

± 15,866

SITE PLAN



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Building 204



Building 208



Building 218



For more information contact:

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San Marcos High School

Edwards San Marcos 18 Theater

Palomar College

ETHAN ALLEN

Site

San Marcos Civic Center

Cal State San Marcos

Kaiser Permanente

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