

FOR LEASE

±900 - 2,900 SF
Availabilities

PROPERTY HIGHLIGHTS

- Located just south of Highway 78 at Rancho Santa Fe Rd. with excellent access and convenient parking.
- Strong co-tenancy with dd's Discounts, Grocery Outlet, 99 Cent Only Stores, AutoZone, Western Dental and more.
- San Marcos is one of the fastest growing cities in San Diego County; it boasts a low unemployment rate of 3.7% compared to San Diego County's rate of 4.7% and 5.8% for the State of California (December 2015 statistics, State of California, Employment Development Dept).
- Over 3,500 single family homes planned, under construction or recently completed in the trade area.
- San Marcos is home to two of the region's major educational facilities: California State University San Marcos and Palomar Community College, which, along with the San Marcos Unified School District boast a total enrollment of nearly 60,000 students.

TRAFFIC COUNTS

- ± 42,000 average daily traffic at the intersection of Rancho Santa Fe Road and Grand Avenue

SAN MARCOS VILLAGE

109-195 RANCHO SANTA FE ROAD | SAN MARCOS, CA 92078



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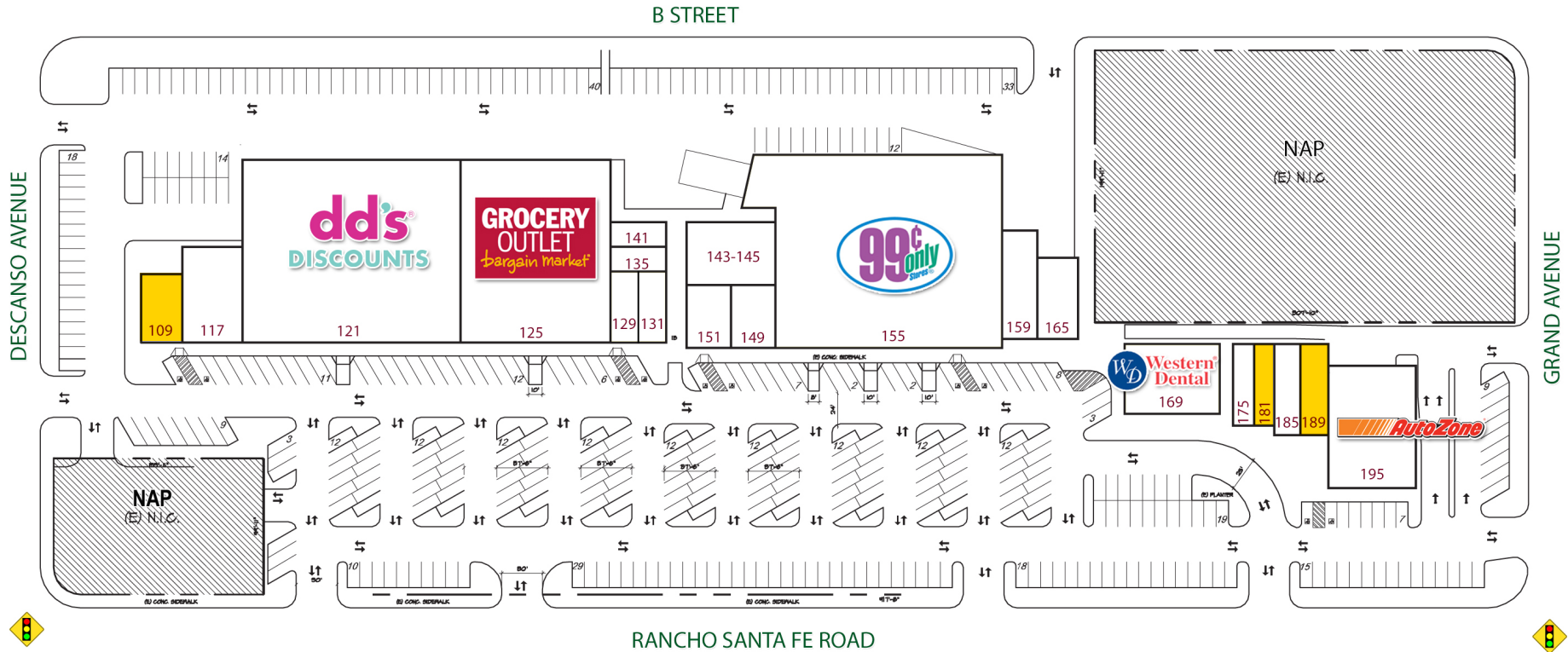
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CURRENT AVAILABILITIES

STE	TENANT	SF
109	Available	2,900
117	Highlander Laundromat	1,680
121	dd's Discounts	21,440
125	Grocery Outlet	14,740
129	Boost Mobile	1,000
131	ShareTea	1,000
135	Philly Frank's - Storage	950

STE	TENANT	SF
141	Arcelia Busio Hair Salon	600
143-145	San Marcos Veterinary	2,875
149	Panda Wok	2,100
151	Philly Frank's Cheesesteaks	1,500
155	99 Cents Only Store	24,661
159	Pho Queen	2,240
165	California Chile	1,900

STE	TENANT	SF
169	Western Dental	3,600
175	Fiesta Insurance	900
181	Available	900
185	Family Eye Health	1,520
189	Available	1,300
195	AutoZone	9,100

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RETAIL FOR LEASE
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	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Total Population	15,893	98,812	217,179
2025 Total Population	16,513	102,791	226,204
2019-2020 Annual Rate	0.77%	0.79%	0.82%
Total Business	1,154	4,985	11,191
Total Employees	10,054	49,685	111,386
Total Daytime Population	16,841	100,781	223,566
2020 Median Age	34.5	35.6	36.9
HOUSEHOLDS			
2020 Households	5,054	33,090	74,418
2020 Average Household Size	3.12	2.96	2.88
2020 Housing Units	5,313	34,560	77,753
Owner Occupied Housing Units	48.1%	57.6%	61.8%
Renter Occupied Housing Units	47.0%	38.1%	33.9%
Vacant Occupied Housing Units	4.9%	4.3%	4.3%
2020 Median Home Value	\$484,838	\$595,074	\$620,986
INCOME			
2020 Average Household Income	\$72,971	\$103,337	\$112,282
< \$15,000	12.0%	8.3%	7.4%
\$15,000-\$24,999	10.1%	6.8%	5.8%
\$25,000-\$34,999	10.1%	6.8%	6.5%
\$35,000-\$49,999	12.4%	10.0%	9.4%
\$50,000-\$74,999	22.7%	17.0%	16.1%
\$75,000-\$99,999	10.3%	11.9%	12.7%
\$100,000-\$149,999	13.3%	18.4%	18.3%
\$150,000-\$199,999	4.5%	10.0%	11.0%
\$200,000+	4.6%	10.7%	12.8%
2020 Median Household Income	\$54,164	\$76,766	\$82,933
2020 Per Capita Income	\$23,331	\$34,793	\$38,547

5-MILE DEMOGRAPHICS

217,179
Total Population

223,566
Total Daytime Pop.

\$112,282
Avg. H.H. Income

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