

FOR LEASE - 1,000 - 2,000 SF 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"> • Available with 60 Days Notice • Open Layout



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This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
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%
2017 Population by Hispanic Origin			
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
Households			
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%
2017 Households by HH Income			
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%
2017 Avg Household Income	\$116,795	\$115,129	\$108,572
2017 Med Household Income	\$89,884	\$89,106	\$82,457



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