FOR LEASE - 1,000 - 2,000 SF HIGH DEMOGRAPHIC RETAIL SPACE





1691 - 1693 MELROSE DRIVE • SAN MARCOS, CA 920878



WKARATE

TODD SIMONSEN Sales Associate Todd@caacre.com DRE Lic # 02121564

Lease Rate: Call for Details

FOR LEASE - 1,000 - 2,000 SF HIGH DEMOGRAPHIC RETAIL SPACE







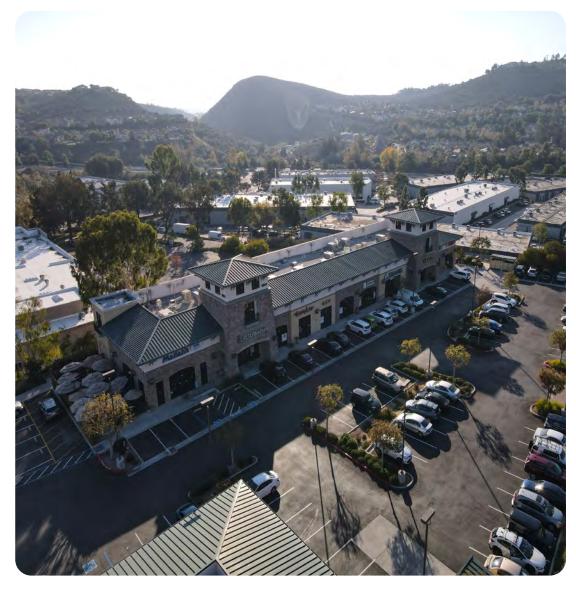
STE	SF	
170	1,000 - 2,000	• Available with 60 Days Notice • Open Layout





FOR LEASE - 1,000 - 2,000 SF HIGH DEMOGRAPHIC RETAIL SPACE





DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile
Population	1 WIIIC		3 WIIIC		3 WIIIC
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	1,574		13,514		50,014
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	4,120		29,817		75,154
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%		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



1691 - 1693 MELROSE DRIVE • SAN MARCOS, CA 920878