

San Marcos Square

APPROX. 19,274 SF NEIGHBORHOOD RETAIL CENTER



Property Overview

San Marcos Square is a neighborhood retail center totaling at an approximate 19,274 square feet (SF). Located south of Highway 78, less than one mile from the on/off ramp, with superb visibility as it is situated along South Rancho Santa Fe Road.

The property was recently renovated and features exterior upgrades including new storefronts, and signage. Stores availability ranging from 1,006 to 3,424 SF, with potential drive-thru capabilities - a hot commodity in San Marcos!

The city of San Marcos is projected to grow rapidly over the next 15 years, making this retail center an exciting location for new and flourishing businesses.

Availability

SUITE 156
Approx. 3,424 SF

SUITE 168
Approx. 1,108 SF

SUITE 172
Approx. 1,124 SF

SUITE 174
Approx. 1,504 SF

SUITE 178
Approx. 1,006 SF

SUITE 190-B
Approx. 1,900 SF



Specifications

Size / Rentable Building Area

19,247 SF

Property Type

Neighborhood Retail

Min. Divisible

1,006 SF

Lease Type

NNN

Parking

4.89/1,000 SF
(93 Surface Spaces)

Space Type

Restaurant & Retail

Property Zoning

C

Max Contiguous

3,424 SF

Lease Term

NEGOTIABLE

Entry

Three points of entry on
S. Rancho Santa Fe Rd.
Another point of entry on
Grand Ave.

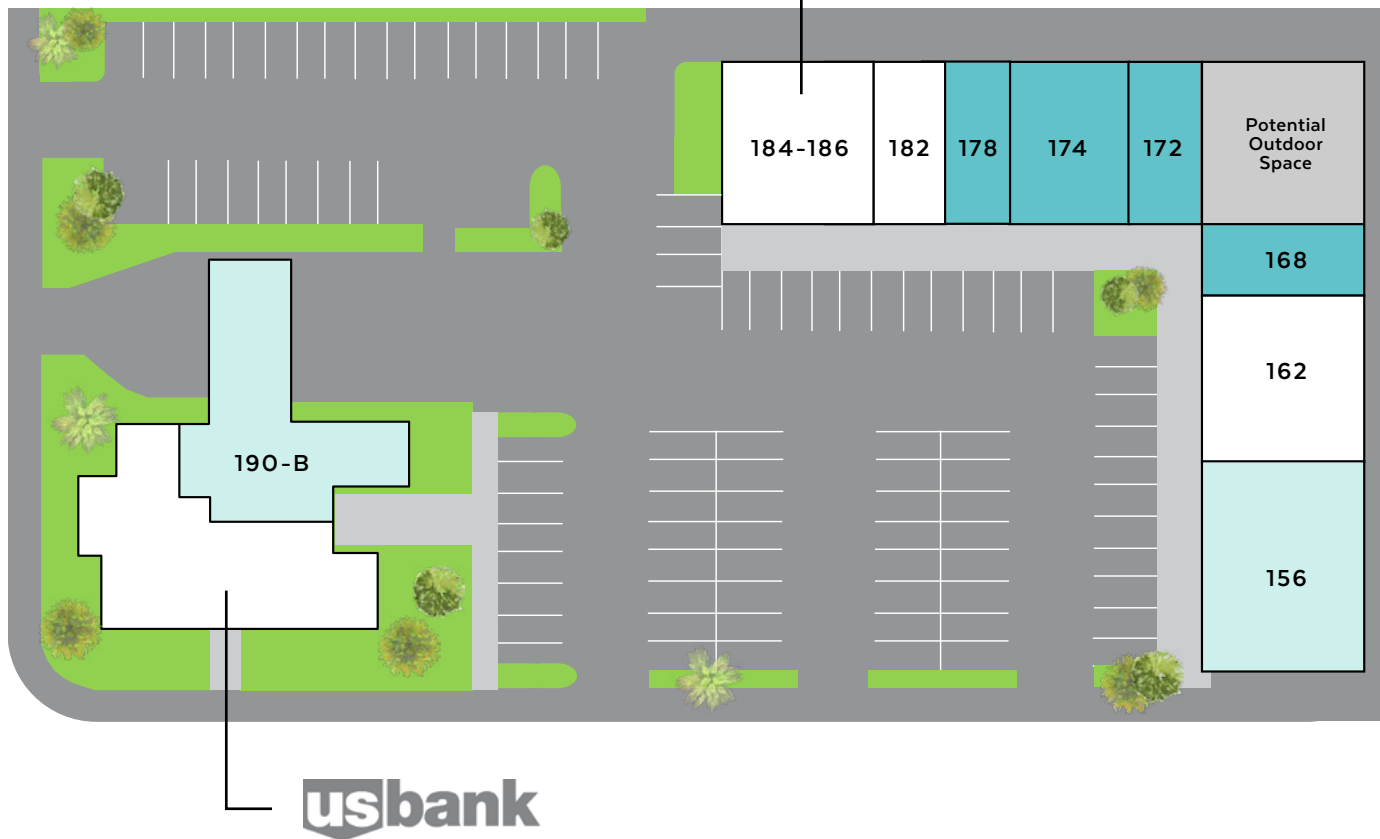


Site Plan & Availability

Flexible Sizes from Approx. 1,006 - 3,424 SF + Outdoor Area



SalonCentric



Availability

- SUITE 156**
Approx. 3,424 SF
- SUITE 168**
Approx. 1,108 SF
- SUITE 172**
Approx. 1,124 SF
- SUITE 174**
Approx. 1,504 SF
- SUITE 178**
Approx. 1,006 SF
- SUITE 190-B**
Approx. 1,900 SF

Availability 156

Features - Approx. 3,424 SF

End Cap Retail/Restaurant

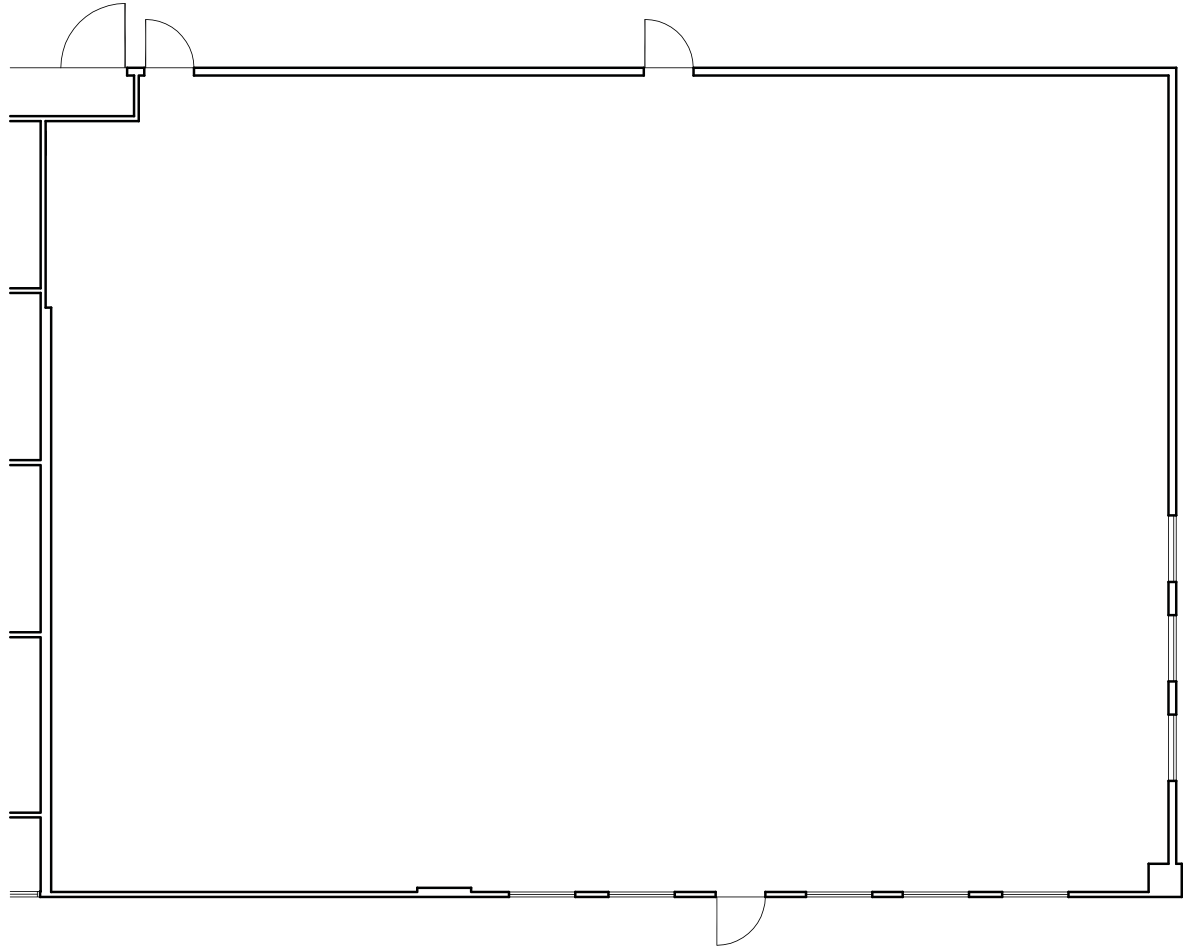
Shell Condition - Build-to-Suit

Plumbing & Hood Vent in Place

Potential Patio/Open Air Dining

Front & Rear Entry

Building Signage



Availability 168

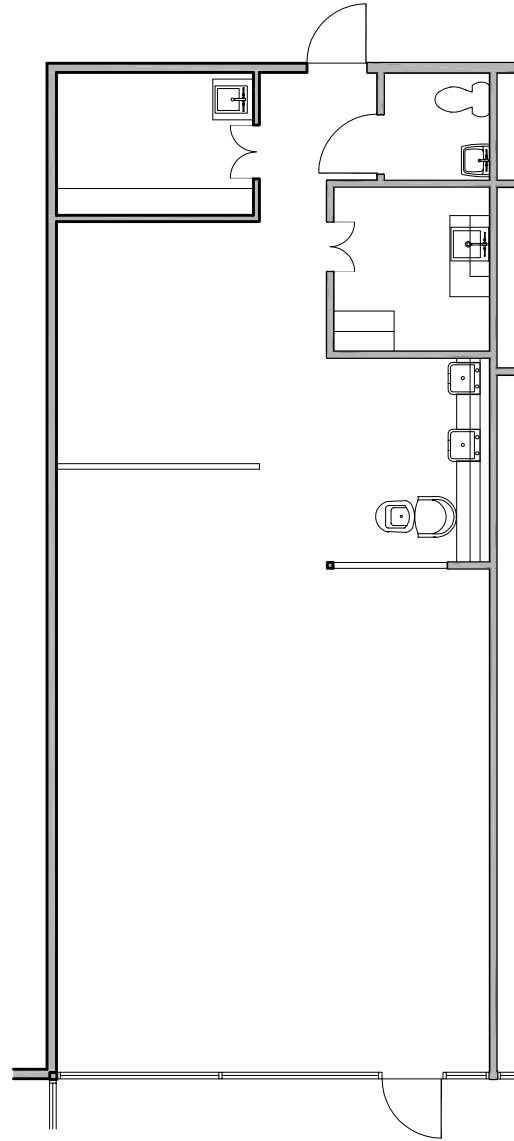
Features - Approx. 1,108 SF

In-Line Retail/Restaurant

Private Restroom

Front & Rear Entry

Building Signage



Availability 172-178

Features

In-Line Retail/Restaurant

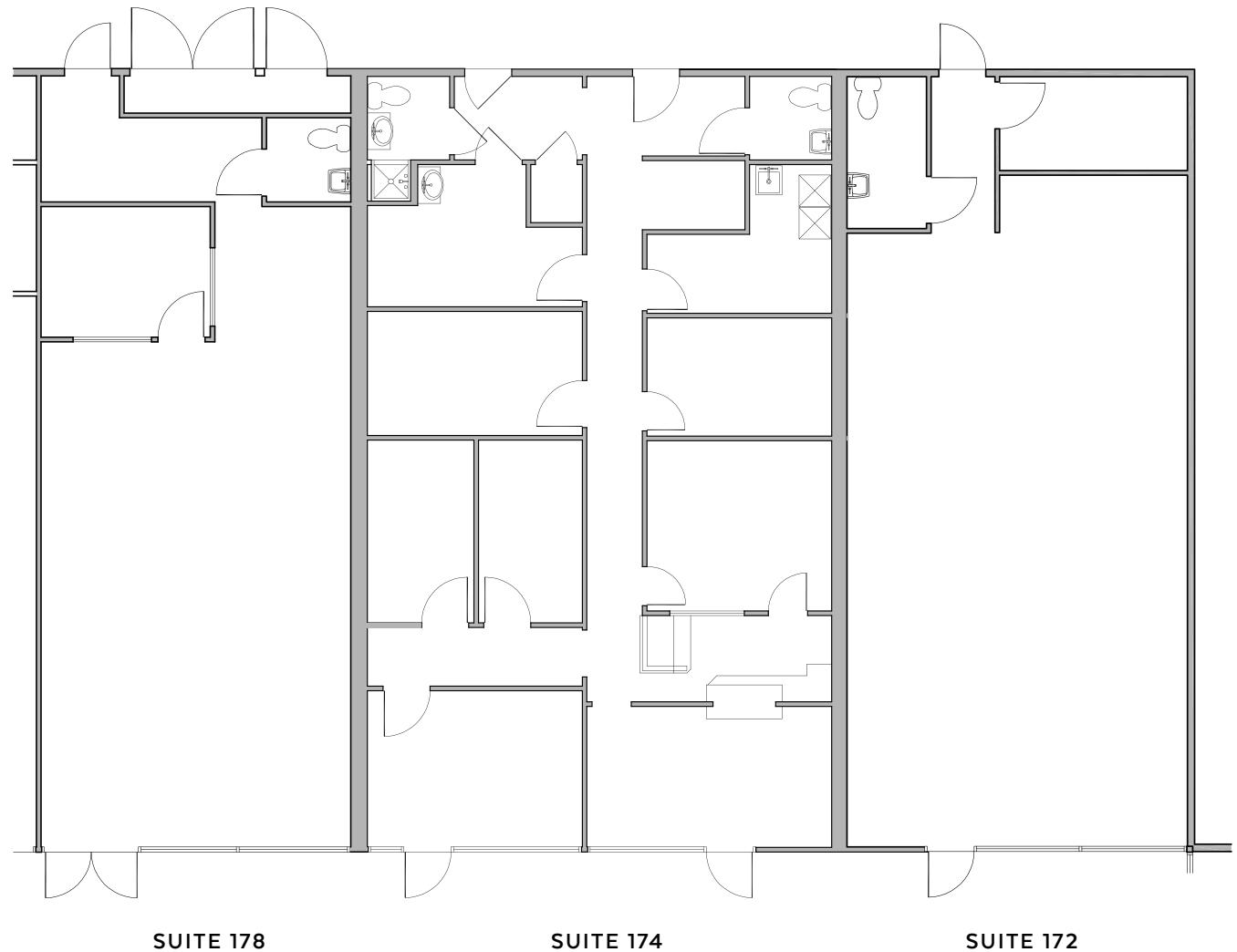
Three Contiguous Shop Spaces

Each Space Includes:

PRIVATE RESTROOM(S)

FRONT & REAR ENTRY

BUILDING SIGNAGE



Availability 190-B

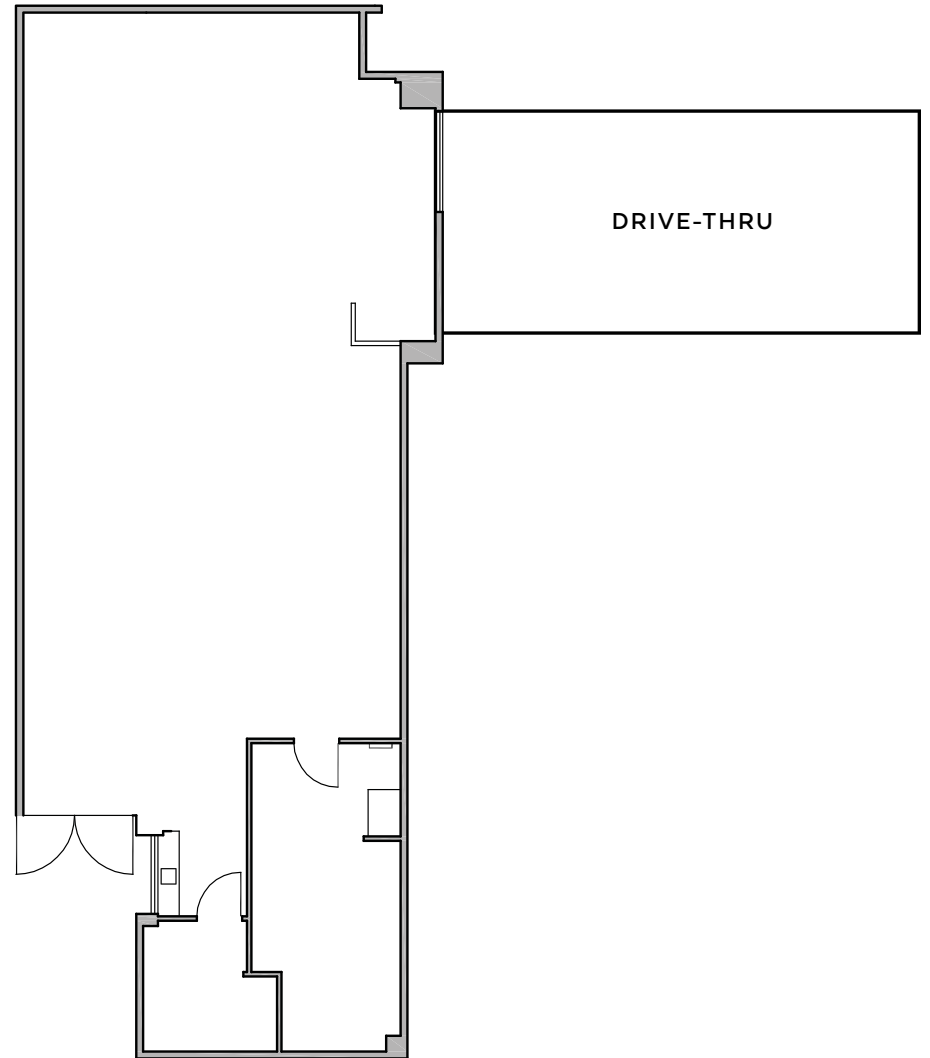
Features - Approx. 1,900 SF

Drive-Thru Opportunity

Part of an Existing 5,100 SF Freestanding Building

Multiple Signage Options

Private Restrooms



Location Features

San Marcos was created on the foundation of a unique and thriving community. Located in the beautiful foothills of Northern San Diego County, a progressive community of more than 90,000 residents dwells.

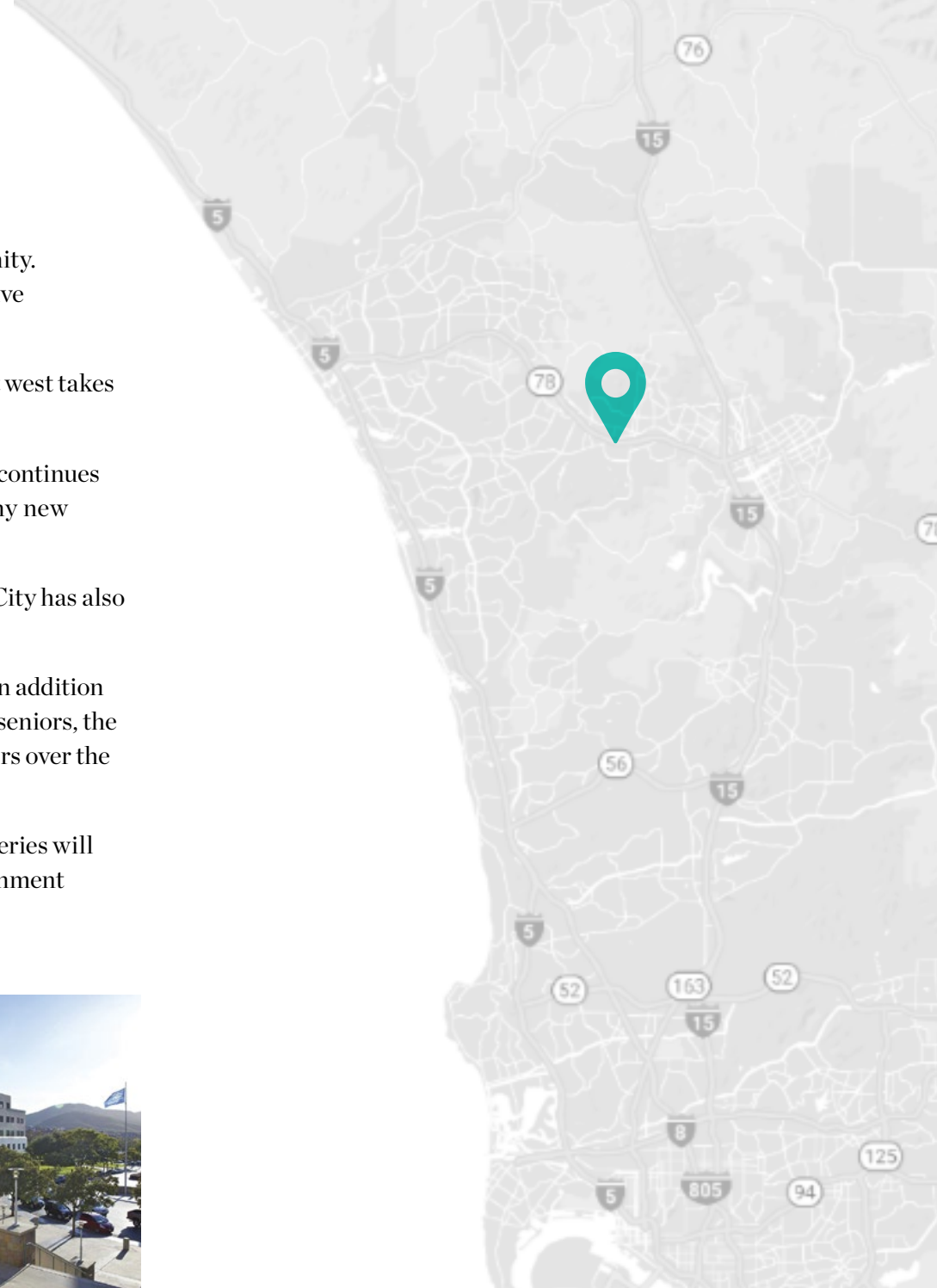
A 35-mile drive South takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the Pacific Ocean.

Although, San Marcos has experienced rapid growth over the last decade, it continues to maintain the small town atmosphere and values that attracted so many new residents here.

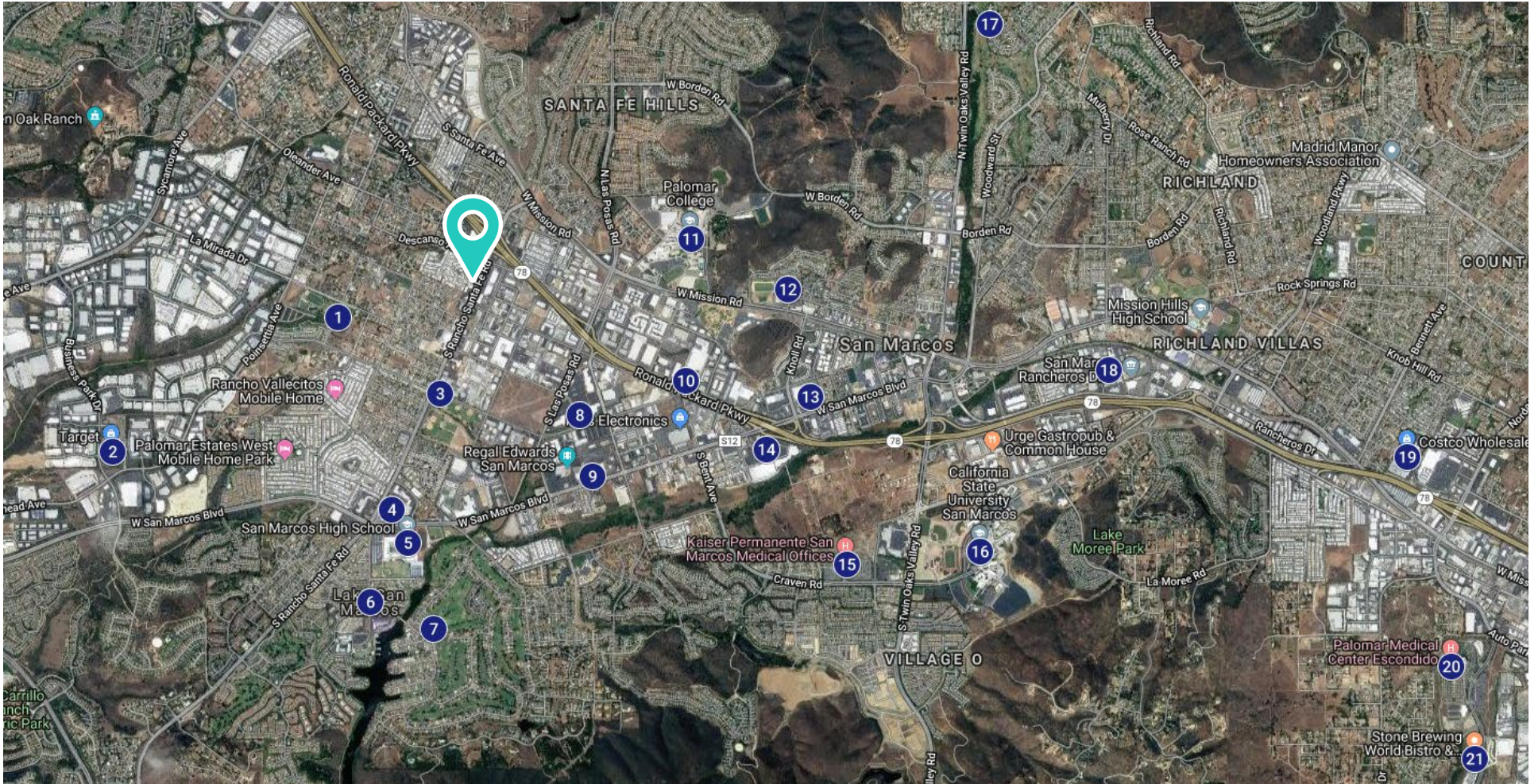
Home to Palomar College and California State University San Marcos, the City has also become the heart of education in San Diego North County.

The City of San Marcos is dedicated to its beautiful parks and community. In addition to its rich recreational and cultural programs for children, teens, adults and seniors, the City has constructed 60 miles of trails, 29 new parks and 11 recreation centers over the past 25 years.

Neighborhood centers, emerging developments and a plethora of microbreweries will soon put San Marcos on the map as a regional shopping, dining and entertainment destination.



Location Details



- | | | | |
|------------------------------|----------------------------------|---------------------------------|----------------------------|
| 1. Sunset Park | 7. St. Mark Golf Club | 13. Home Depot | 19. Costco Wholesale |
| 2. Target | 8. Nordstrom Rack Grand Plaza | 14. Creekside Market Place | 20. Palomar Medical Center |
| 3. Bradley Park | 9. Old California Restaurant Row | 15. Kaiser Permanente | 21. Stone Brewing |
| 4. Rancho San Marcos Village | 10. Sky Zone San Marcos | 16. Cal State San Marcos | |
| 5. San Marcos High School | 11. Palomar College | 17. Twin Oaks Golf Course | |
| 6. Lake San Marcos | 12. San Marcos Middle School | 18. Port Brewing/The Lost Abbey | |

Demographics



Number of Employees (1mi)

11,176



Number of Businesses (1mi)

1,134



Average Household Income (1mi)

\$70,026



Average Daily Traffic

28,519

POPULATION	1 MILE	3 MILE	5 MILE
2019 Estimate	21,267	96,730	222,626
2024 Projection	21,994	101,021	231,679
Growth 2019-2024	3.42%	4.44%	4.07%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Estimate	6,920	32,759	77,183
2024 Projection	7,207	34,193	80,288
2010 Census	6,099	28,464	68,611
Growth 2019-2024	4.15%	4.38%	4.02%

INCOME	1 MILE	3 MILE	5 MILE
2019 Avg. Household Income	\$70,026	\$88,314	\$98,673
2019 Median Household Income	\$56,460	\$67,621	\$74,966

*COSTAR DATA 2020

Get in Touch.



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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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