

675 S RANCHO SANTA FE RD
SAN MARCOS, CALIFORNIA
OFFERING MEMORANDUM



EXCLUSIVELY OFFERED BY:

MATT McNEILL

+1 858 546 5467 | CA Lic #01486968
matt.mcneill@cushwake.com

CHUCK KLEIN

+1 858.449.9922 | CA Lic #01522766
chuck.klein@cushwake.com

LOCAL CONTACT:

CHAD IAFRATE

+1 760.431.4234 | CA Lic # 01329943
chad.iafrate@cushwake.com

NET LEASE INVESTMENTS



675 S RANCHO SANTA FE RD
SAN MARCOS, CALIFORNIA

ASKING PRICE
\$2,700,000

ADDRESS: 675 S. Rancho Santa Fe Road,
San Marcos, CA

APN: 221-031-21

BUILDING SIZE: ± 5,928 sq. ft.

LAND AREA: ± 30,056 sq. ft.

YEAR BUILT: 1982

ZONING: C (Commercial)

EXECUTIVE SUMMARY



Actual Property

675 S RANCHO SANTA FE RD
SAN MARCOS, CALIFORNIA

- **DENSELY POPULATED TRADE AREA**
Over 87,000 people in a 3-mile radius
- **AVERAGE HOUSEHOLD INCOME**
\$110,734
- **HIGH GROWTH**
Evidenced by a surge in population of 10.5% from 2010 to 2017
- **HIGH TRAFFIC AREA**
69,200 VPD at the intersection of S Rancho Santa Fe & San Marcos Blvd.
- **ACROSS FROM SAN MARCOS HIGH SCHOOL**
3,338 students
- **IDEAL POSITION IN SHOPPING CENTER**
High visibility at a main access point from Rancho Santa Fe Road

INVESTMENT HIGHLIGHTS



Actual Property

NORTH VIEW



CVS
pharmacy

T-Mobile

DEL TACO

675 S RANCHO SANTA FE ROAD
SAN MARCOS, CA

7-ELEVEN

SUBWAY



goodwill

BRADLEY
PARK

27,100
CARS PER DAY

42,100
CARS PER DAY

S RANCHO SANTA FE RD

W SAN MARCOS BLVD

EAST VIEW



 **BRADLEY PARK**

 **HIGH TECH HIGH NORTH COUNTY**

27,100 
CARS PER DAY

SUBWAY

**675 S RANCHO SANTA FE ROAD
SAN MARCOS, CA**

 goodwill

42,100 
CARS PER DAY

T-Mobile

 **SAN MARCOS HIGH SCHOOL**
3,388 Students
113 Faculty



W SAN MARCOS BLVD

S RANCHO SANTA FE RD

DEL TACO





SOUTH VIEW



ST. MARK GOLF CLUB

SAN MARCOS HIGH SCHOOL

3,388 Students
113 Faculty

LAKE SAN MARCOS



42,100 CARS PER DAY



33,100 CARS PER DAY

W SAN MARCOS BLVD

675 S RANCHO SANTA FE ROAD
SAN MARCOS, CA



27,100 CARS PER DAY

S RANCHO SANTA FE RD



WEST VIEW



33,100 CARS PER DAY

31,065 CARS PER DAY

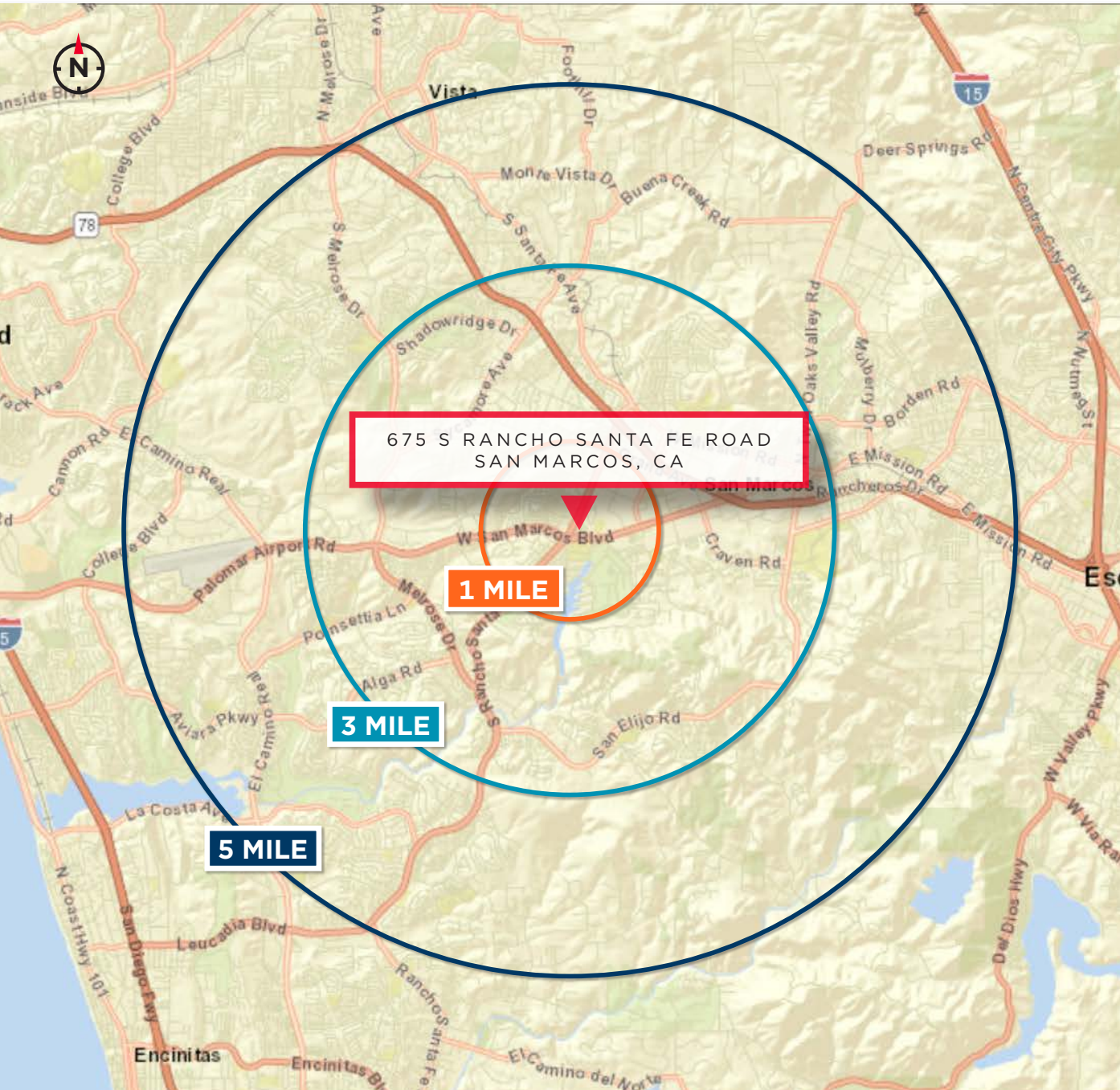
SAN MARCOS HIGH SCHOOL
3,388 Students
113 Faculty

42,100 CARS PER DAY

27,100 CARS PER DAY

675 S RANCHO SANTA FE ROAD
SAN MARCOS, CA

DEMOGRAPHICS - 2020



POPULATION
99K+
3 MILE RADIUS



AVERAGE HH
INCOME
\$114K+
3 MILE RADIUS

POPULATION

1 MILE	3 MILE	5 MILE
14,353	99,452	212,716

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$82,311	\$114,474	\$122,026

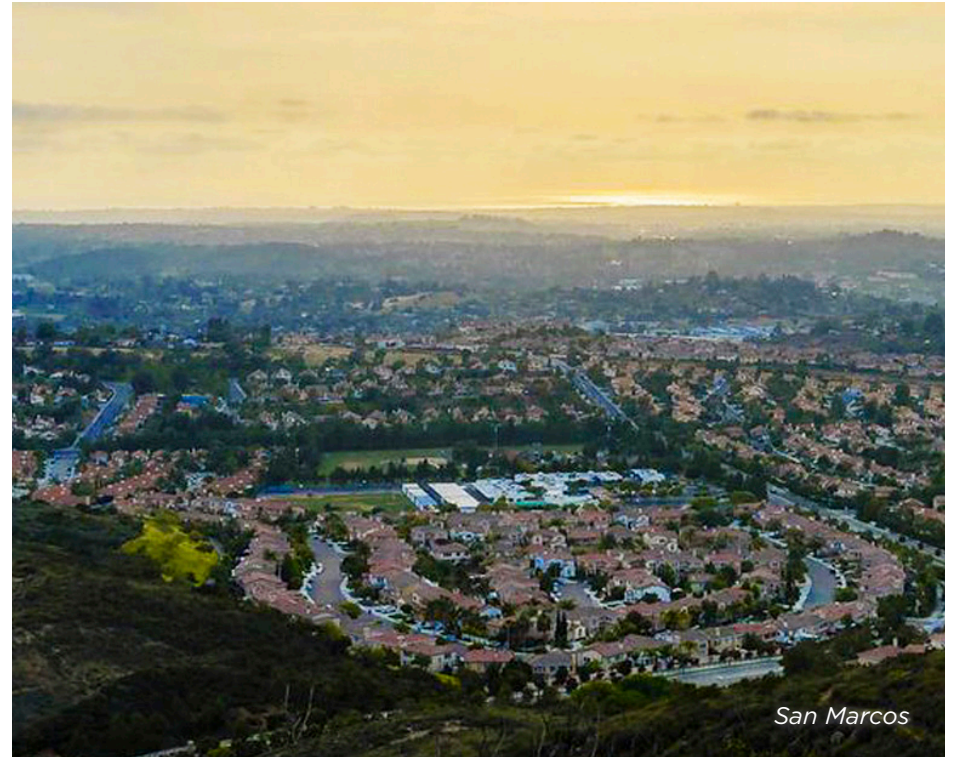
SAN MARCOS, CA

San Marcos residents enjoy are the miles of trails, over 300 parks and open spaces and a vibrant food and beverage scene.

San Marcos is known for its Craft Beer industry, being home to the iconic Stone Brewing Company with numerous other companies alongside it. San Marcos is the location of North County's only University, CSU San Marcos, and holds a population of 96,664 with 44,987 employees. It has had the fastest population growth among cities along the 78 corridor, gaining 11% since 2010.

Manufacturing in particular is strong in San Marcos and it's the largest industry by employment employing 7,501. Manufacturers made up some of the largest companies in the city including Hunter industries, Eldorado Stone, and Fluid Components International. The abundant industrial real estate in the area has also made San Marcos a hub for new start-up companies.

CSU San Marcos awards among the highest concentration of STEM degrees in the region with 45% of graduates having a degree in those fields. Consistent with this is the 3.25% rise in median household income that occurred from 2015 to 2018.



San Marcos



96,664

SAN MARCOS
POPULATION



\$76,619

MEDIAN
HOUSEHOLD
INCOME



44,897

SAN MARCOS
EMPLOYEES



San Marcos Restaurant Row

SAN DIEGO, CA

As the second most populous city in California, and the eighth largest in the country, San Diego is a major economic engine and world-renowned hub of research and entrepreneurial activity. The region's diverse mix of industries, its superb climate, large and diverse labor force, and exceptional quality of life have fueled substantial commercial and residential development and robust employment growth that have consistently outpaced most other major U.S. metropolitan markets.

San Diego offers: one of the most competitive sales tax rates in California (8.00%); a business tax rate lower than any of the 20 largest U.S. cities; the lowest transient occupancy (hotel and motel) tax in the country; the lowest bonded indebtedness rate; the lowest real estate transfer tax in California; no city income taxes; and, no utility taxes on its citizens. San Diego's economy is very diverse with the largest sectors being agriculture, biotechnology/biosciences, computer sciences, education, healthcare, defense, financial and business services, ship construction and repair, software development, telecommunications, and tourism.

The county is currently home to 3.2 million people, the second most populous county in California. The median age of San Diego County is a relatively young 35 years, with over 50% of its population less than age 35 and only 11% age 65 or over.

Over 34% of San Diego's workforce over the age of 25 holds a bachelor's degree or higher and the average household income is a notable \$84,359 per year. According to Forbes magazine, San Diego ranks as the fifth wealthiest city in the United States. The University of California San Diego, University of San Diego, San Diego State University and other local universities are well-respected throughout the country and the world.

San Diego has a large civilian labor force of approximately 1.56 million workers. Leading employment sectors in the region (by number of employees) include: Government (223,100); Trade, Transportation & Utilities (207,300); Professional & Business Services (204,000); and, Leisure & Hospitality (131,900). The region's 8.8% unemployment rate (May 2012) continues to outperform the state of California (10.4%).



2ND MOST POPULOUS
CITY IN CALIFORNIA

\$84,359
AVERAGE HOUSEHOLD INCOME

GOVERNMENT
LEADING EMPLOYMENT SECTOR



DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the U.S. Bank San Marcos parcel (the “Property”), approximately 5,920± square feet on 30,056± square feet of land located at 675 S Rancho Santa Fe Road, San Marcos CA, 92078.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and

implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter

of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

4747 Executive Drive, 9th Floor
San Diego, CA 92121
T 858.452.6500 **F** 858.452.3206
www.cushmanwakefield.com

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