

FOR LEASE

2055 Montiel Road
San Marcos, California



NEARBY RETAILERS:



- LAST UNIT AVAILABLE 5,756 SF
- Freeway visible from 74,000 SF retail center in San Marcos
- Strong vehicular traffic with more than 130,000 cars per day
- Conveniently situated directly off of the Highway 78
- Near major retailers

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Proj Pop:	8,969	114,432	236,276
Avg HH Income:	\$86,295	\$79,346	\$90,566



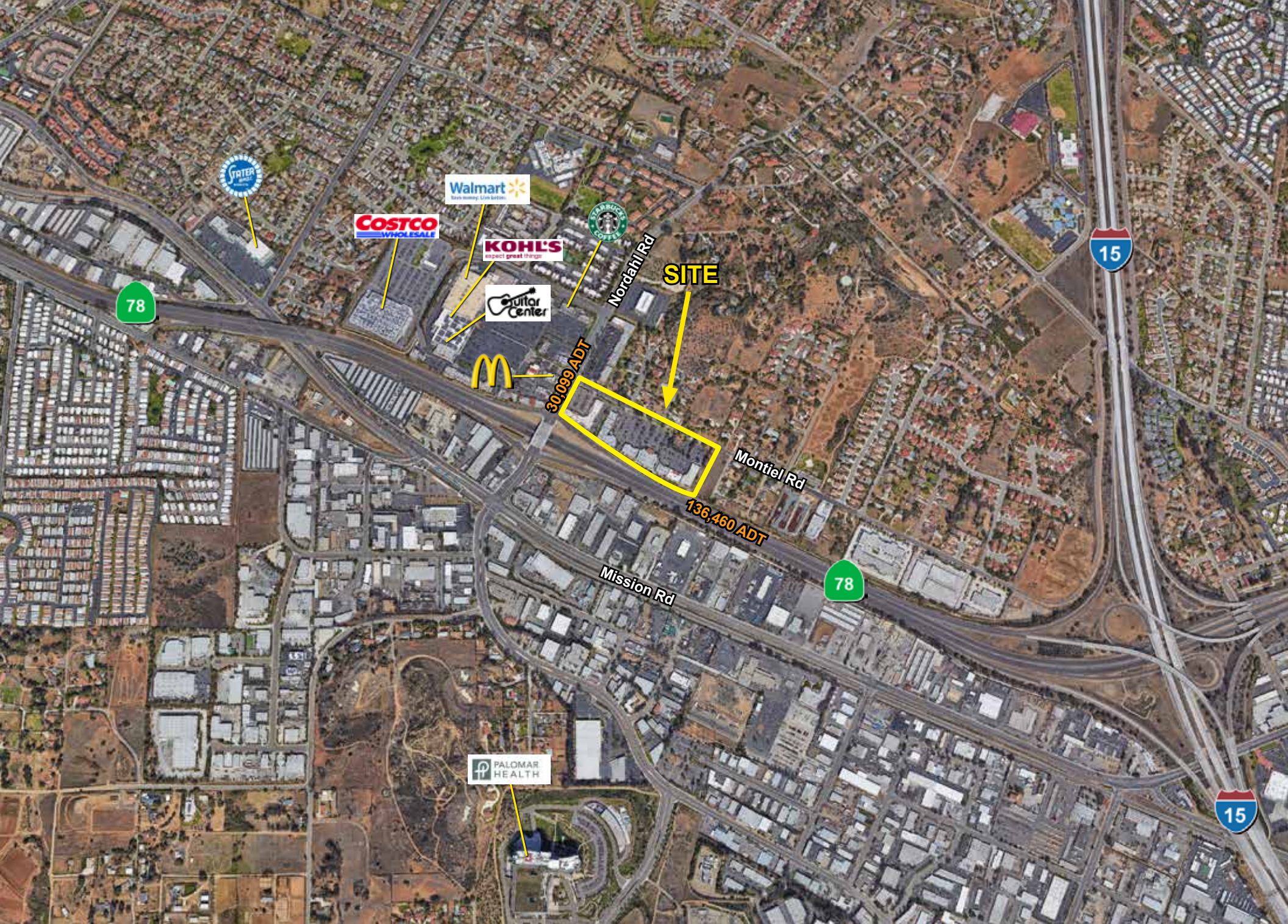
RETAIL INSITE

BRIAN G. PYKE

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SITE

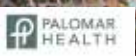
Nordan Rd

Montiel Rd

Mission Rd

30,099 ADT

136,460 ADT



SITE PLAN



A	Sola Salon Studios	
B	Bicycle Warehouse	
C	Dance FX	
D	Veterinary Specialty	
E	AVAILABLE	5,756
F	Fan Diego	
G	San Diego Grill Pros	
H	Hobby Town USA	
I	Turner's Outdoorsman	
J	UEI College	
K	Spine & Sport	
L	Soka Gakkai Buddhist Center	

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

Nordahl Rd & Hwy 78 | San Marcos, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	8,725	108,345	222,840
Forecasted Population (2021)	9,793	124,262	262,534

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	2,949	34,843	70,986

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$73,148	\$67,687	\$77,318
Avg Family Income	\$84,068	\$75,746	\$86,325

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$63,535	\$58,717	\$66,442
Median Family Income	\$72,104	\$66,022	\$75,340

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$25,682	\$22,538	\$25,235

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$55,341	\$52,164	\$58,244

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	588	4,601	7,970
Total Number of Employees	6,996	54,739	90,954

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	5,829 66.8%	65,685 60.6%	138,322 62.1%
Black or African American	220 2.5%	2,853 2.6%	5,317 2.4%
American Indian & Alaskan Native	93 1.1%	1,111 1.0%	2,095 0.9%
Asian	692 7.9%	6,806 6.3%	15,093 6.8%
Hawaiian & Pacific Islander	27 0.3%	326 0.3%	657 0.3%
Other Race	1,286 14.7%	24,502 22.6%	47,433 21.3%
Two or More Races	578 6.6%	7,062 6.5%	13,923 6.2%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	34.4 yrs	33.9 yrs	33.8 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	3,082	36,923	74,951