

FOR LEASE ±6,000-12,000 SF
ETHAN ALLEN CENTER

1040 LOS VALLECITOS BLVD., SAN MARCOS

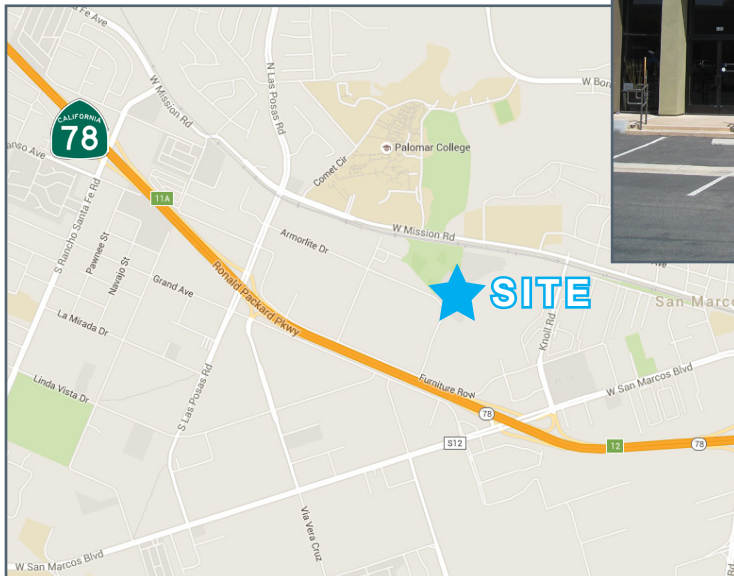


FOR LEASE ±6,000-12,000 SF ETHAN ALLEN CENTER

1040 LOS VALLECITOS BLVD., SAN MARCOS

AVAILABILITIES:

- Suite 103: 6,000-12,000 SF
- Lease Rate: \$1.15/SF Gross



PROPERTY FEATURES:

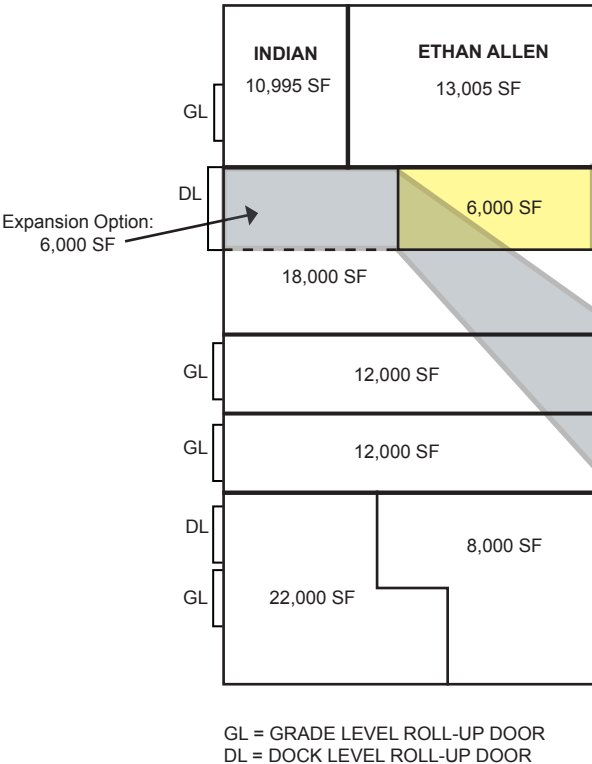
- Excellent building identity on Freeway 78
- Monument Signage
- Abundant parking
- Grade level roll-up door with dock service
- Centrally located in the retail hub of North County, on San Marcos "Furniture Row"
- Serving communities of Oceanside, Carlsbad, Vista, San Marcos, Escondido, Bonsall, and Fallbrook.
- Highway 78 is a primary east-west corridor that connects the 1-15 to the 1-5 Freeway.
- Daily Traffic Counts 142,300

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SITE PLAN:



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AERIAL:



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DEMOGRAPHICS:

 LEE & ASSOCIATES® <small>COMMERCIAL REAL ESTATE SERVICES</small>		DEMOGRAPHIC AND INCOME PROFILE	
1040 Los Vallecitos Blvd San Marcos, CA 92069-1491		3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	90,265	193,464
	2021 Projected Population	96,113	206,173
	2010 Census Population	82,855	178,363
	2000 Census Population	61,599	136,420
	Projected Annual Growth 2016 to 2021	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	2.9%	2.6%
	2016 Median Age	35.3	37.1
HOUSEHOLDS	2016 Estimated Households	29,822	66,559
	2021 Projected Households	31,406	70,088
	2010 Census Households	27,662	62,089
	2000 Census Households	21,177	49,122
	Projected Annual Growth 2016 to 2021	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	2.6%	2.2%
RACE AND ETHNICITY	2016 Estimated White	61.1%	67.2%
	2016 Estimated Black or African American	2.8%	2.7%
	2016 Estimated Asian or Pacific Islander	9.4%	8.8%
	2016 Estimated American Indian or Native Alaskan	0.7%	0.7%
	2016 Estimated Other Races	25.9%	20.7%
	2016 Estimated Hispanic	40.4%	32.1%
INCOME	2016 Estimated Average Household Income	\$72,177	\$83,380
	2016 Estimated Median Household Income	\$63,835	\$71,667
	2016 Estimated Per Capita Income	\$23,913	\$28,781