

# FOR LEASE

## RETAIL SPACE NEAR PALOMAR COLLEGE

1531 - 1551 W. MISSION ROAD, SAN MARCOS CA 92069

### RARE SMALL RETAIL SPACE



- 1,000 RSF Retail Space Available
- Walking Distance to Palomar College & Sprinter Station
- Ample Parking
- Anchored by 7-11
- Visibility to Approx 28,000 Cars Per Day (Costar 2019)
- Leasing Special! \$1.00/SF+ NNN for First Year



**COMMERCIAL  
ASSET  
ADVISORS**

858.360.3000 | [caacre.com](http://caacre.com)

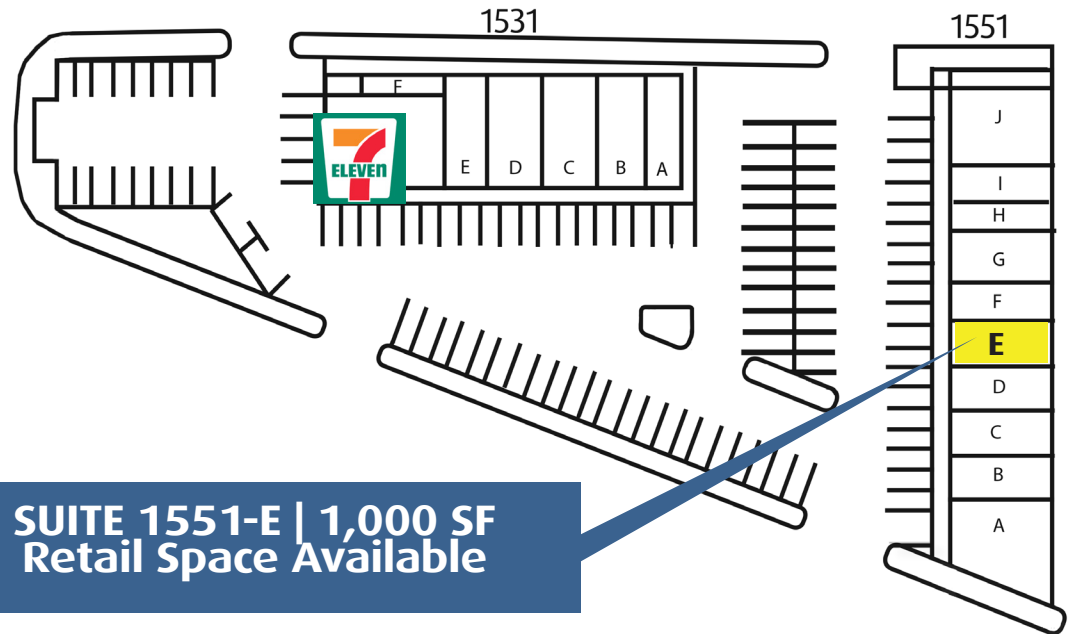
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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2023 Projection	17,330	99,635	223,412
2018 Estimate	16,507	94,823	213,031
2010 Census	14,659	83,691	190,398
Growth 2018-2023	4.99%	5.07%	4.87%
Growth 2010-2018	12.61%	13.30%	11.89%
2018 Population Hispanic Origin	9,274	37,869	72,814
<b>2018 Population by Race:</b>			
White	13,087	77,711	176,004
Black	619	2,947	6,470
Am. Indian & Alaskan	261	1,377	2,863
Asian	1,809	8,468	17,646
Hawaiian & Pacific Island	89	454	1,002
Other	641	3,868	9,047
<b>U.S. Armed Forces:</b>			
	<b>80</b>	<b>542</b>	<b>1,321</b>
<b>Households:</b>			
2023 Projection	4,905	33,959	77,020
2018 Estimate	4,657	32,291	73,384
2010 Census	4,047	28,333	65,226
Growth 2018 - 2023	5.33%	5.17%	4.95%
Growth 2010 - 2018	15.07%	13.97%	12.51%
Owner Occupied	2,584	19,152	46,719
Renter Occupied	2,073	13,139	26,665
<b>2018 Avg Household Income</b>	<b>\$75,284</b>	<b>\$83,277</b>	<b>\$92,940</b>
<b>2018 Med Household Income</b>	<b>\$58,054</b>	<b>\$63,637</b>	<b>\$70,505</b>
<b>2018 Households by Household Inc:</b>			
< \$25,000	991	6,139	12,461
\$25,000 - \$50,000	885	6,666	14,014
\$50,000 - \$75,000	1,081	5,891	12,350
\$75,000 - \$100,000	567	4,168	9,990
\$100,000 - \$125,000	417	3,279	7,322
\$125,000 - \$150,000	265	1,956	5,162
\$150,000 - \$200,000	244	2,327	5,887
\$200,000+	209	1,865	6,198



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