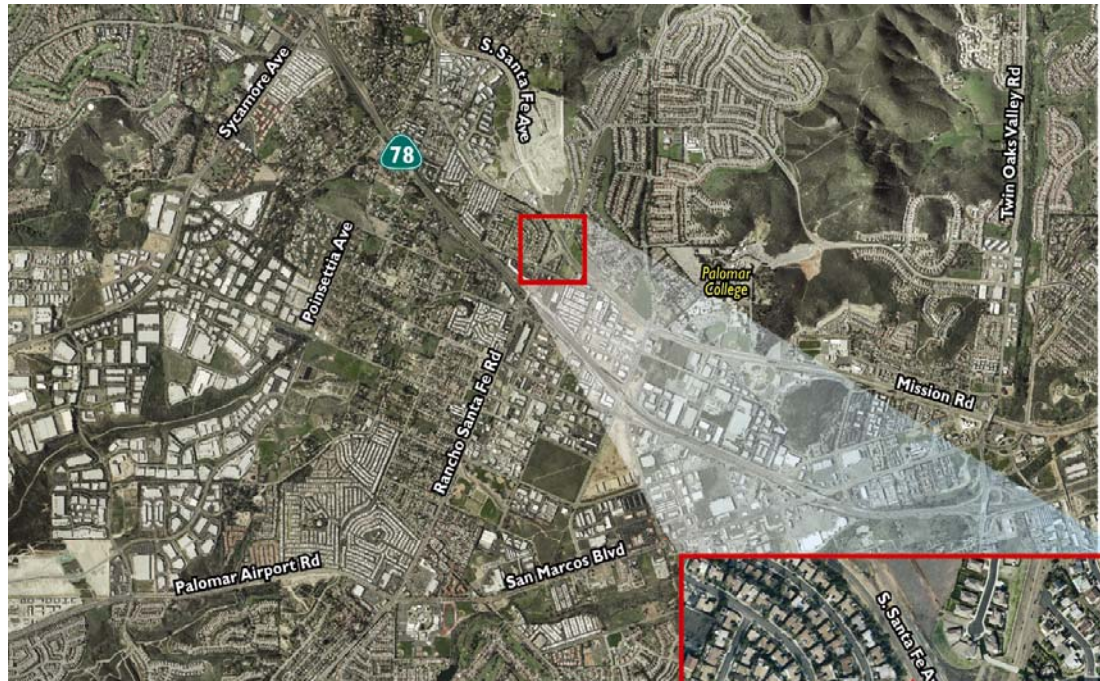


Available - Commercial Corner Site



CORNER OF RANCHO SANTA RD. & S. SANTA FE AVE., SAN MARCOS, CA 92069



Site: Corner of Rancho Santa Fe Rd. & S. Santa Fe Avenue

Size: Approximately 2.01 acres (87,624 SF)

Sale Price: \$2,015,352 (\$23.00 PSF)

Zoning: Commercial

Traffic Count: Rancho Santa Fe Road: 18,076 cars per day

S. Santa Fe Avenue: 29,197 cars per day

(Source: City of San Marcos)

Location: This property is located in San Marcos, the fastest growing city in San Diego County. The city has an abundance of new quality residential developments and many more planned into the foreseeable future. The site is located just one block north of Highway 78 on Rancho Santa Fe Road, in close proximity to Palomar College, new residential developments, and industrial parks.

VIC GAUSEPOHL
760 930 7912
CARLSBAD, CA
vic.gausepohl@colliers.com
Lic# 01070105

KIRK ALLISON
760 930 7922
CARLSBAD, CA
kirk.allison@colliers.com
Lic# 01049184

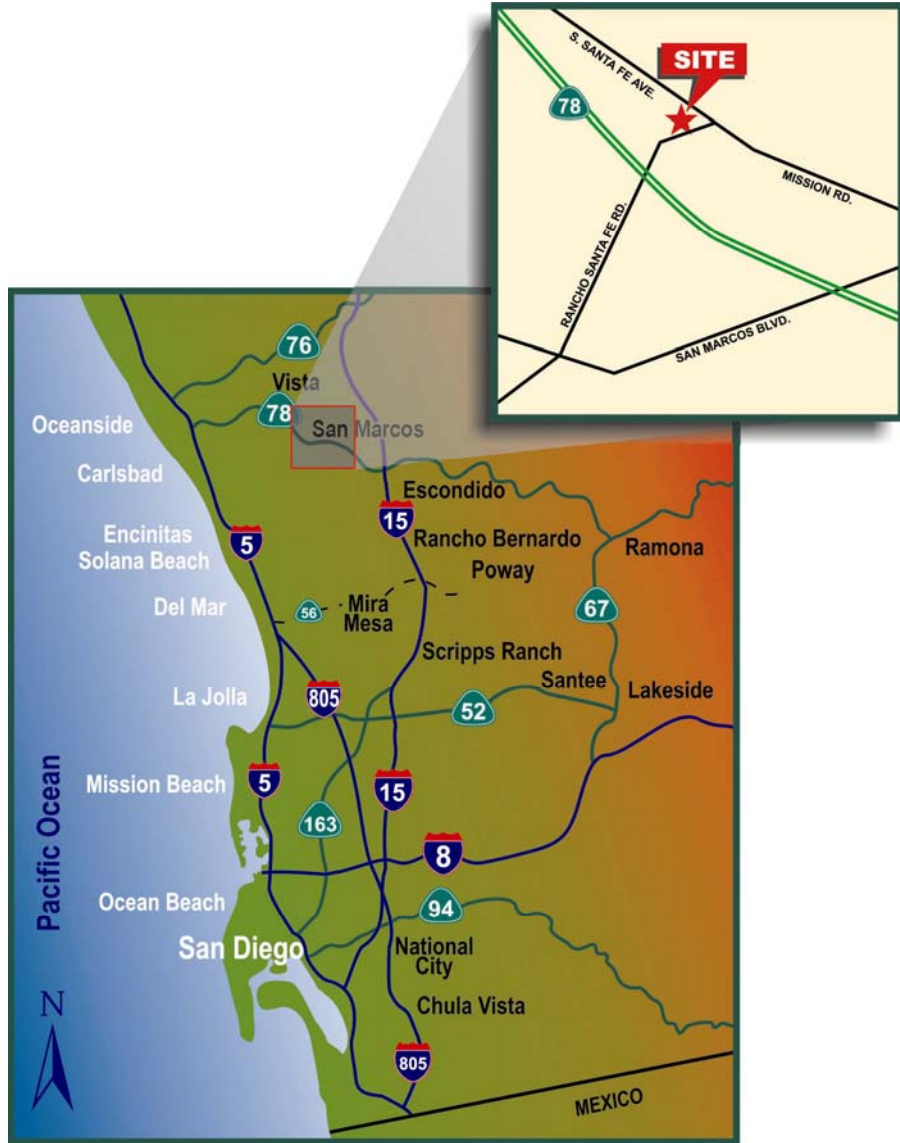
COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/carlsbad

Rancho Santa Fe Rd. & S. Santa Fe Avenue

EXCELLENT AREA DEMOGRAPHICS:

2006 Estimate

	3 MILE	5 MILE	10 MILE
Population:	75,472	172,670	637,934
Households:	25,200	58,427	217,419
Avg. Household Income:	\$67,574	\$71,675	\$80,313



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VIC GAUSEPOHL
760 930 7912
CARLSBAD, CA
vic.gausepohl@colliers.com
Lic# 01070105

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COLLIERS INTERNATIONAL
5901 Priestly Drive
Suite 100
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www.colliers.com/carlsbad