

# Prime Retail Center FOR LEASE

# Melrose Plaza

1691 & 1693 MELROSE DRIVE, SAN MARCOS, CA 92078



## Features

- New shopping center with attractive architecture and excellent access and visibility
- Located near one of the busiest intersections in North San Diego County (49,100 CPD)
- The center serves the affluent and high income areas of San Elijo Hills, La Costa / Carlsbad and South San Marcos.
- Average household income in a one mile radius is \$100,518
- Excellent daytime population
- An abundance of new residential communities have been built in the trade area, including La Costa Greens, San Elijo Hills and University Commons

## Available

800 SF

## Anchored by



### Demographics

	1 Mile	3 Mile	5 Mile
2011 Population	7,327	72,382	189,177
2011 Average HH Income	\$100,518	\$102,627	\$99,988
2011 Total Daytime Population	7,837	66,068	201,372

### Traffic Counts

Melrose Dr	20,300 CPD *
Rancho Santa Fe Rd	28,800 CPD

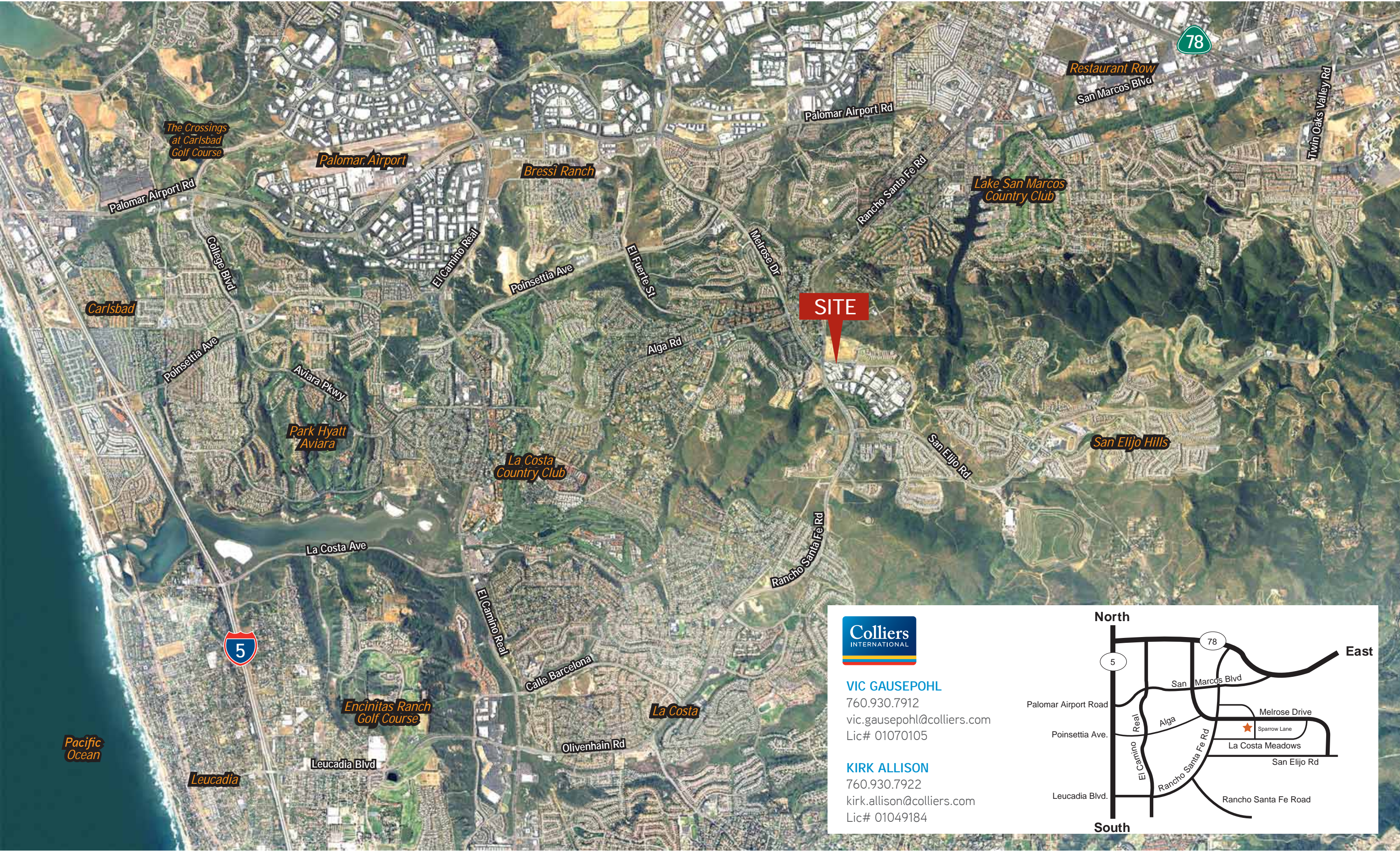
\* Traffic count is west of Rancho Santa Fe Road. East of Rancho Santa Fe Road not yet available.

**VIC GAUSEPOHL**  
760.930.7912  
vic.gausepohl@colliers.com  
Lic# 01070105

**KIRK ALLISON**  
760.930.7922  
kirk.allison@colliers.com  
Lic# 01049184

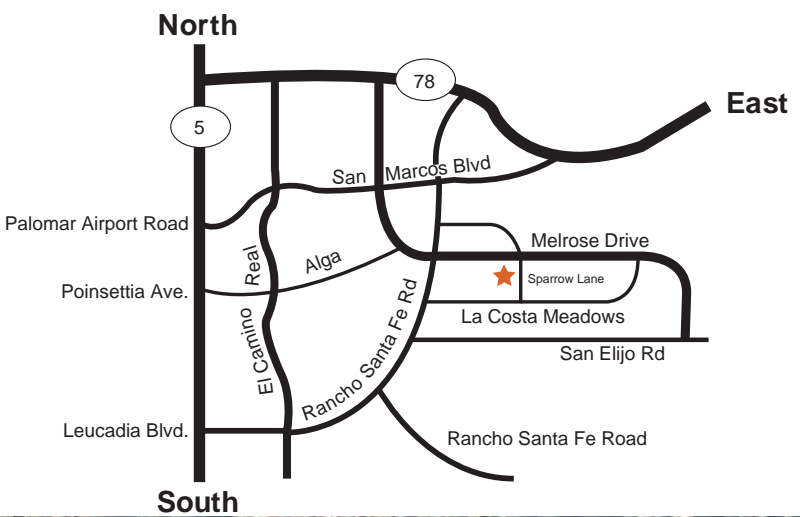






**VIC GAUSEPOHL**  
760.930.7912  
vic.gausepohl@colliers.com  
Lic# 01070105

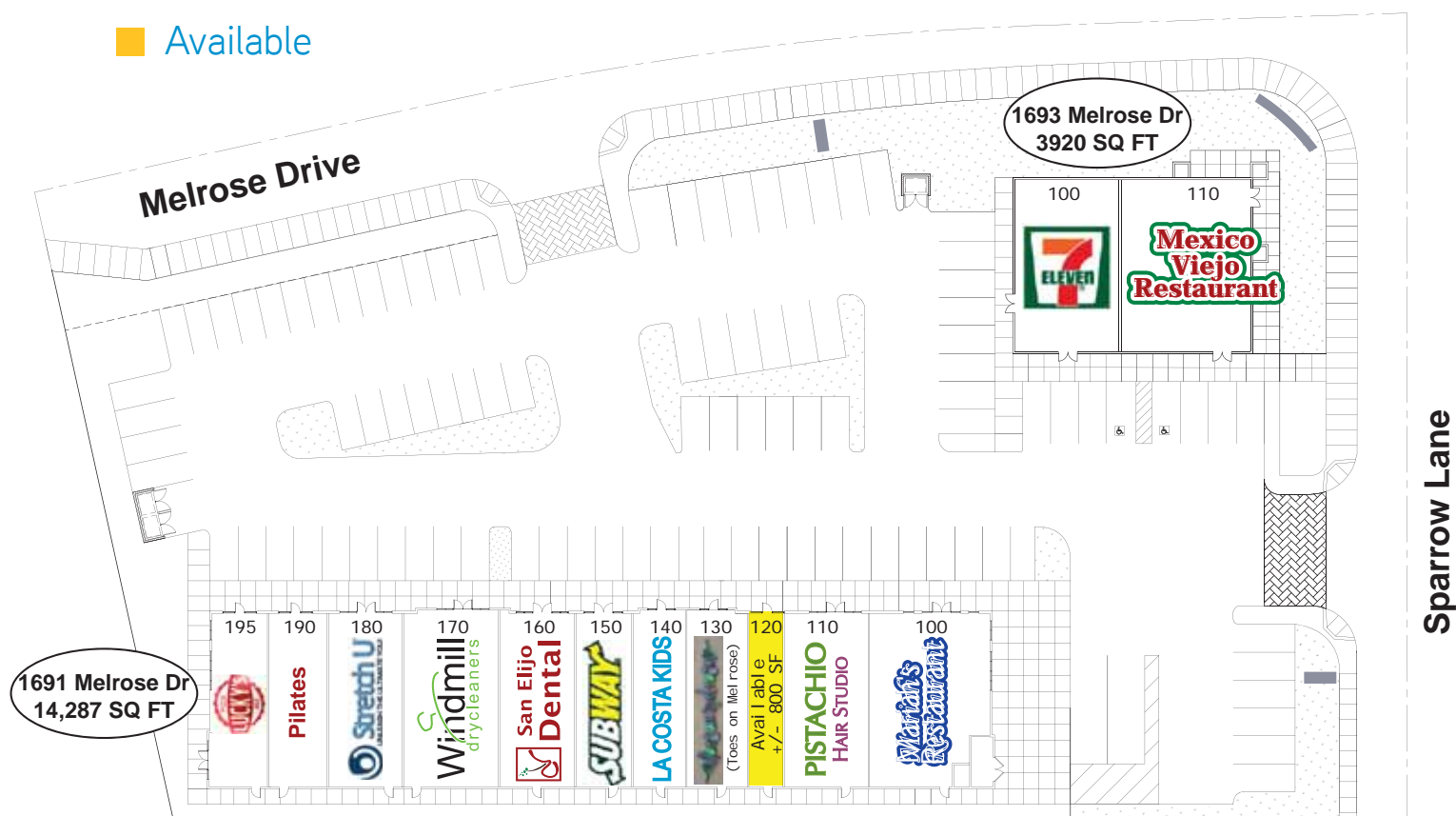
**KIRK ALLISON**  
760.930.7922  
kirk.allison@colliers.com  
Lic# 01049184







Available



**VIC GAUSEPOHL**  
760.930.7912  
vic.gausepohl@colliers.com  
Lic# 01070105



**KIRK ALLISON**  
760.930.7922  
kirk.allison@colliers.com  
Lic# 01049184



**COLLIERS INTERNATIONAL**  
5901 Priestly Drive, Suite 100  
Carlsbad, California, 92008  
Phone: 760.438.8950  
Fax: 760.438.8925  
www.colliers.com/carlsbad

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. Colliers International is a worldwide affiliation of independently owned and operated companies.