

FIXTURIZED MEDICAL AND RETAIL SPACE AVAILABLE

# For Lease · San Marcos Pavilion

727-731 W SAN MARCOS BLVD, SAN MARCOS, CA



## FEATURES

- 3,801 SF fully fixturized medical space available
- 750 - 1,403 SF (Former Creamistry/Partial Restaurant) retail space available
- Located at W. San Marcos Blvd (61,600 ADT) and Grand Ave (8,800 ADT)
- Adjacent to Hwy 78 (152,800 ADT)
- Monument signage on San Marcos Blvd
- High visibility from street
- Over 55,000 students from San Marcos schools within 1.5 miles (Palomar College, Cal State San Marcos, and San Marcos Unified School District)
- Located within close proximity to Palomar Medical Center, Tri-City Hospital, and multiple medical clinics and practices

## TENANTS IN AREA



**RI** RETAIL INSITE

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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MIXED-USE  
PROJECT WITH  
250 RESIDENTIAL  
UNITS

## San Marcos Pavilion



## Creekside Marketplace



AVAILABLE



EVANS TIRE  
& SERVICE CENTERS



78

152,800 ADT





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RETAIL  
INSITE  
COMMERCIAL REAL ESTATE

# SAN MARCOS PAVILION

MEMBERS OF  
CHAINLINKS  
RETAIL ADVISORS



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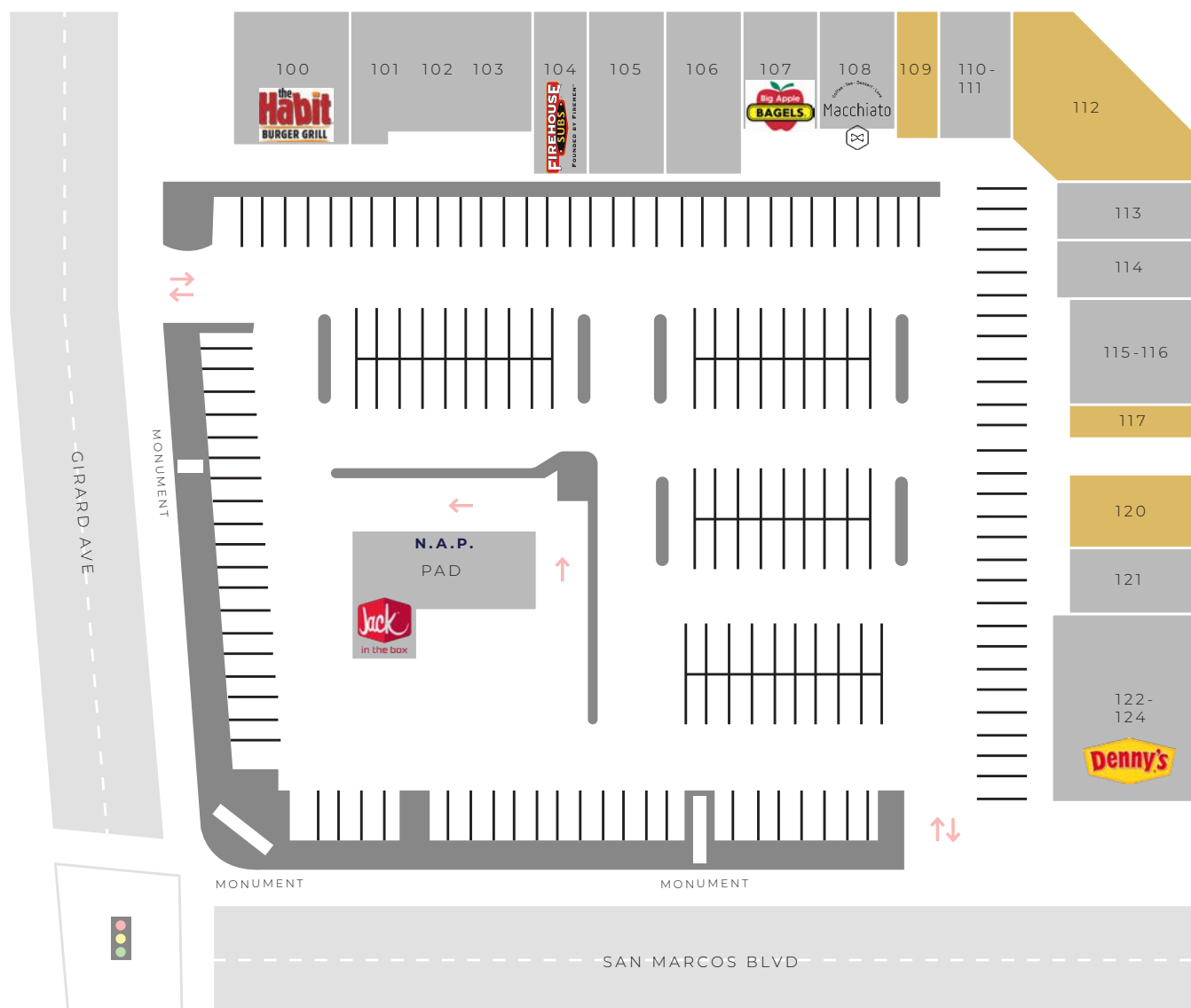
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## SITE PLAN



**AVAILABLE**

**LEASED**

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## TENANT ROSTER

UNIT #	SQUARE FEET	TENANT
<b>727 W SAN MARCOS BLVD</b>		
100	2,314	THE HABIT BURGER GRILL
101-103	4,120	USIS
104	1,200	FIREHOUSE SUBS
105	2,046	SUSHI HUKU
106	1,830	BEFORE N AFTER WELLNESS
107	1,459	BIG APPLE BAGELS
108	1,450	MACCHIATO TEA HOUSE
109	750	<b>AVAILABLE</b>
110-111	1,919	LE & LE DENTAL
112	3,801	<b>(FULLY BUILT-OUT MEDICAL) AVAILABLE</b>
113	978	PHARMACY
114	1,008	ALL AMERICAN BARBER
115-116	2,748	FLAVOR OF HIMALYA
117	1,100	<b>AVAILABLE</b>
<b>731 W SAN MARCOS BLVD</b>		
120	1,403	<b>AVAILABLE (FORMER CREAMISTRY/ PARTIAL RESTAURANT)</b>
121	1,468	NAIL BAR
122-124	4,537	DENNY'S DINER
<b>TOTAL SQUARE FEET: 34,131</b>		

# Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

727-731 W San Marcos Blvd, San Marcos, California

Rings: 1, 3, 5 mile radii

## POPULATION

	1 mile	3 miles	5 miles
Total Population	15,778	95,580	201,162
Projected Population (2022)	16,817	101,107	210,741

## HOUSING

Total Households	4,677	31,353	69,464
Projected Total Households (2022)	4,994	33,064	72,473

## INCOME

Median Household Income	\$51,857	\$69,762	\$77,826
Average Household Income	\$76,401	\$95,886	\$105,526
Per Capita Income	\$22,666	\$31,355	\$36,555
Median Disposable Income	\$44,294	\$56,737	\$61,577
Average Disposable Income	\$59,747	\$72,151	\$77,769

## DAYTIME DEMOS

Total Daytime Population	22,206	103,180	210,938
Daytime Population Workers	14,095	53,183	107,455
Daytime Population Residents	8,111	49,997	103,483

## RACE & ETHNICITY

White	7,569 <b>47.97%</b>	57,737 <b>60.41%</b>	131,834 <b>65.54%</b>
Black or African American	366 <b>2.32%</b>	2,368 <b>2.48%</b>	4,996 <b>2.48%</b>
American Indian & Alaska Native Population	119 <b>0.75%</b>	672 <b>0.70%</b>	1,342 <b>0.67%</b>
Asian Population	1,365 <b>8.65%</b>	9,178 <b>9.60%</b>	18,058 <b>8.98%</b>
Pacific Islander Population	57 <b>0.36%</b>	367 <b>0.38%</b>	691 <b>0.34%</b>
Other Race Population	5,617 <b>35.60%</b>	19,887 <b>20.81%</b>	32,980 <b>16.39%</b>
Population of Two or More Races	685 <b>4.34%</b>	5,371 <b>5.62%</b>	11,261 <b>5.60%</b>
Hispanic Population	9,983 <b>63.27%</b>	38,105 <b>39.87%</b>	66,884 <b>33.25%</b>
Non-Hispanic Population	5,796 <b>36.73%</b>	57,475 <b>60.13%</b>	134,279 <b>66.75%</b>

## EDUCATION

Bachelor's Degree	1,536 <b>16.68%</b>	15,000 <b>24.01%</b>	34,739 <b>25.49%</b>
Graduate/Professional Degree	601 <b>6.52%</b>	6,966 <b>11.15%</b>	17,586 <b>12.90%</b>

## AGE

Median Age	29.5	34.7	36.9
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