

Rancho Santa Fe Plaza

**100 North Rancho Santa Fe Road
San Marcos, CA**



***Potential for Redevelopment
or Repositioning***

For more information, please contact:



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Property Overview

Investment Highlights

PRICE: \$7,998,000.00

TOTAL BUILDING AREA: +/- 49,177 SF

BUILDING PRICE PSF: \$162.64

TOTAL LAND AREA: +/- 161,608 SF (3.71 AC)

LAND PRICE PSF: \$49.49

APN #: 219-117-49

YEAR BUILT: 1985

OCCUPANCY: 37.75% Occupied

ZONING: C, Commercial

HIGHWAY 78 FRONTAGE: 850 Linear Feet

PARKING: ~250 Total Parking Stalls



ZONING LINKS

[City of San Marcos, Zoning Map](#)

[General Plan Land Use Map](#)

[Code of Ordinances - Commercial Zones \(CH 20.220\)](#)

[San Marcos General Plan Links](#)



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Surrounding Market Aerial



W. San Marcos Blvd.



Grand Ave

W. Mission Rd.



Las Posas Road



N. Rancho Santa Fe Rd.

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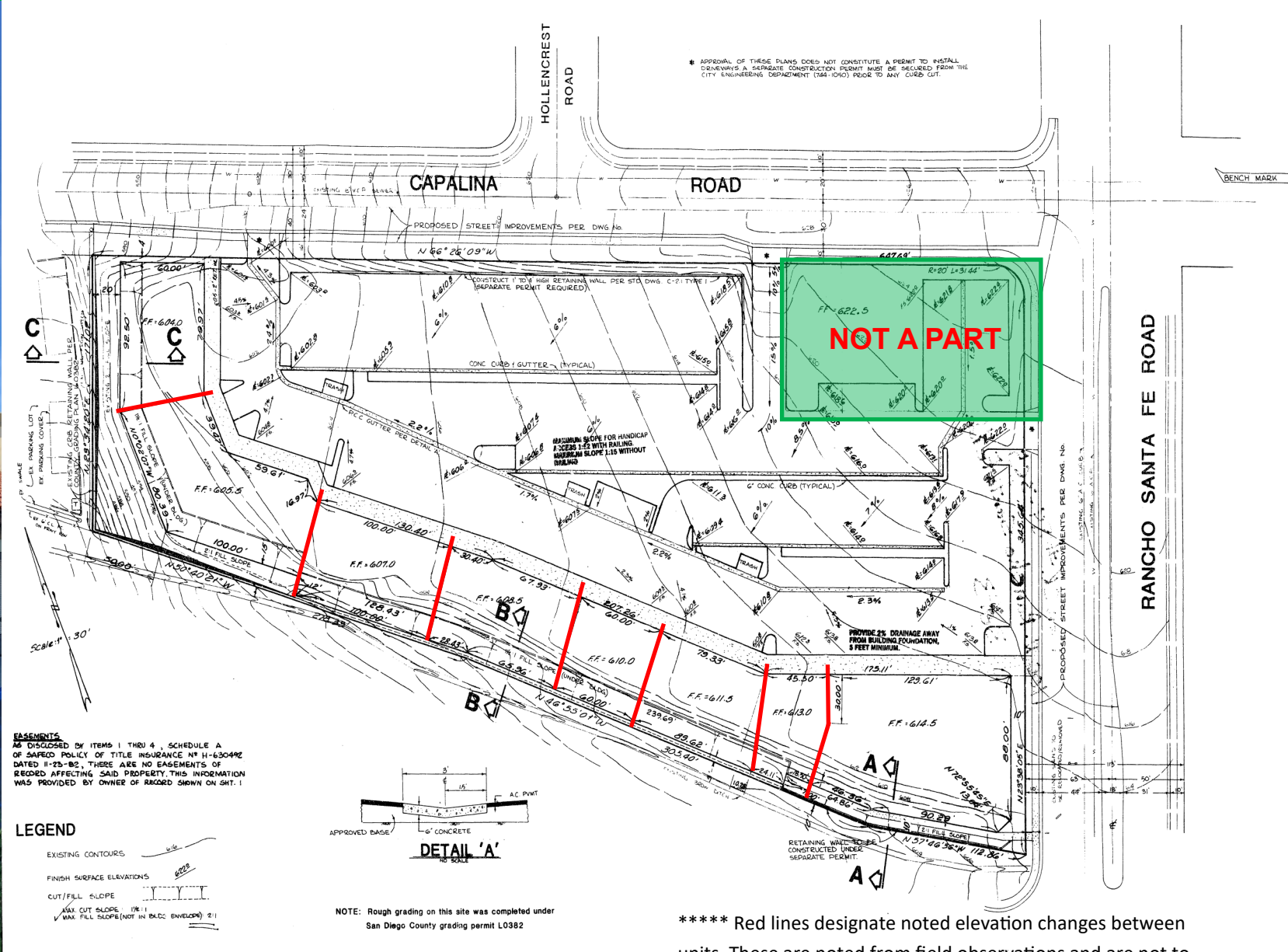
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Site Plan & Elevation Changes



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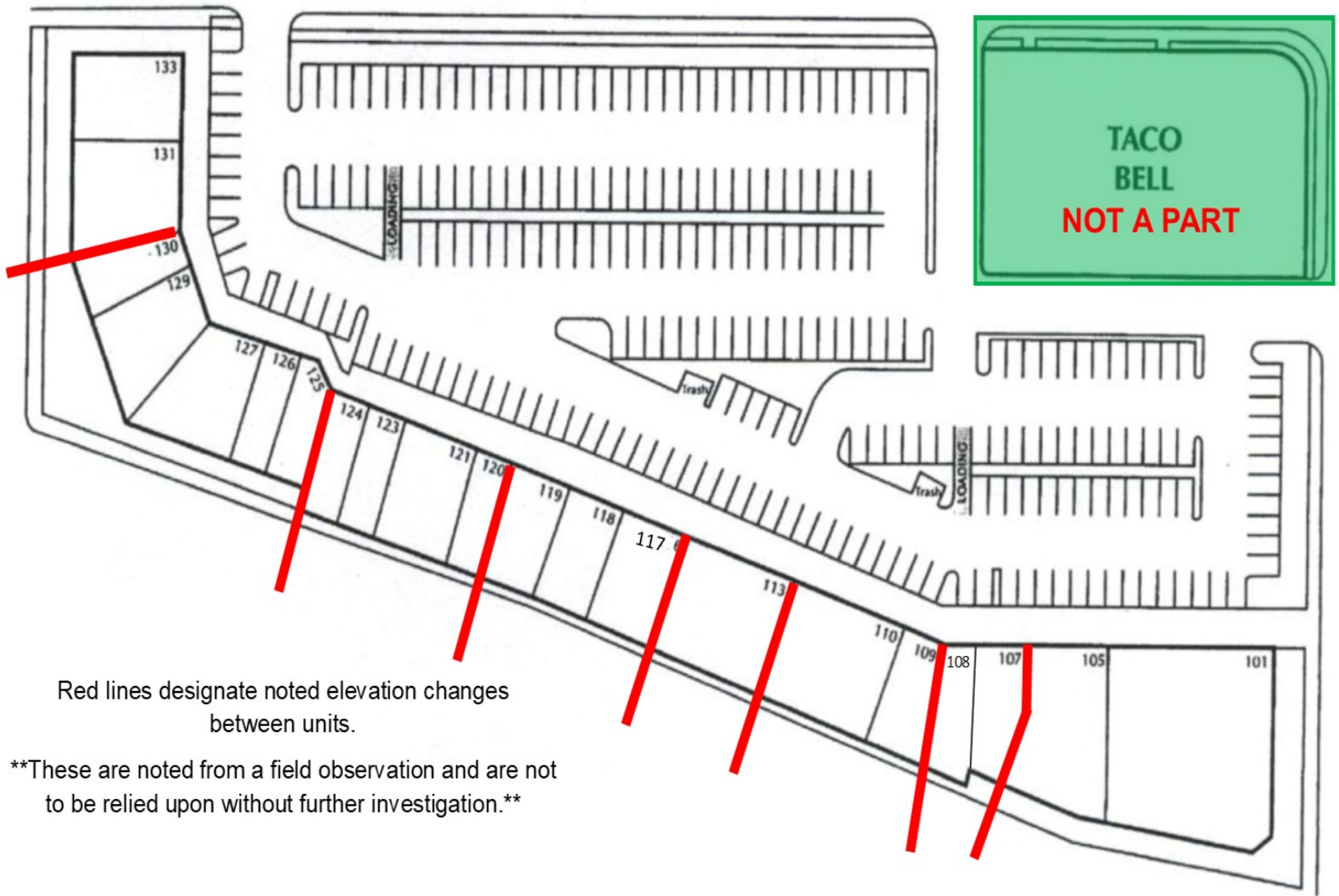
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Demographics

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	16,755	96,364	224,680
2023 Population:	17,596	101,207	235,544
Pop Growth 2018-2023:	5.02%	5.03%	4.84%
Average Age:	33.7	36.9	37.6
Households			
2018 Total Households:	4,771	32,841	77,025
HH Growth 2018-2023:	5.32%	5.10%	4.92%
Median Household Inc:	\$56,457	\$64,251	\$69,479
Avg Household Size:	3.5	2.9	2.9
2018 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$458,322	\$531,177	\$561,043
Median Year Built:	1987	1988	1987



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Traffic Counts

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Capalina Rd	Hollenbeck Rd	0.02 NW	2,439	2017	0.07
Hwy 78	N Rancho Santa Fe Rd	0.04 S	7,100	2017	0.07
N Rancho Santa Fe Rd	Capalina Rd	0.02 NE	19,300	2017	0.09
Hwy 78	S Rancho Santa Fe Rd	0.04 E	7,800	2017	0.11
N Rancho Santa Fe Rd	Capalina Rd	0.05 SW	12,300	2017	0.14
Hwy 78	N Rancho Santa Fe Rd	0.06 NW	8,600	2017	0.17
S Rancho Santa Fe Rd	Descanso Ave	0.03 SW	33,300	2017	0.17
Hwy 78	S Rancho Santa Fe Rd	0.06 NW	10,600	2017	0.18
Descanso Ave	Las Flores Dr	0.11 NW	7,800	2017	0.18
Hollencrest Rd	Hollenbeck Rd	0.07 NW	2,432	2012	0.19

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San Marcos & 78 Corridor

The 78 Corridor is a hub for innovation. From Oceanside to Escondido, the 78 Corridor has an ecosystem rich with companies and a talented workforce to take any concept from design to production. Coupled with an unparalleled climate, endless opportunity to live an active lifestyle, and a unique culture of craft beer, arts, family and recreation, you will find an ideal place to grow your career, your family and yourself.

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of more than 90,000 residents who enjoy a fantastic quality of life. From miles of trails in the local hills, to unique dining and shopping opportunities in its retail centers, San Marcos has all the ingredients that make living enjoyable. Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean.

Although San Marcos has experienced rapid growth over the last decade, it continues to maintain the small town atmosphere and values that attracted so many new residents here.

Home to Palomar College and California State University San Marcos, the City has also become the heart of education in San Diego North.

Additionally, San Marcos works diligently to maintain its low crime rate, historically having one of the largest sheriff's contracts in the county. It also has some of the best fire emergency response times around.



A dedication to parks and community services is another priority for the City of San Marcos. In addition to its rich recreational and cultural programs for children, teens, adults and seniors, the City has constructed 60 miles of trails, 29 new parks and 11 recreation centers over the past 25 years.

Quality community development like the Creekside Marketplace, Nordahl Center and Grand Plaza have all become popular shopping and dining destinations, and plans for thoughtful future developments like the San Marcos Downtown Creek District, Palomar Station and University Village will quickly put San Marcos on the map as a regional shopping, dining and entertainment destination. These elements all combine together to create the unique community that is San Marcos.

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