

Rancho San Marcos Village

NEC SAN MARCOS BLVD AT RANCHO
SANTA FE RD, SAN MARCOS, CA

AVAILABLE JUNIOR ANCHOR SPACE,
FREESTANDING PAD BUILDING & SHOP SPACES

RI



JOIN:



San Marcos



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The Property



- Junior anchor ±12,846 SF
- Freestanding pad available ±6,177 SF
- 119,173 SF center to be anchored by ALDI, Dollar Tree, and Planet Fitness
- Across the street from state of the art, San Marcos High School
- High traffic volumes: San Marcos Blvd 42,100 ADT / Rancho Santa Fe Rd 25,200 ADT
- Shop space from 900 SF and up

Site Plan

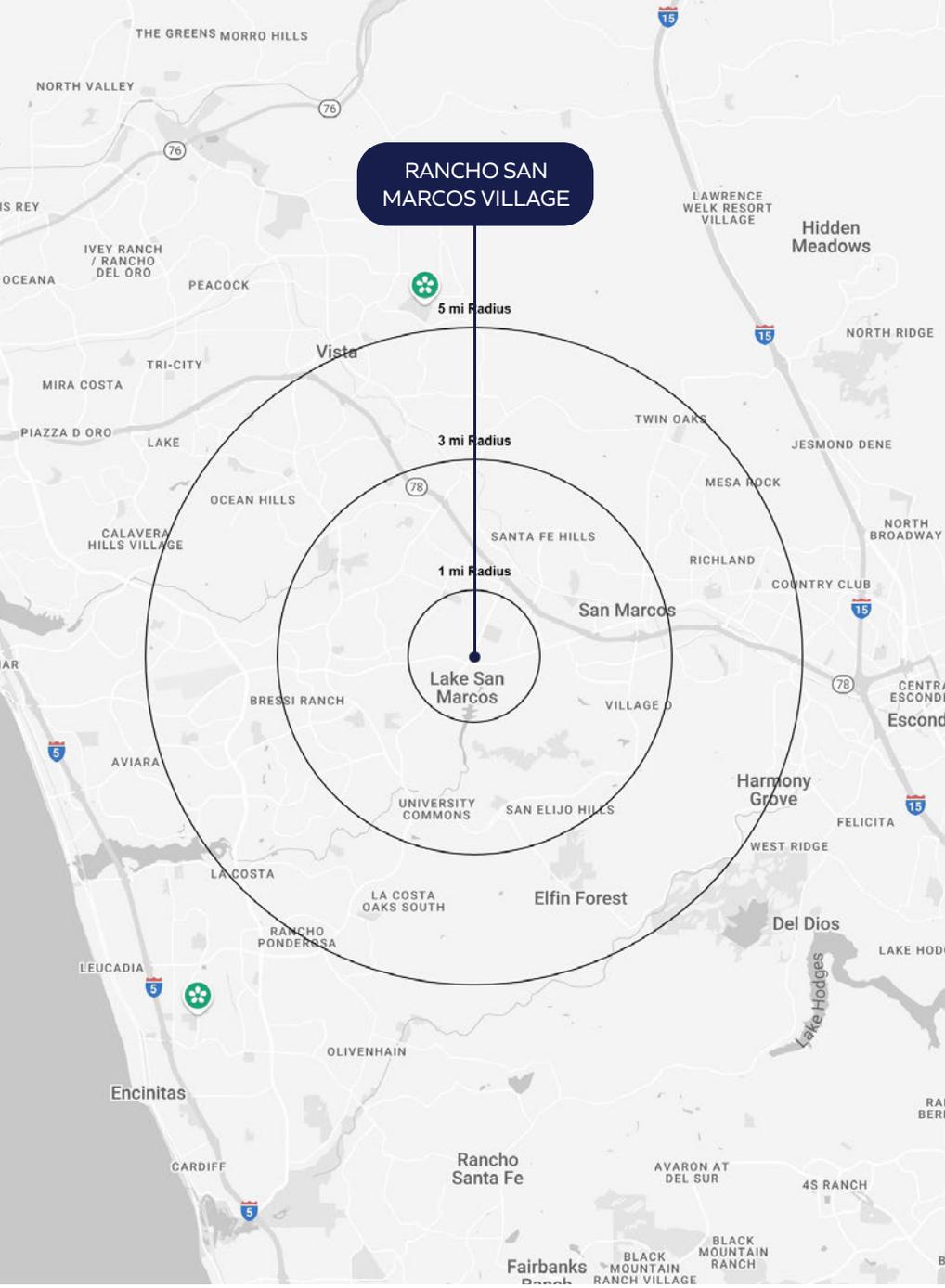


TENANT	SQ FT
1 Armstrong McCall	2,400
2 Cigar House	1,200
3 Corte Fino Barbershop	900
4 Willie's Dry Clean	1,080
5 Impressions	1,020
6 The UPS Store	1,500
7 Aldi	21,687
7A Dollar Tree	13,510
7B Available	12,846
8 Bubble Tea	1,200
9 Eugenio	1,200
10 Nachos Taco Shop	1,200
11 Available	1,170
12 Goodwill	2,788
13 Wingstop	1,600
15 Curry Craft	1,750
16 Starbucks	2,050
17 Pad Available	6,177
18 Shogun	5,404
20 Potentially Available	4,421
21 Kiddie Stars Preschool	3,500
22 Available	1,260
23 Foster's Family Donuts	1,330
24 Available	1,000
25 San Marcos Pharmacy	1,270
26 Subway	1,500
27 Best Nails	1,040
28 Hair City	816
29 Available	1,145
30 Available	1,255
31 Rancho Palomar Dental	1,500
32 Planet Fitness	24,100

*Do not disturb tenant

Non-Controlled
 Availability
 In Lease

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Demographics

EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	12,523	102,950	211,510
Forecasted Population (2029)	12,510	103,370	212,210

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Daytime Population	12,145	110,410	228,758
Daytime Population Workers	5,298	60,087	123,662

Household Income	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$84,147	\$114,832	\$121,585
Estimated Average Household Income	\$128,379	\$159,575	\$167,198

Number of Households	1 Mile	3 Miles	5 Miles
Estimated Number of Households	5,064	35,098	74,499
Projected Number of Households	5,173	35,926	76,147

Age	1 Mile	3 Miles	5 Miles
Median Age	53.7	38.3	40.4

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**DOLLAR
TREE**

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