



Red Rock Center

2,260 SF & 4,820 SF AVAILABLE | 2055-2155 MONTIEL RD, SAN MARCOS, CA

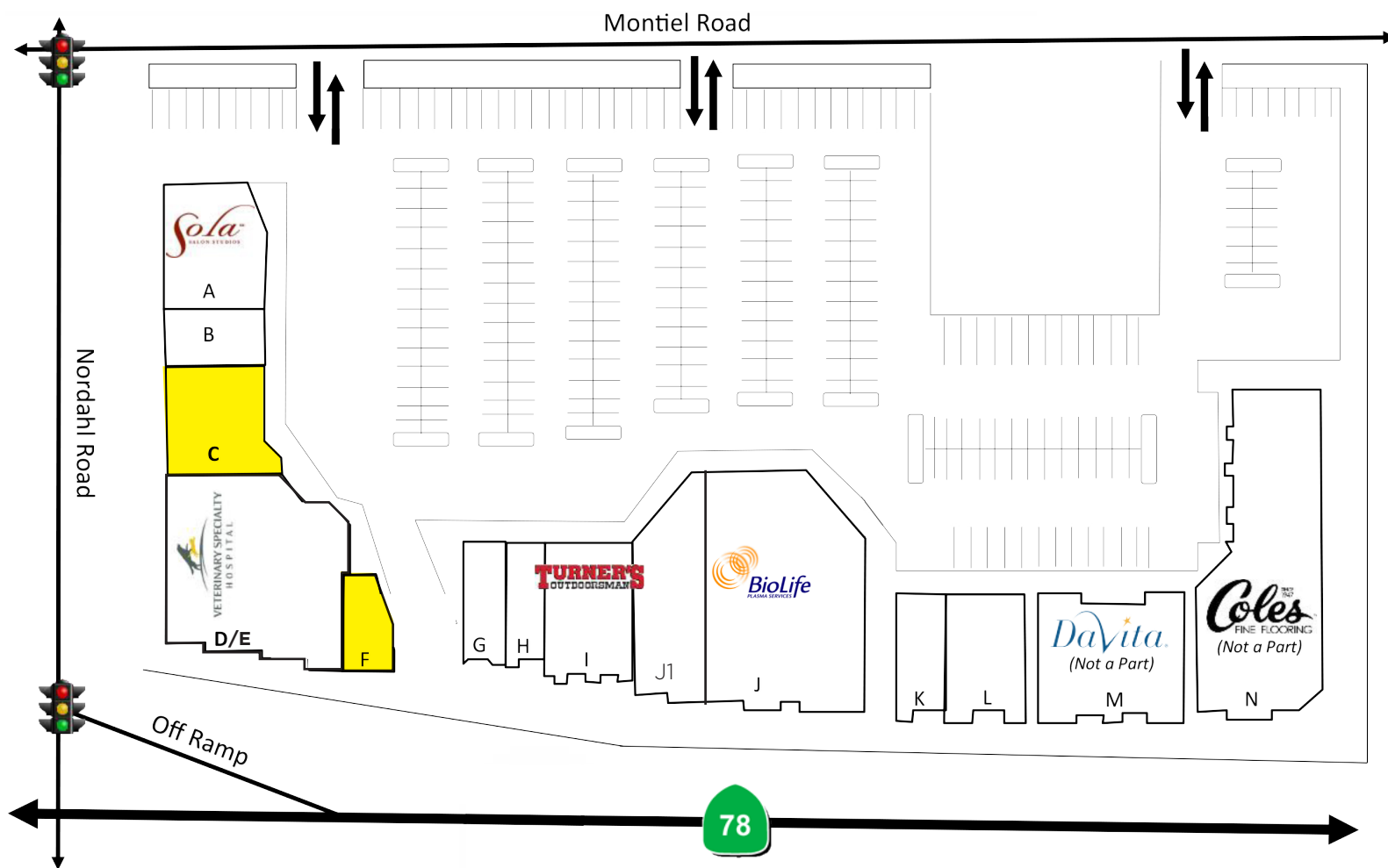


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- 4,820 SF former dance studio available
- 2,260 SF available
- Freeway visible from 74,000 SF retail center in San Marcos
- Strong vehicular traffic with more than 130,000 cars per day
- Conveniently situated directly off of the Highway 78
- Near major retailers - Walmart, Costco, Kohl's & more



A	Sola Salon Studios	4,898 SF
B	Bicycle Warehouse	2410 SF
C	AVAILABLE	4,820 SF
D/E	Veterinary Specialty Hospital	10,581 SF
F	AVAILABLE	2,260 SF
G	San Diego Grill Pros	2,575 SF

H	Hobby Town	2,578 SF
I	Turner's Outdoorsman	5,479 SF
J	BioLife Plasma	18,393 SF
J1	Neighborhood Health	6,263 SF
K	Spine & Sport	2,575 SF
L	Soka Gakkai Buddhist Center	5,420 SF

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Nordahl Rd & Hwy 78 | San Marcos, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	9,428	123,058	241,263
Forecasted Population (2028)	9,513	124,329	242,891

HOUSEHOLDS

Households	9,322	119,883	236,727
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AVG HHD INCOME

Estimated Avg Household Income	\$120,574	\$125,914	\$137,599
Family Avg Household Income	\$105,246	\$108,596	\$119,048

MEDIAN HH INCOME

Estimated Median Household Income	\$99,097	\$92,410	\$101,935
Median Family Income	\$81,164	\$78,540	\$76,175

\$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$43,754	\$41,456	\$44,398
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\$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$66,166	\$63,738	\$70,025
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DAYTIME DEMOS

Total Number of Businesses	913	5,913	9,649
Total Number of Employees	4,760	62,975	123,347

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	4,705 49.91%	52,843 42.94%	106,432 44.11%
Black or African American	257 2.73%	3,321 2.70%	5,764 2.39%
American Indian & Alaskan Native	123 1.30%	2,091 1.70%	3,805 1.58%
Asian	944 10.01%	10,960 8.91%	22,886 9.49%
Hawaiian & Pacific Islander	40 0.42%	378 0.31%	705 0.29%
Other Race	1,708 18.12%	33,118 26.91%	33,118 26.91%
Two or More Races	1,650 17.50%	20,348 16.54%	40,367 16.73%

AGE DISTRIBUTION

Median Age	35.6 yrs	34.3 yrs	35.1 yrs
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HOUSING

Total Housing Units	3,645	44,216	83,806
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