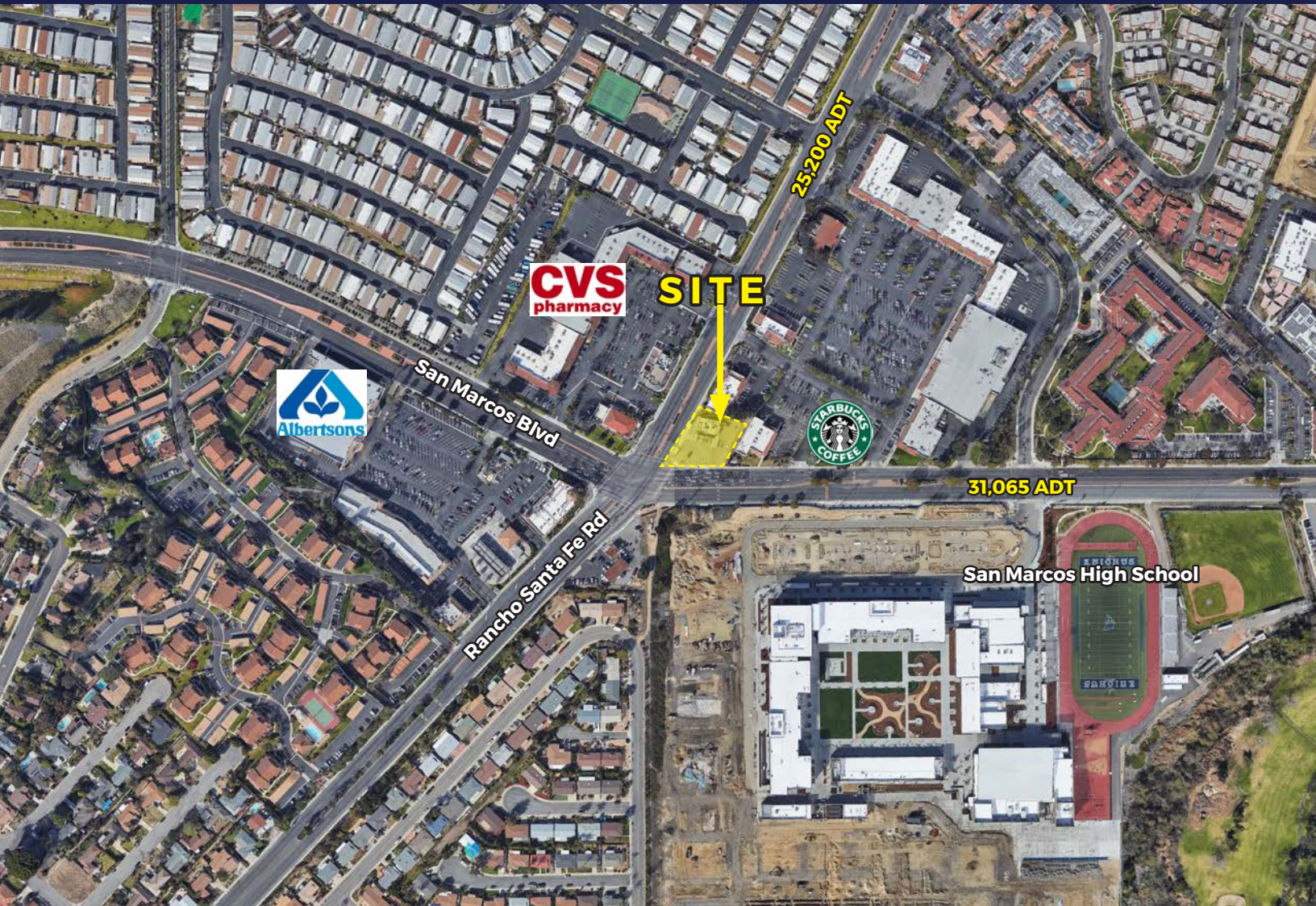


# Corner Parcel Available for Ground Lease or Build-to-Suit

1650 SAN MARCOS BLVD, SAN MARCOS, CA



## PROPERTY FEATURES

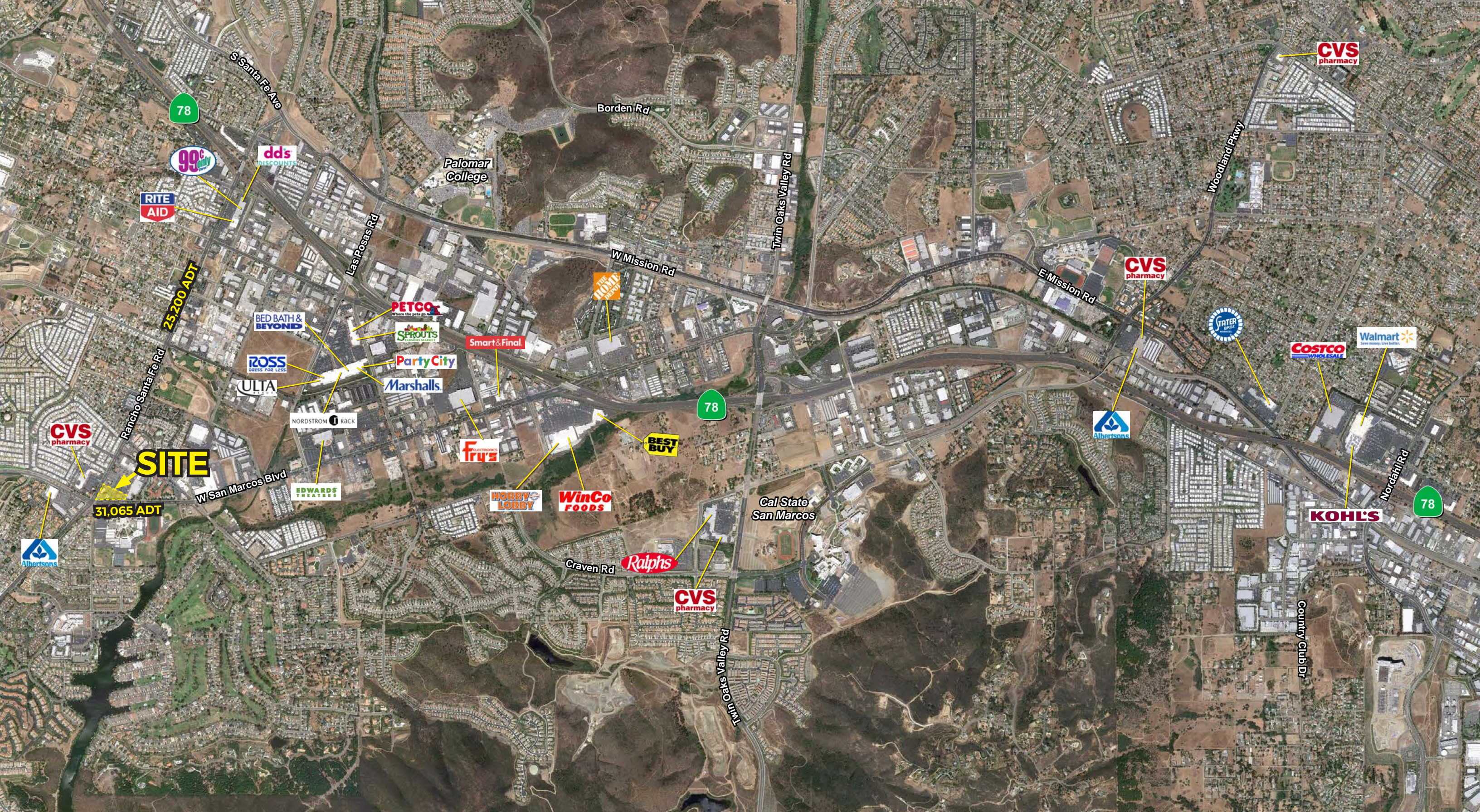
- 19,919 SF corner parcel at signalized intersection of Rancho Santa Fe Rd and San Marcos Blvd
- 55,000+ ADT intersection – one of the busiest in San Diego County
- Liberal Commercial Zoning
- Shared Intersection with CVS, Albertsons, Starbucks, and San Marcos High School (3,500 students)
- Major commercial artery that connects Bressi Ranch, La Costa, Carlsbad, and San Marcos
- Commuter path to 78 FWY



RETAIL INSITE

A MEMBER OF  
CHAIN.LINKS  
RETAIL ADVISORS

BRIAN G. PYKE • 858.324.6103 • [bpyke@retailinsite.net](mailto:bpyke@retailinsite.net)



WWW.RETAILINSITE.NET The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy, y/iles/\_Master Aerials/San Marcos Wide.pdf

# Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1650 W San Marcos Blvd, San Marcos, California, 92078

## POPULATION

	1 mile	3 miles	5 miles
Total Population	13,716	99,890	212,500
Projected Population (2022)	14,308	105,338	222,538

## HOUSING

	1 mile	3 miles	5 miles
Total Households	5,993	33,517	73,755
Projected Total Households (2022)	6,227	35,170	76,930

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$53,587	\$77,998	\$85,947
Average Household Income	\$75,634	\$109,202	\$117,678
Per Capita Income	\$31,253	\$36,950	\$40,808
Median Disposable Income	\$44,564	\$61,837	\$68,211
Average Disposable Income	\$58,800	\$79,440	\$84,779

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	15,896	117,231	237,121
Daytime Population Workers	8,218	65,647	127,469
Daytime Population Residents	7,678	51,584	109,652

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	9,562 <b>69.71%</b>	63,327 <b>63.40%</b>	144,676 <b>68.08%</b>
Black or African American	272 <b>1.98%</b>	2,375 <b>2.38%</b>	4,882 <b>2.30%</b>
American Indian & Alaska Native Population	82 <b>0.60%</b>	591 <b>0.59%</b>	1,306 <b>0.61%</b>
Asian Population	739 <b>5.39%</b>	9,669 <b>9.68%</b>	18,667 <b>8.78%</b>
Pacific Islander Population	28 <b>0.20%</b>	329 <b>0.33%</b>	676 <b>0.32%</b>
Other Race Population	2,429 <b>17.71%</b>	18,095 <b>18.11%</b>	30,527 <b>14.37%</b>
Population of Two or More Races	604 <b>4.40%</b>	5,504 <b>5.51%</b>	11,766 <b>5.54%</b>
Hispanic Population	4,523 <b>32.98%</b>	35,384 <b>35.42%</b>	63,540 <b>29.90%</b>
Non-Hispanic Population	9,193 <b>67.02%</b>	64,505 <b>64.58%</b>	148,960 <b>70.10%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,472 <b>23.36%</b>	17,840 <b>27.13%</b>	39,758 <b>27.57%</b>
Graduate/Professional Degree	1,085 <b>10.26%</b>	9,307 <b>14.16%</b>	22,895 <b>15.88%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	51.1	35.6	37.6



RETAIL INSITE

**BRIAN G. PYKE**

858.324.6103

[bpyke@retailinsite.net](mailto:bpyke@retailinsite.net)