

## **Red Rock Center**

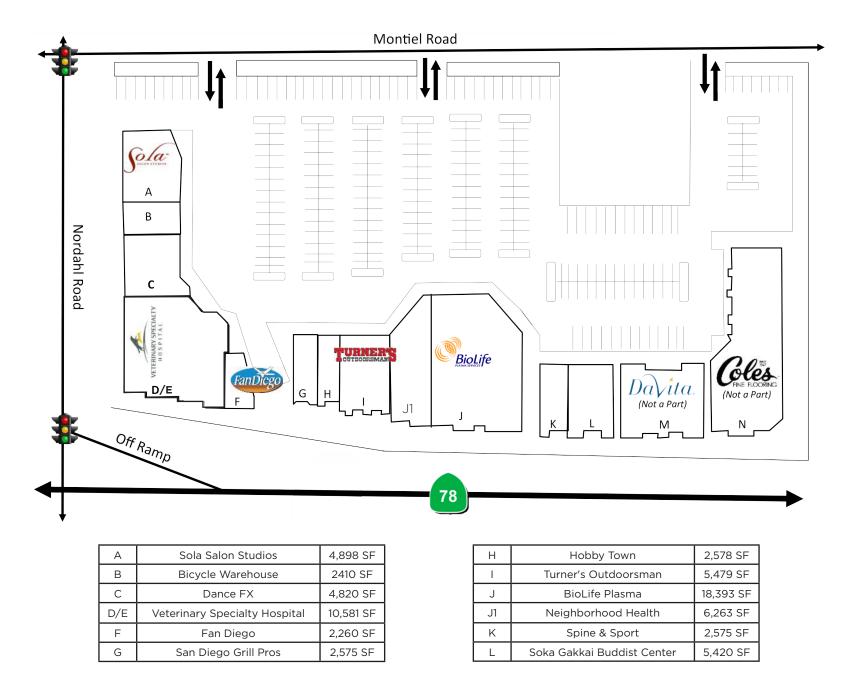
100% LEASED | 2055-2155 MONTIEL RD, SAN MARCOS, CA





- 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



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

TTTTT POPULATION	1 MILE	<b>3 MILES</b>	5 MILES
Estimated Population	15,722	121,567	233,353
Forecasted Population (2025)	16,018	126,214	241,295
<b>★★</b> HOUSEHOLDS			
Households	<b>-</b> 5,583	39,130	73,265
(1) AVG HHD INCOME	_		
Estimated Avg Household Income	\$95,915	\$103,103	\$112,302
Family Avg Household Income	\$83,642	\$90,091	\$98,229
MEDIAN HH INCOME			
Estimated Median Household Income	• \$77,451	\$81,030	\$86,087
Median Family Income	\$65,250	\$71,628	\$76,175
\$\$\$ PER CAPITA INCOME			
Est. Proj. Per Capita Income	<b>\$</b> 34,761	\$33,087	\$35,460
\$\$ OTHER INCOME			
TT OTTER INCOME			
Est. Proj. Median Disposable Income	\$53,813	\$57,585	\$60,867
DAYTIME DEMOS			
Total Number of Businesses	665	5,812	9,295
Total Number of Employees	5,583	57,940	96,194

TTT RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	9,926	70,975	136,584
	63.13%	58.38%	58.53%
Black or African American	438	3,146	5,628
	2.79%	2.59%	2.41%
American Indian & Alaskan Native	134	1,214	2,096
	0.85%	1.00%	0.90%
Asian	1,346	8,714	18,422
	8.56%	7.17%	7.89%
Hawaiian & Pacific Islander	47	343	676
	0.30%	0.28%	0.29%
Other Race	2,977	30,750	57,883
	18.94%	25.29%	24.80%
Two or More Races	578	7,062	13,923
	6.6%	6.5%	6.2%
†i AGE DISTRIBUTION			
Median Age	38.9 yrs	34.4 yrs	34.6 yrs
HOUSING			
Total Housing Units	5,583	39,130	73,265