

100% Leased

# 309 Richmar Ave | El Dorado II

309 RICHMAR AVE SAN MARCOS / CALIFORNIA



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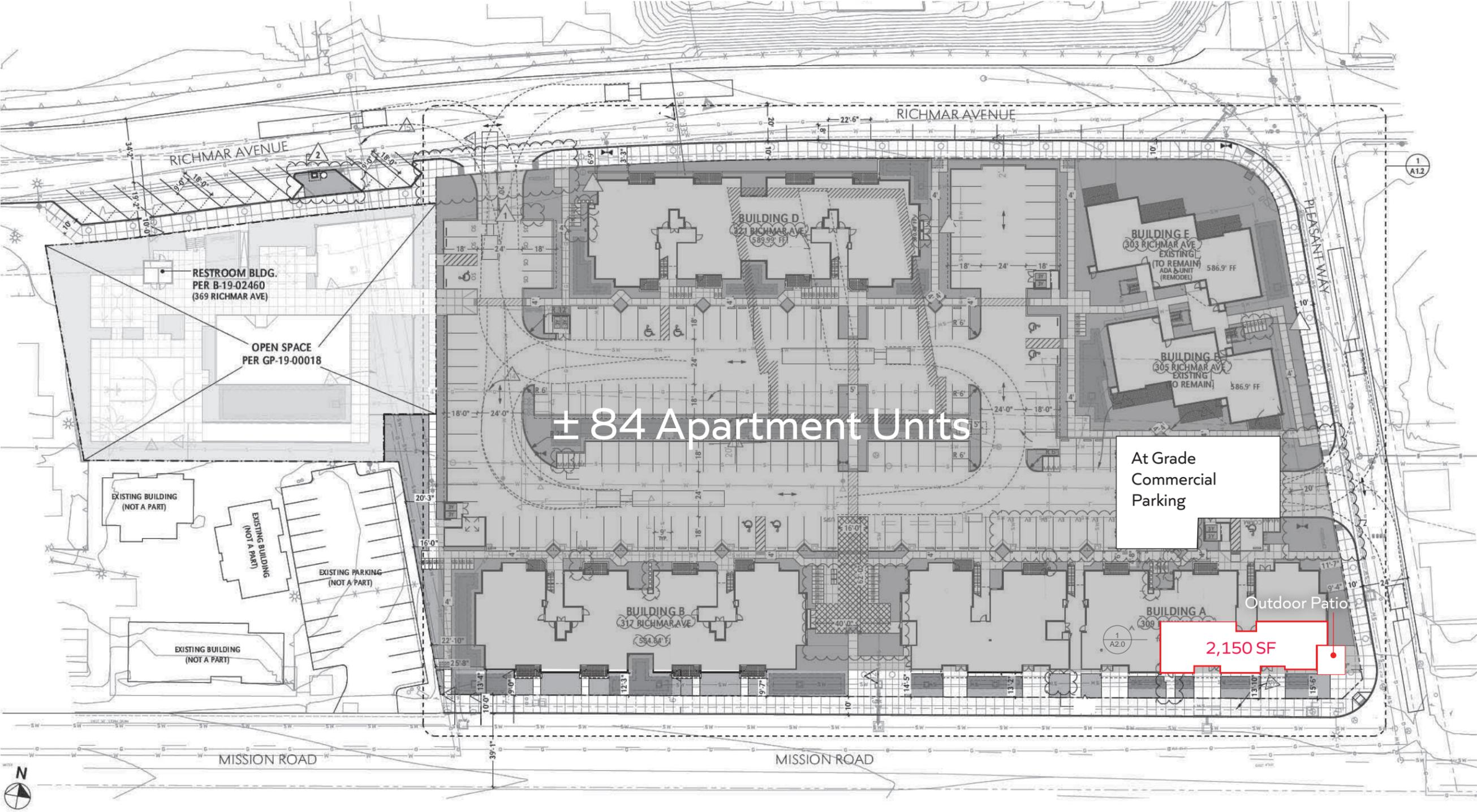


# Property Highlights.

- 100% Leased
- Part of the newly completed El Dorado II mixed use project housing 84 apartment units
- Surrounded by dense residential and commercial developments
- Located near daily needs corridor and retailers including Costco, Winco, Sprouts, Total Wine, CVS, Aldi, Marshall's, and more
- Close proximity to HWY 78
- San Marcos has experienced a development boom with hundreds of residential units planned or under construction

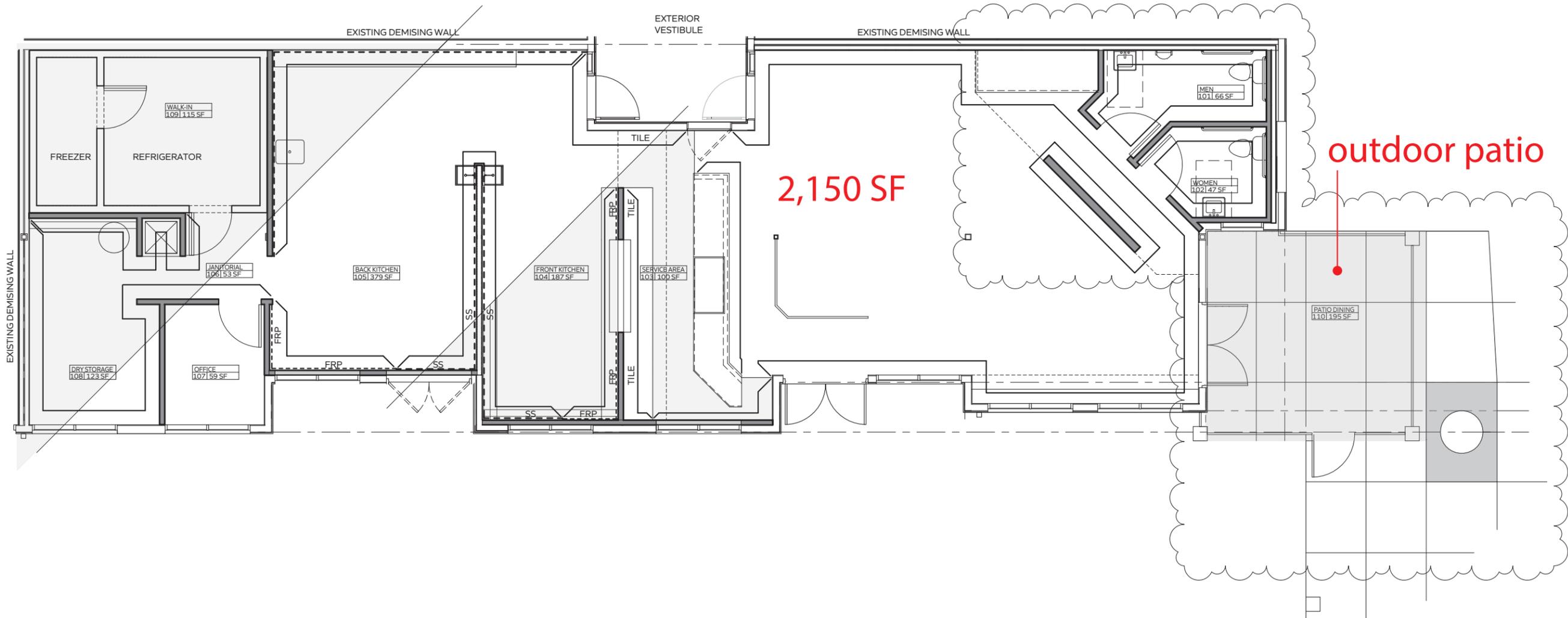


# Site Plan.



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.

# Floor Plan.



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**Aerial.**



# Trade Area.



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# Demographics.

## 309 Richmar Ave, San Marcos, CA

 <b>POPULATION</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Population	15,747	96,170	206,605
Projected Population (2027)	15,703	97,709	208,675
 <b>HOUSING</b>			
Total Households	4,430	31,640	70,679
Projected Total Households (2027)	4,424	32,151	71,337
 <b>INCOME</b>			
Median Household Income	\$69,468	\$92,930	\$95,138
Average Household Income	\$93,781	\$123,843	\$128,458
Per Capita Income	\$28,316	\$40,588	\$43,929
Median Disposable Income	\$57,590	\$75,413	\$76,842
Average Disposable Income	\$72,270	\$90,405	\$92,978
 <b>DAYTIME DEMOS</b>			
Total Daytime Population	15,840	90,945	208,901
Daytime Population Workers	7,591	39,732	100,926
Daytime Population Residents	8,249	51,213	107,975
 <b>RACE &amp; ETHNICITY</b>			
White	4,913 <b>31.20%</b>	47,466 <b>49.36%</b>	108,696 <b>52.61%</b>
Black or African American	429 <b>2.72%</b>	2,259 <b>2.35%</b>	4,786 <b>2.32%</b>
American Indian & Alaska Native Population	318 <b>2.02%</b>	1,261 <b>1.31%</b>	2,615 <b>1.27%</b>
Asian Population	1,357 <b>8.62%</b>	10,464 <b>10.88%</b>	20,525 <b>9.93%</b>
Pacific Islander Population	61 <b>0.39%</b>	341 <b>0.35%</b>	678 <b>0.33%</b>
Other Race Population	5,792 <b>36.78%</b>	18,854 <b>19.60%</b>	36,307 <b>17.57%</b>
Population of Two or More Races	2,878 <b>18.28%</b>	15,525 <b>16.14%</b>	32,998 <b>15.97%</b>
Hispanic Population	9,807 <b>62.28%</b>	36,796 <b>38.26%</b>	72,807 <b>35.24%</b>
Non-Hispanic Population	5,940 <b>37.72%</b>	59,374 <b>61.74%</b>	133,798 <b>64.76%</b>
 <b>EDUCATION</b>			
Bachelor's Degree	1,651 <b>18.23%</b>	16,414 <b>25.80%</b>	37,365 <b>26.74%</b>
Graduate/Professional Degree	483 <b>5.33%</b>	8,000 <b>12.58%</b>	19,420 <b>13.90%</b>
 <b>AGE</b>			
Median Age	28.9	35.5	36.9



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