

Rancho San Marcos Village

FREESTANDING PAD BUILDING & SHOP SPACES FOR LEASE
NEC SAN MARCOS BLVD AT RANCHO SANTA FE RD, SAN MARCOS, CA

ANCHORED BY ALDI, DOLLAR TREE, AND PLANET FITNESS



Property Features.

- + Freestanding pad available Q1-2024
- + 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

Ron Pepper. 858.523.2085. rpepper@retailinsite.net. lic. 00865929

Maya Grim. 858.523.2094. mgrim@retailinsite.net. lic. 01273486

Blake Moser. 858.523.2092. bmoser@retailinsite.net



A MEMBER OF
CHAINLINKS
DETAIL ADVISORS



10/23/21
WRI



TENANT	SQ FT
1 Armstrong McCall	2,400
2 Cigar House	1,200
3 Available	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 (divisible)*	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 Poki Poki	1,145
30 Clear Focus Optometry	1,255
31 Rancho Palomar Dental	1,500
32 Planet Fitness	24,100

*Do not disturb tenant

Non-Controlled
 Availability
 In Lease

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.





For Lease Rancho San Marcos Village

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

POPULATION

	1 mile	3 miles	5 miles
Total Population	13,883	103,031	213,418
Projected Population (2027)	13,907	104,207	215,330

HOUSING

	1 mile	3 miles	5 miles
Total Households	5,497	34,645	74,224
Projected Total Households (2027)	5,522	35,021	74,827

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$75,028	\$103,478	\$109,773
Average Household Income	\$108,192	\$143,689	\$151,563
Per Capita Income	\$42,155	\$48,509	\$52,819
Median Disposable Income	\$59,642	\$83,210	\$89,601
Average Disposable Income	\$79,465	\$101,123	\$106,231

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	13,292	110,346	228,335
Daytime Population Workers	5,338	56,212	116,460
Daytime Population Residents	7,954	54,134	111,875

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	8,407 60.56%	55,361 53.73%	126,264 59.16%
Black or African American	170 1.22%	2,098 2.04%	4,216 1.98%
American Indian & Alaska Native Population	142 1.02%	1,128 1.09%	2,123 0.99%
Asian Population	885 6.37%	11,104 10.78%	20,187 9.46%
Pacific Islander Population	33 0.24%	302 0.29%	617 0.29%
Other Race Population	2,289 16.49%	16,773 16.28%	27,951 13.10%
Population of Two or More Races	1,957 14.10%	16,265 15.79%	32,060 15.02%
Hispanic Population	4,391 31.63%	34,082 33.08%	60,448 28.32%
Non-Hispanic Population	9,492 68.37%	68,949 66.92%	152,970 71.68%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,766 25.48%	20,675 30.59%	44,895 30.82%
Graduate/Professional Degree	1,245 11.47%	10,957 16.21%	25,885 17.77%

AGE

	1 mile	3 miles	5 miles
Median Age	52.6	35.8	38.2