

# Rancho San Marcos Village



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

AVAILABLE JUNIOR ANCHOR SPACE, FREESTANDING PAD BUILDING & SHOP SPACES



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- + Junior anchor  $\pm 12,846$  SF
- + Freestanding pad available  $\pm 6,177$  SF (divisible)
- + 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

10/23/21  
WRI



TENANT	SQ FT
1 Armstrong McCall	2,400
2 Cigar House	1,200
<b>3 Available</b>	<b>900</b>
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
<b>7B Available</b>	<b>12,846</b>
8 Bubble Tea	1,200
9 Eugenio	1,200
10 Nachos Taco Shop	1,200
<b>11 Available</b>	<b>1,170</b>
12 Goodwill	2,788
13 Wingstop	1,600
15 Curry Craft	1,750
16 Starbucks	2,050
<b>17 Pad Available (divisible)*</b>	<b>6,177</b>
18 Shogun	5,404
20 Potentially Available	4,421
21 Kiddie Stars Preschool	3,500
<b>22 Available</b>	<b>1,260</b>
23 Foster's Family Donuts	1,330
<b>24 Available</b>	<b>1,000</b>
25 San Marcos Pharmacy	1,270
26 Subway	1,500
27 Best Nails	1,040
28 Hair City	816
<b>29 Available (former restaurant)</b>	<b>1,145</b>
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.







## ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

## W San Marcos Blvd &amp; S Rancho Santa Fe Rd, San Marcos, California, 92078

## Rings: 1, 3, 5 mile radii

 POPULATION

	1 mile	3 miles	5 miles
Total Population	12,523	102,950	211,510
Projected Population (2029)	12,510	103,370	212,210

 HOUSING

	1 mile	3 miles	5 miles
Total Households	5,064	35,098	74,499
Projected Total Households (2029)	5,173	35,926	76,147

 INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$84,147	\$114,832	\$121,584
Average Household Income	\$128,379	\$159,575	\$167,198
Per Capita Income	\$50,944	\$54,557	\$59,030
Median Disposable Income	\$68,680	\$95,848	\$101,459
Average Disposable Income	\$89,546	\$108,435	\$112,873

 DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	12,145	110,410	228,758
Daytime Population Workers	5,298	60,087	123,662
Daytime Population Residents	6,847	50,323	105,096

 RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	7,361 <b>58.78%</b>	54,216 <b>52.66%</b>	122,425 <b>57.88%</b>
Black or African American	161 <b>1.29%</b>	2,116 <b>2.06%</b>	4,272 <b>2.02%</b>
American Indian & Alaska Native Population	137 <b>1.09%</b>	1,136 <b>1.10%</b>	2,134 <b>1.01%</b>
Asian Population	768 <b>6.13%</b>	11,204 <b>10.88%</b>	20,344 <b>9.62%</b>
Pacific Islander Population	33 <b>0.26%</b>	309 <b>0.30%</b>	628 <b>0.30%</b>
Other Race Population	2,249 <b>17.96%</b>	17,399 <b>16.90%</b>	29,147 <b>13.78%</b>
Population of Two or More Races	1,814 <b>14.49%</b>	16,571 <b>16.10%</b>	32,560 <b>15.39%</b>
Hispanic Population	4,249 <b>33.93%</b>	35,346 <b>34.33%</b>	62,904 <b>29.74%</b>
Non-Hispanic Population	8,274 <b>66.07%</b>	67,604 <b>65.67%</b>	148,606 <b>70.26%</b>

 EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,403 <b>24.51%</b>	21,523 <b>31.35%</b>	45,890 <b>31.40%</b>
Graduate/Professional Degree	1,188 <b>12.12%</b>	11,964 <b>17.43%</b>	27,078 <b>18.53%</b>

 AGE

	1 mile	3 miles	5 miles
Median Age	53.7	38.3	40.4