

# SCW Grand Ave & S Las Posas Rd

CORNER PARCEL AVAILABLE FOR GROUND LEASE // SAN MARCOS, CA



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- 24,393 corner parcel available for ground lease
- Zoning: Commercial
- Visible from Hwy 78: 149,541 ADT
- Situated at the intersection with Grand Plaza, anchored by Nordstrom Rack, Marshalls, Ross, & ULTA
- Signalized intersection










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.

## ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

## SWC Grand Ave &amp; S Las Posas Rd

## Rings: 1, 3, 5 mile radii

 POPULATION	1 mile	3 miles	5 miles
Total Population	13,688	96,143	204,025
Projected Population (2028)	13,547	96,617	204,782
 HOUSING			
Total Households	4,274	32,097	70,086
Projected Total Households (2028)	4,248	32,377	70,598
 INCOME			
Median Household Income	\$67,537	\$100,393	\$107,380
Average Household Income	\$101,306	\$132,008	\$144,360
Per Capita Income	\$32,970	\$43,791	\$49,882
Median Disposable Income	\$57,825	\$79,680	\$87,243
Average Disposable Income	\$76,066	\$94,726	\$101,849
 DAYTIME DEMOS			
Total Daytime Population	21,060	102,581	209,745
Daytime Population Workers	14,181	54,320	107,959
Daytime Population Residents	6,879	48,261	101,786
 RACE & ETHNICITY			
White	5,043 <b>36.84%</b>	47,328 <b>49.23%</b>	113,366 <b>55.56%</b>
Black or African American	332 <b>2.43%</b>	2,260 <b>2.35%</b>	4,500 <b>2.21%</b>
American Indian & Alaska Native Population	269 <b>1.97%</b>	1,200 <b>1.25%</b>	2,276 <b>1.12%</b>
Asian Population	1,408 <b>10.29%</b>	10,367 <b>10.78%</b>	20,078 <b>9.84%</b>
Pacific Islander Population	52 <b>0.38%</b>	340 <b>0.35%</b>	649 <b>0.32%</b>
Other Race Population	4,154 <b>30.35%</b>	18,899 <b>19.66%</b>	30,893 <b>15.14%</b>
Population of Two or More Races	2,431 <b>17.76%</b>	15,751 <b>16.38%</b>	32,263 <b>15.81%</b>
Hispanic Population	7,372 <b>53.86%</b>	37,354 <b>38.85%</b>	65,575 <b>32.14%</b>
Non-Hispanic Population	6,316 <b>46.14%</b>	58,789 <b>61.15%</b>	138,450 <b>67.86%</b>
 EDUCATION			
Bachelor's Degree	1,947 <b>20.95%</b>	18,305 <b>28.89%</b>	40,365 <b>28.89%</b>
Graduate/Professional Degree	1,020 <b>10.98%</b>	8,957 <b>14.14%</b>	23,725 <b>16.98%</b>
 AGE			
Median Age	36.7	35.6	38.0