

# RETAIL SPACE FOR LEASE

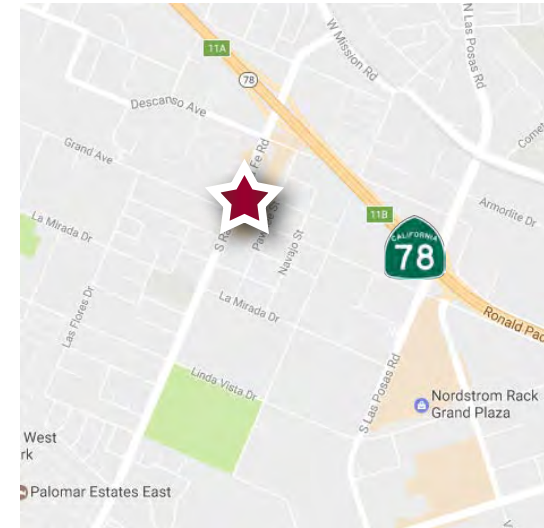
SAN MARCOS SQUARE  
156-190 S. RANCHO SANTA FE RD., SAN MARCOS, CA 92078

±19,274 SF SHOPPING CENTER | ±1,100 SF - 1,600 SF AVAILABLE

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## PROPERTY FEATURES

- Located just south of Highway 78 at Rancho Santa Fe Road with excellent presence and convenient parking
- Close proximity to several traffic generators: San Marcos High School, The Movement Church, Palomar Community College and The San Marcos Industrial Park
- Estimated to be one of the fastest growing cities in San Diego County over the next 15 years



## TRAFFIC COUNTS

S Rancho Santa Fe Rd: 30,000 ADT  
Grand Ave: 10,000 ADT

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2016)	16,571	97,978	218,849
AHH Income	\$52,662	\$74,674	\$85,605
Daytime Population	11,349	49,271	102,637

## TENANTS IN AREA



FOR MORE INFORMATION, CONTACT:

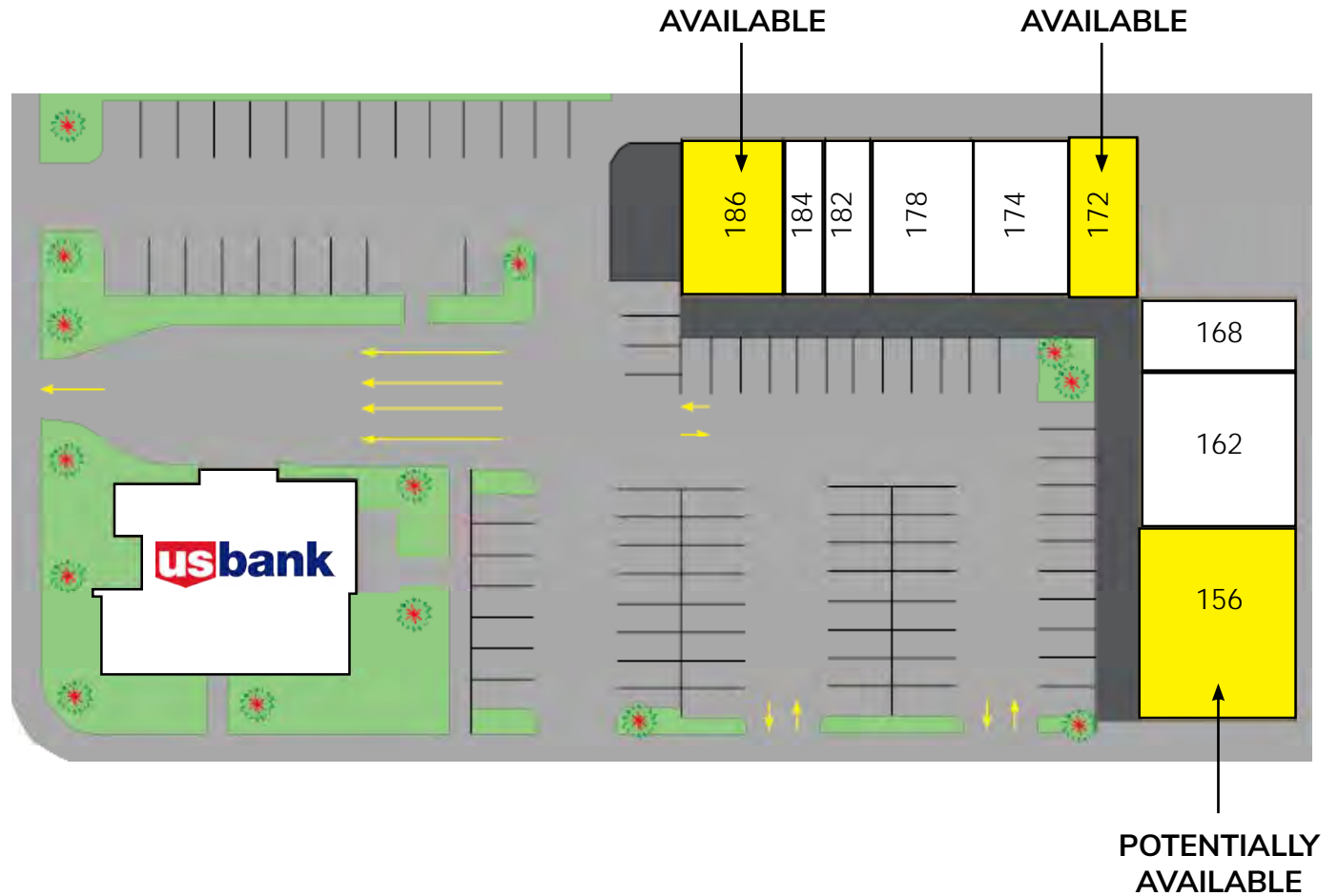
**VICTOR AQUILINA**  
vaquilina@lee-associates.com  
(760) 448-1370  
CalBRE Lic# 01936761

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## SITE PLAN

SUITE	TENANT	SF
156	Rossi's Pizza <b>POTENTIALLY AVAILABLE</b>	3,400
162	San Marcos Dental	2,200
168	Hairs the Place	1,100
172	<b>AVAILABLE</b>	<b>1,100</b>
174	Massage	1,500
178	CTP Computers	1,600
182	Crispy's Donuts	700
184	Adobe Lock & Safe	700
186	<b>AVAILABLE</b>	<b>1,600</b>
190	US Bank	5,474



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## AERIAL



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## DEMOGRAPHICS

156 S Rancho Santa Fe Rd San Marcos, CA 92078-2502		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	16,571	97,978	218,849
	2021 Projected Population	17,407	102,887	229,936
	2010 Census Population	14,700	88,514	197,280
	2000 Census Population	12,232	66,777	153,463
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	2.2%	2.9%	2.7%
	2016 Median Age	34.8	36	37
HOUSEHOLDS	2016 Estimated Households	5,151	33,033	74,507
	2021 Projected Households	5,414	34,717	78,314
	2010 Census Households	4,590	30,273	68,193
	2000 Census Households	3,946	23,409	54,595
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	1.9%	2.6%	2.3%
RACE AND ETHNICITY	2016 Estimated White	51.5%	62.2%	67.0%
	2016 Estimated Black or African American	3.1%	3.0%	2.9%
	2016 Estimated Asian or Pacific Islander	7.7%	9.7%	8.9%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
	2016 Estimated Other Races	36.9%	24.3%	20.4%
	2016 Estimated Hispanic	56.7%	37.6%	32.5%
INCOME	2016 Estimated Average Household Income	\$52,662	\$74,674	\$85,605
	2016 Estimated Median Household Income	\$49,831	\$65,825	\$72,770
	2016 Estimated Per Capita Income	\$16,416	\$25,256	\$29,289
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	18.5%	10.2%	7.7%
	2016 Estimated Some High School (Grade Level 9 to 11)	8.1%	6.4%	5.5%
	2016 Estimated High School Graduate	23.6%	19.0%	18.0%
	2016 Estimated Some College	17.8%	18.7%	19.3%
	2016 Estimated Associates Degree Only	11.2%	14.0%	14.1%
	2016 Estimated Bachelors Degree Only	15.1%	22.0%	23.8%
BUSINESS	2016 Estimated Graduate Degree	5.6%	9.6%	11.6%
	2016 Estimated Total Businesses	1,065	4,443	9,404
	2016 Estimated Total Employees	11,349	49,271	102,637
	2016 Estimated Employee Population per Business	10.7	11.1	10.9
	2016 Estimated Residential Population per Business	15.6	22.1	23.3



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