

Eastgate RETAIL SPACE FOR LEASE

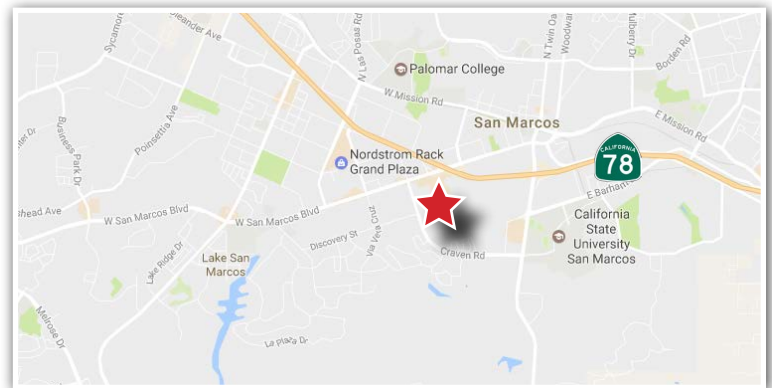
16 Creekside Drive | San Marcos, CA 92078

◀ BACK TO NEW LISTINGS



Property Features

- 7,200 SF (approximately) of Street-Level Retail Space
- CM 1 - CM 5: 924 SF - 4,960 SF
- CM 6 - CM 8: 490 SF - 2,223 SF
- Nearby access to Highway-78
- Prime retail and restaurant location on major retail corridor
- Dense daytime population (approx. 138,333 population in 5 miles)
- Great trend in retail trade area as a result of Creekside Marketplace.
- Strong retail draw from Winco/Hobby Lobby anchored shopping center located directly across the street



Traffic Counts

- San Marcos Blvd: 38,000 CPD



Demographics

	1 Mile	3 Miles	5 Miles
Daytime Pop.	10,094	40,885	87,354
Population	16,890	93,635	196,350
Ave. HH Income	\$72,553	\$75,350	\$83,640

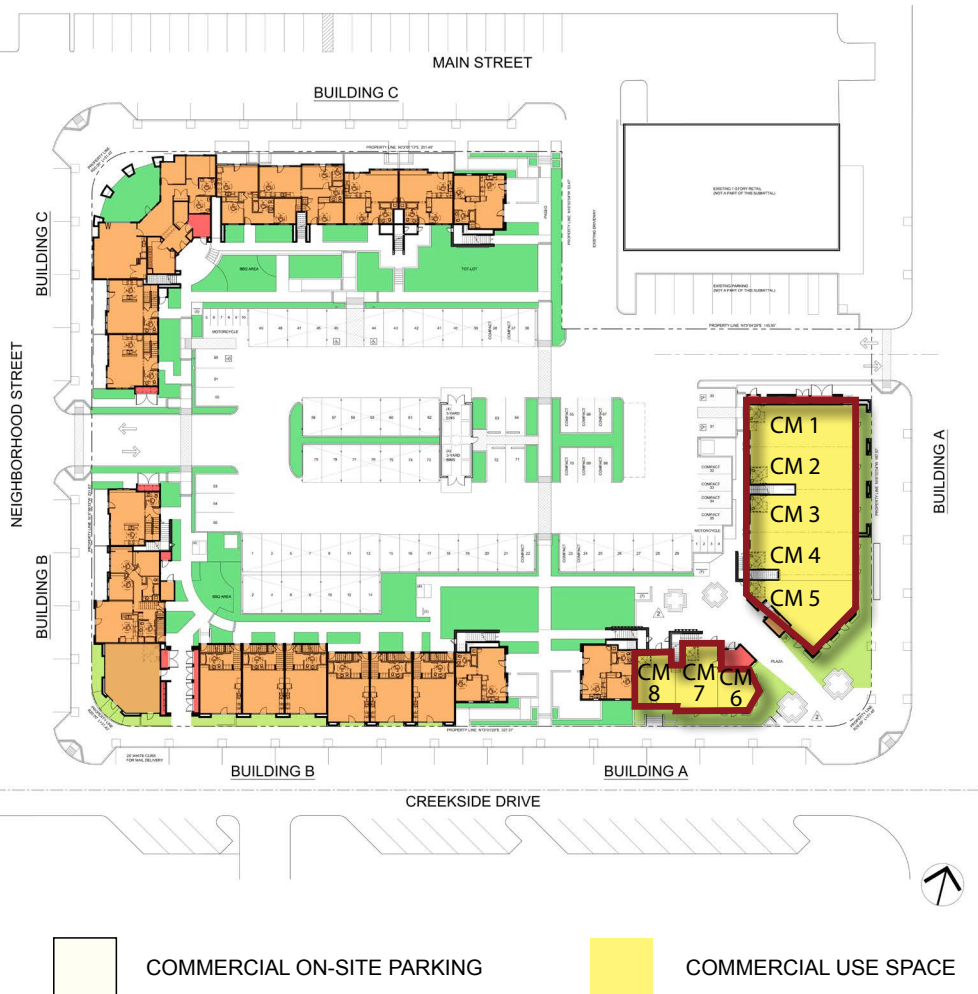
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SITE PLAN

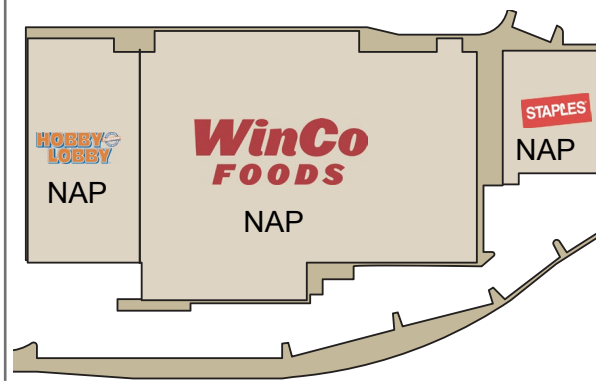
SAN MARCOS BLVD



Suite	Sq. Ft.
CM 1	975
CM 2	924
CM 3	924
CM 4	1,055
CM 5	1,082
CM 1-5	4,960
CM 6	899
CM 7	490
CM 8	834
CM 6-8	2,223

**Spaces can be combined*

Creekside Marketplace



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Welcome to San Marcos

San Marcos is a well rounded, vibrant, thriving community that offers a place where residents can live, work and play.

Located in the beautiful foothills of northern San Diego County is San Marcos, a progressive community of nearly 90,000 residents who enjoy a fantastic quality of life.

From miles of trails in the local hills, to unique dining and shopping opportunities in its retail centers, San Marcos has all the ingredients that make living enjoyable.

Just a 35-mile drive south takes you to downtown San Diego, while a short jaunt west takes you to the majestic shores of the beautiful Pacific Ocean.

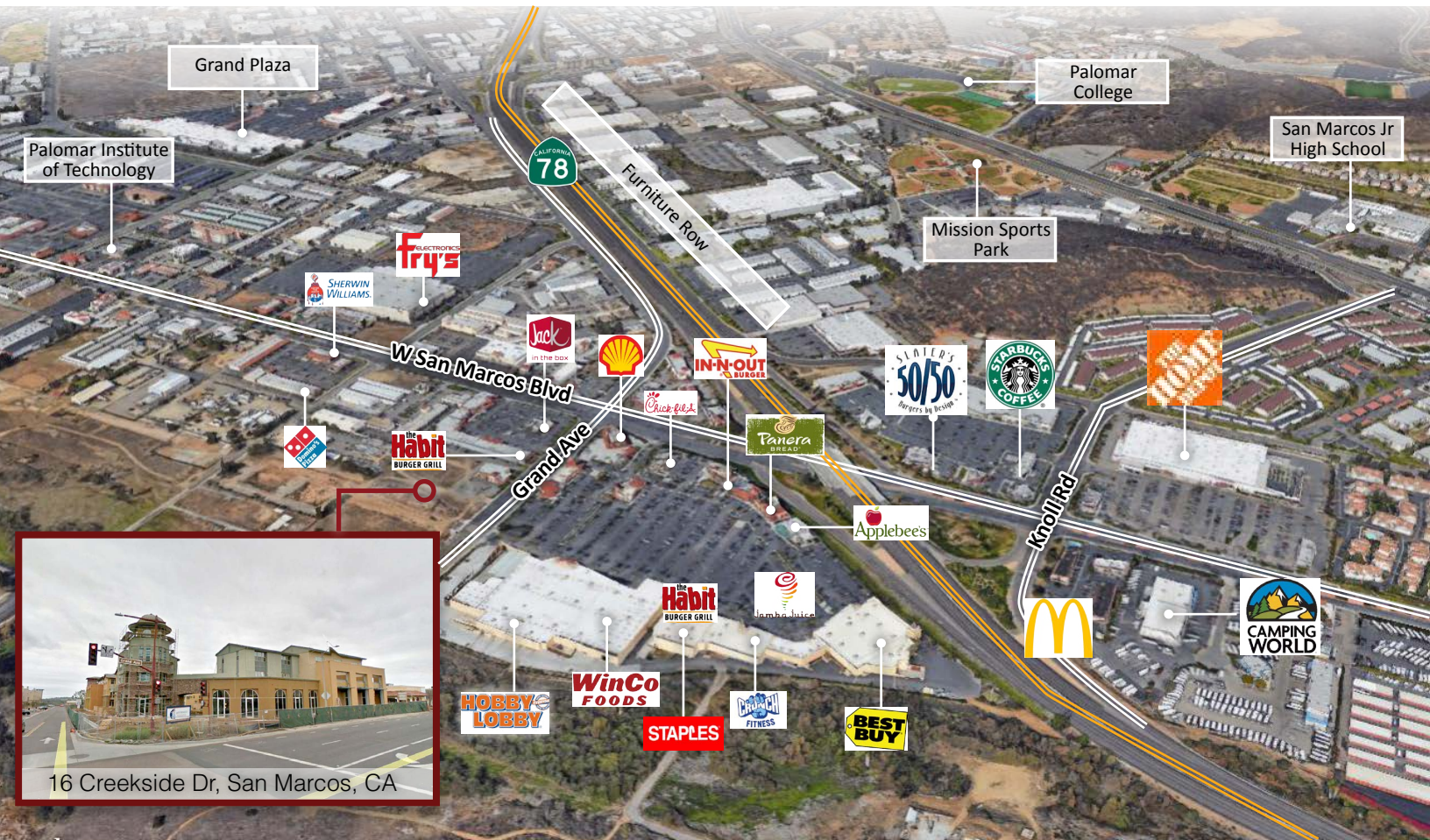
Although San Marcos has experienced rapid growth over the last decade, it continues to maintain the small town atmosphere and values that attracted so many new residents here.

Home to Palomar College and California State University San Marcos, the City has also become the heart of education in San Diego North.

As one of the fourth safest cities in San Diego County, San Marcos works diligently to maintain its low crime rate, historically having one of the largest sheriff's contracts in the county. It also has some of the best fire emergency response times around.

A dedication to parks and community services is another priority for the City of San Marcos. In addition to its rich recreational and cultural programs for children, teens, adults and seniors, the City has constructed 63 miles of trails, 35 new parks and 11 recreation centers over the past 25 years.

Quality community development like the Creekside Marketplace, Nordahl Center and Grand Plaza have all become popular shopping and dining destinations, and plans for thoughtful future developments like the San Marcos Downtown Creek District, Palomar Station and University Village will quickly put San Marcos on the map as a regional shopping, dining and entertainment destination.



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