

for lease

# SAN MARCOS PLAZA

**Sav-on  
Pharmacy**

**Albertsons**



SAN MARCOS BLVD & RANCHO SANTA FE RD | SAN MARCOS, CA 92078

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



CUSHMAN &  
WAKEFIELD

OWNED & OPERATED



KIMCO  
REALTY



## PROPERTY HIGHLIGHTS

- Albertson's anchored shopping center
- Across the street from San Marcos High School (over 3,500 students/faculty)
- Highly trafficked daily needs center conveniently servicing San Marcos, Carlsbad & South Vista
- Excellent combination of residential & strong daytime population from surrounding ±26M SF of Carlsbad & Vista Business Parks
- Intersection of Rancho Santa Fe Road & San Marcos Boulevard is one of the most heavily trafficked intersections in all of North San Diego County (approximately 68,000 cars per day)

- W. San Marcos Blvd.: 32,216 ADT
- S. Rancho Santa Fe Rd.: 35,632 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	12,523	102,950	211,510
AHH Income	\$128,379	\$159,575	\$167,198
Daytime Pop.	5,466	59,641	124,510

## TENANTS IN AREA



# AVAILABILITES & SITE PLAN

SUITE	TENANT	SF
3	Onny's Thai	1,200
4	Nelson Howard, DDS	1,227
5	California Pet Professionals	1,300
6	Dr. Skay	1,072
7	Thrive Pet Heathcare	4,161
9	TekiPoki	1,500
10	Grand Massage	1,200
11	Pizza Hut	1,200
<b>12</b>	<b>AVAILABLE (DIVISIBLE)</b>	<b>4,720</b>
14	FedEx Kinkos	5,453

SUITE	TENANT	SF
<b>15</b>	<b>AVAILABLE</b>	<b>1,100</b>
16	Pharmacy	1,138
17	Nail Salon	975
18	Levante Jewelers	1,170
<b>19</b>	<b>AVAILABLE</b>	<b>1,500</b>
20	H&R Block	1,311
21	Data Doctors	1,267
22	Leila's Hair Salon	1,215
23	Sky Eyebrows Threading	1,063
24	Edward Jones	1,108



S. Rancho Santa Fe Rd ±35,632 ADT

# AERIAL



# DEMOGRAPHICS

## 1 MILE

### Demographic and Income Profile

W San Marcos Blvd & S Rancho Santa Fe Rd, San Marcos,

Ring: 1 mile radius



Latitude: 33.13127, Longitude: -117.20831

Summary	Census 2010	Census 2020	2024	2029		
Population	11,414	12,463	12,523	12,510		
Households	5,106	5,022	5,064	5,173		
Families	2,890	-	3,007	3,076		
Average Household Size	2.21	2.37	2.36	2.31		
Owner Occupied Housing Units	3,608	-	3,710	3,845		
Renter Occupied Housing Units	1,498	-	1,354	1,328		
Median Age	52.1	-	53.7	54.8		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.02%	0.09%	0.30%			
Households	0.43%	0.38%	0.49%			
Families	0.45%	0.37%	0.44%			
Owner HHs	0.72%	0.58%	0.66%			
Median Household Income	3.93%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	524	10.3%	469	9.1%		
\$15,000 - \$24,999	327	6.5%	296	5.7%		
\$25,000 - \$34,999	387	7.6%	369	7.1%		
\$35,000 - \$49,999	432	8.5%	383	7.4%		
\$50,000 - \$74,999	630	12.4%	512	9.9%		
\$75,000 - \$99,999	544	10.7%	506	9.8%		
\$100,000 - \$149,999	806	15.9%	865	16.7%		
\$150,000 - \$199,999	592	11.7%	721	13.9%		
\$200,000+	822	16.2%	1,052	20.3%		
Median Household Income	\$84,147		\$102,032			
Average Household Income	\$128,379		\$150,750			
Per Capita Income	\$50,944		\$61,166			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	543	4.8%	442	3.5%	439	3.5%
5 - 9	506	4.4%	501	4.0%	460	3.7%
10 - 14	529	4.6%	583	4.7%	521	4.2%
15 - 19	527	4.6%	591	4.7%	570	4.6%
20 - 24	529	4.6%	603	4.8%	503	4.0%
25 - 34	986	8.6%	1,098	8.8%	1,197	9.6%
35 - 44	1,189	10.4%	1,295	10.3%	1,249	10.0%
45 - 54	1,264	11.1%	1,330	10.6%	1,339	10.7%
55 - 64	1,462	12.8%	1,608	12.8%	1,538	12.3%
65 - 74	1,486	13.0%	2,001	16.0%	1,964	15.7%
75 - 84	1,448	12.7%	1,573	12.6%	1,743	13.9%
85+	945	8.3%	899	7.2%	987	7.9%

## 3 MILE

### Demographic and Income Profile

W San Marcos Blvd & S Rancho Santa Fe Rd, San Marcos,

Ring: 3 mile radius



Latitude: 33.13127, Longitude: -117.20831

Summary	Census 2010	Census 2020	2024	2029		
Population	89,335	101,724	102,950	103,370		
Households	30,670	34,412	35,098	35,926		
Families	21,872	-	25,383	26,036		
Average Household Size	2.88	2.89	2.87	2.81		
Owner Occupied Housing Units	19,099	-	21,754	22,625		
Renter Occupied Housing Units	11,571	-	13,344	13,301		
Median Age	34.3	-	38.3	39.2		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.08%	0.09%	0.30%			
Households	0.47%	0.38%	0.49%			
Families	0.51%	0.37%	0.44%			
Owner HHs	0.79%	0.58%	0.66%			
Median Household Income	3.43%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	1,872	5.3%	1,613	4.5%		
\$15,000 - \$24,999	1,436	4.1%	1,064	3.0%		
\$25,000 - \$34,999	1,639	4.7%	1,338	3.7%		
\$35,000 - \$49,999	2,416	6.9%	1,918	5.3%		
\$50,000 - \$74,999	4,131	11.8%	3,431	9.6%		
\$75,000 - \$99,999	3,577	10.2%	3,394	9.4%		
\$100,000 - \$149,999	6,429	18.3%	6,611	18.4%		
\$150,000 - \$199,999	4,965	14.1%	5,735	16.0%		
\$200,000+	8,632	24.6%	10,822	30.1%		
Median Household Income	\$114,832		\$135,948			
Average Household Income	\$159,575		\$186,291			
Per Capita Income	\$54,557		\$64,897			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,568	8.5%	5,539	5.4%	5,438	5.3%
5 - 9	7,045	7.9%	6,635	6.4%	6,235	6.0%
10 - 14	6,164	6.9%	7,299	7.1%	7,035	6.8%
15 - 19	6,086	6.8%	7,475	7.3%	7,009	6.8%
20 - 24	6,047	6.8%	7,352	7.1%	6,802	6.6%
25 - 34	12,727	14.2%	12,616	12.3%	13,388	13.0%
35 - 44	14,171	15.9%	14,663	14.2%	14,122	13.7%
45 - 54	11,264	12.6%	14,154	13.7%	14,321	13.9%
55 - 64	8,216	9.2%	11,228	10.9%	11,248	10.9%
65 - 74	4,921	5.5%	8,815	8.6%	9,305	9.0%
75 - 84	3,390	3.8%	5,065	4.9%	6,059	5.9%
85+	1,738	1.9%	2,108	2.0%	2,408	2.3%

# DEMOGRAPHICS

## 5 MILE

### Demographic and Income Profile

W San Marcos Blvd & S Rancho Santa Fe Rd, San Marcos,

Ring: 5 mile radius



Latitude: 33.13127, Longitude: -117.20831

Summary	Census 2010	Census 2020	2024	2029		
Population	189,726	210,010	211,510	212,210		
Households	66,828	73,248	74,499	76,147		
Families	47,824	-	53,713	54,862		
Average Household Size	2.81	2.81	2.79	2.74		
Owner Occupied Housing Units	44,375	-	49,480	51,291		
Renter Occupied Housing Units	22,452	-	25,019	24,856		
Median Age	36.6	-	40.4	41.3		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.07%	0.09%	0.30%			
Households	0.44%	0.38%	0.49%			
Families	0.42%	0.37%	0.44%			
Owner HHs	0.72%	0.58%	0.66%			
Median Household Income	3.39%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	3,647	4.9%	3,144	4.1%		
\$15,000 - \$24,999	2,572	3.5%	1,904	2.5%		
\$25,000 - \$34,999	3,059	4.1%	2,457	3.2%		
\$35,000 - \$49,999	4,925	6.6%	3,859	5.1%		
\$50,000 - \$74,999	8,139	10.9%	6,751	8.9%		
\$75,000 - \$99,999	7,487	10.0%	6,971	9.2%		
\$100,000 - \$149,999	14,026	18.8%	14,309	18.8%		
\$150,000 - \$199,999	11,081	14.9%	12,782	16.8%		
\$200,000+	19,562	26.3%	23,970	31.5%		
Median Household Income		\$121,584		\$143,606		
Average Household Income		\$167,198		\$193,090		
Per Capita Income		\$59,030		\$69,441		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,582	7.2%	11,083	5.2%	10,797	5.1%
5 - 9	13,698	7.2%	13,068	6.2%	12,198	5.7%
10 - 14	13,296	7.0%	13,749	6.5%	13,837	6.5%
15 - 19	13,297	7.0%	13,794	6.5%	13,144	6.2%
20 - 24	12,250	6.5%	13,692	6.5%	12,182	5.7%
25 - 34	24,277	12.8%	25,370	12.0%	26,515	12.5%
35 - 44	28,060	14.8%	28,905	13.7%	27,865	13.1%
45 - 54	27,282	14.4%	28,088	13.3%	28,331	13.4%
55 - 64	20,040	10.6%	25,336	12.0%	24,432	11.5%
65 - 74	11,623	6.1%	21,104	10.0%	22,120	10.4%
75 - 84	8,278	4.4%	12,436	5.9%	15,067	7.1%
85+	4,044	2.1%	4,886	2.3%	5,723	2.7%



# SAN MARCOS PLAZA

SAN MARCOS BLVD & RANCHO SANTA FE RD | SAN MARCOS, CA 92078

**Phil Lyons, CCIM**  
+1 760 431 4210  
phil.lyons@cushwake.com  
LIC #01093731

**Chad Iafrate, CCIM**  
+1 760 431 4234  
chad.iafrate@cushwake.com  
LIC #01329943

**Vince Provenzano**  
+1 760 431 4212  
vince.provenzano@cushwake.com  
LIC #01926894



12830 El Camino Real Suite 100 | San Diego, CA 92130  
cushmanwakefield.com

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