

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
12	AVAILABLE (DIVISIBLE)	4,720
14	FedEx Kinkos	5,453

SUITE	TENANT	SF
15	AVAILABLE	1,100
16	Pharmacy	1,138
17	Nail Salon	975
18	Levante Jewelers	1,170
19	AVAILABLE	1,500
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	AVAILABLE	1,108



W. San Marcos Blvd ±32,216 ADT

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

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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

Nash Johnson
+1 760 431 3831
nash.johnson@cushwake.com
LIC #02188083



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

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