for sublease

669 S. RANCHO SANTA FE
ROAD

669 S. RANCHO SANTA FE ROAD | SAN MARCOS, CA | 92078

EXCLUSIVE BROKER

CUSHMAN & WAKEFIELD

**669 S RANCHO SANTA FE RD
SAN MARCOS, CA**

±4,299 SF BUILDING

PROPERTY HIGHLIGHTS

- Retail/Office Pad Opportunity Anchored by Aldi & Planet Fitness

- Former Bank Branch for Sublease - Term through January 26, 2027

- Excellent Traffic Counts: Approximately 70,000 cars per day at S. Rancho Santa Fe Rd. & W. San Marcos Blvd.

- Across the street from San Marcos High School (over 3,500 students & faculty)

TRAFFIC COUNTS

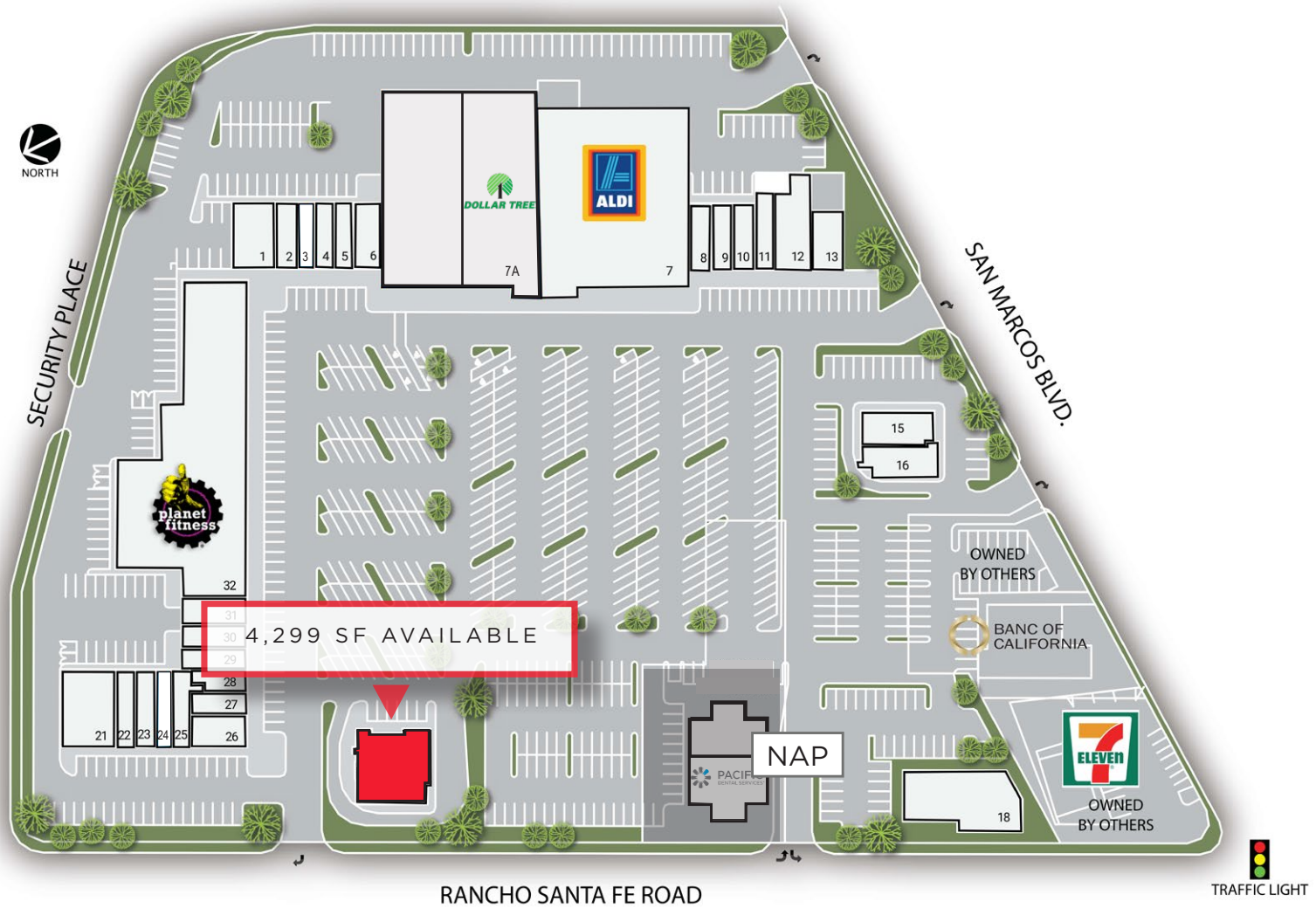- San Marcos Blvd: 43,327 ADT

- Rancho Santa Fe Rd: 32,216 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2023)	14,139	101,421	215,616
AHH Income	$116,370	$143,731	$152,249
Daytime Pop.	7,824	56,753	120,142

TENANTS

ALDI   CVS   The UPS Store   planet fitness   STARBUCKS COFFEE

everbowl   CHASE

SITE PLAN

NORTH

SECURITY PLACE

SAN MARCOS BLVD.

DOLLAR TREE

ALDI

1 2 3 4 5 6 7A 7 8 9 10 11 12 13

15
16

planet fitness

32

31
30   4,299 SF AVAILABLE
29
28
27

21 22 23 24 25 26

OWNED BY OTHERS

BANC OF CALIFORNIA

PACIFIC DENTAL SERVICES   NAP

7 ELEVEN

18   OWNED BY OTHERS

RANCHO SANTA FE ROAD

TRAFFIC LIGHT

669 S. RANCHO SANTA FE RD | SAN MARCOS, CA

AERIAL

SAN MARCOS HIGH SCHOOL
3,300 STUDENTS

Albertsons
Shell
FedEx

CVS
T Mobile
Del Taco

SAN MARCOS BLVD | 43,327 ADT

RANCHO SANTA FE RD | 32,216 ADT

ALDI
STARBUCKS COFFEE
planet fitness
7 ELEVEN

669 S RANCHO SANTA FE RD
SAN MARCOS, CA

PROPERTY PHOTOS

DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

669 S Rancho Santa Fe Rd, San Marcos, California, 92078
Ring: 1 mile radius

Latitude: 33.13321, Longitude: -117.20665

Summary	Census 2010	Census 2020	2023	2028
Population	12,731	13,957	14,139	14,055
Households	5,444	5,436	5,493	5,498
Families	3,213	-	3,189	3,191
Average Household Size	2.32	2.46	2.47	2.45
Owner Occupied Housing Units	3,881	-	4,073	4,116
Renter Occupied Housing Units	1,560	-	1,420	1,382
Median Age	48.9	-	52.0	54.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.12%	0.13%	0.30%
Households	0.02%	0.25%	0.49%
Families	0.01%	0.24%	0.44%
Owner HHs	0.21%	0.40%	0.66%
Median Household Income	4.44%	2.95%	2.57%

Households by Income		2023 Number	2023 Percent	2028 Number	2028 Percent
<$15,000		598	10.9%	582	10.6%
$15,000 - $24,999		409	7.4%	355	6.5%
$25,000 - $34,999		372	6.8%	325	5.9%
$35,000 - $49,999		518	9.4%	343	6.2%
$50,000 - $74,999		728	13.3%	604	11.0%
$75,000 - $99,999		581	10.6%	567	10.3%
$100,000 - $149,999		895	16.3%	945	17.2%
$150,000 - $199,999		647	11.8%	830	15.1%
$200,000+		745	13.6%	946	17.2%
Median Household Income		$79,241		$98,483	
Average Household Income		$116,370		$138,204	
Per Capita Income		$45,102		$53,763	

Population by Age	Census 2010 Number	Census 2010 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
0 - 4	639	5.0%	612	4.3%	592	4.2%
5 - 9	621	4.9%	642	4.5%	586	4.2%
10 - 14	656	5.2%	642	4.5%	623	4.4%
15 - 19	640	5.0%	612	4.3%	563	4.0%
20 - 24	631	5.0%	615	4.3%	517	3.7%
25 - 34	1,157	9.1%	1,575	11.1%	1,327	9.4%
35 - 44	1,427	11.2%	1,405	9.9%	1,603	11.4%
45 - 54	1,502	11.8%	1,420	10.0%	1,337	9.5%
55 - 64	1,605	12.6%	1,770	12.5%	1,673	11.9%
65 - 74	1,514	11.9%	2,180	15.4%	2,140	15.2%
75 - 84	1,430	11.2%	1,604	11.3%	1,949	13.9%
85+	908	7.1%	1,061	7.5%	1,145	8.1%

Demographic and Income Profile

669 S Rancho Santa Fe Rd, San Marcos, California, 92078
Ring: 3 mile radius

Latitude: 33.13321, Longitude: -117.20665

Summary	Census 2010	Census 2020	2023	2028
Population	87,463	99,937	101,421	101,669
Households	29,855	33,652	34,117	34,314
Families	21,291	-	24,035	24,200
Average Household Size	2.90	2.90	2.90	2.89
Owner Occupied Housing Units	18,496	-	21,722	22,147
Renter Occupied Housing Units	11,362	-	12,395	12,167
Median Age	34.1	-	36.0	36.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.05%	0.13%	0.30%
Households	0.12%	0.25%	0.49%
Families	0.14%	0.24%	0.44%
Owner HHs	0.39%	0.40%	0.66%
Median Household Income	2.82%	2.95%	2.57%

Households by Income		2023 Number	2023 Percent	2028 Number	2028 Percent
<$15,000		2,059	6.0%	1,835	5.3%
$15,000 - $24,999		1,604	4.7%	1,179	3.4%
$25,000 - $34,999		1,660	4.9%	1,317	3.8%
$35,000 - $49,999		2,609	7.6%	2,023	5.9%
$50,000 - $74,999		4,602	13.5%	4,022	11.7%
$75,000 - $99,999		3,474	10.2%	3,290	9.6%
$100,000 - $149,999		6,375	18.7%	6,608	19.3%
$150,000 - $199,999		4,801	14.1%	5,773	16.8%
$200,000+		6,934	20.3%	8,268	24.1%
Median Household Income		$105,746		$121,498	
Average Household Income		$143,731		$165,542	
Per Capita Income		$48,628		$56,164	

Population by Age	Census 2010 Number	Census 2010 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
0 - 4	7,415	8.5%	7,179	7.1%	7,348	7.2%
5 - 9	6,884	7.9%	7,635	7.5%	7,377	7.3%
10 - 14	6,041	6.9%	7,399	7.3%	7,188	7.1%
15 - 19	5,995	6.9%	6,835	6.7%	6,817	6.7%
20 - 24	5,959	6.8%	5,975	5.9%	6,011	5.9%
25 - 34	12,521	14.3%	14,252	14.1%	13,535	13.3%
35 - 44	13,842	15.8%	14,602	14.4%	15,148	14.9%
45 - 54	10,983	12.6%	11,904	11.7%	11,759	11.6%
55 - 64	7,976	9.1%	10,153	10.0%	9,687	9.5%
65 - 74	4,788	5.5%	8,453	8.3%	8,491	8.4%
75 - 84	3,341	3.8%	4,704	4.6%	5,722	5.6%
85+	1,717	2.0%	2,331	2.3%	2,584	2.5%

5 Mile

Demographic and Income Profile

669 S Rancho Santa Fe Rd, San Marcos, California, 92078
Ring: 5 mile radius

Latitude: 33.13321, Longitude: -117.20665

CUSHMAN & WAKEFIELD

Summary	Census 2010	Census 2020	2023	2028
Population	192,755	213,126	215,616	216,310
Households	67,902	74,303	75,125	75,634
Families	48,551	-	53,041	53,422
Average Household Size	2.81	2.81	2.82	2.81
Owner Occupied Housing Units	45,137	-	51,161	52,225
Renter Occupied Housing Units	22,765	-	23,964	23,410
Median Age	36.6	-	38.4	39.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.06%	0.13%	0.30%
Households	0.14%	0.25%	0.49%
Families	0.14%	0.24%	0.44%
Owner HHs	0.41%	0.40%	0.66%
Median Household Income	2.85%	2.95%	2.57%

Households by Income	2023 Number	2023 Percent	2028 Number	2028 Percent
<$15,000	4,111	5.5%	3,597	4.8%
$15,000 - $24,999	2,944	3.9%	2,107	2.8%
$25,000 - $34,999	3,063	4.1%	2,436	3.2%
$35,000 - $49,999	5,491	7.3%	4,210	5.6%
$50,000 - $74,999	9,519	12.7%	8,068	10.7%
$75,000 - $99,999	7,894	10.5%	7,336	9.7%
$100,000 - $149,999	14,638	19.5%	15,282	20.2%
$150,000 - $199,999	11,062	14.7%	13,171	17.4%
$200,000+	16,403	21.8%	19,428	25.7%
Median Household Income	$111,439		$128,255	
Average Household Income	$152,249		$174,568	
Per Capita Income	$53,170		$61,175	

Population by Age	Census 2010 Number	Census 2010 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
0 - 4	13,813	7.2%	13,235	6.1%	13,561	6.3%
5 - 9	13,815	7.2%	14,405	6.7%	13,912	6.4%
10 - 14	13,398	7.0%	14,700	6.8%	14,047	6.5%
15 - 19	13,454	7.0%	13,718	6.4%	13,337	6.2%
20 - 24	12,495	6.5%	12,166	5.6%	11,703	5.4%
25 - 34	24,881	12.9%	29,365	13.6%	27,746	12.8%
35 - 44	28,448	14.8%	29,800	13.8%	32,133	14.9%
45 - 54	27,563	14.3%	26,092	12.1%	25,589	11.8%
55 - 64	20,475	10.6%	25,167	11.7%	23,416	10.8%
65 - 74	11,962	6.2%	20,638	9.6%	21,379	9.9%
75 - 84	8,413	4.4%	11,293	5.2%	13,879	6.4%
85+	4,037	2.1%	5,037	2.3%	5,608	2.6%

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CUSHMAN & WAKEFIELD

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