



For Lease

HIGH PROFILE OUTPARCEL PAD BUILDING AVAILABLE

Property Highlights

- 2,625 SF Remaining with Outside Patio Opportunity
- Outparcel Anchored by Aldi and Planet Fitness
- Across the street from San Marcos High School (over 3,500 students & faculty)
- Excellent Traffic Counts: Approximately 70,000 cars per day at S. Rancho Santa Fe Rd. & W. San Marcos Blvd.

Traffic Counts

- S. Rancho Santa Fe: 27,100 ADT
- W. San Marcos Blvd: 42,100 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2024)	12,822	101,780	212,179
AHH Income	\$128,351	\$157,858	\$165,796
Daytime Pop.	7,201	59,853	126,055

Tenants in the Center/Area:



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Site Plan



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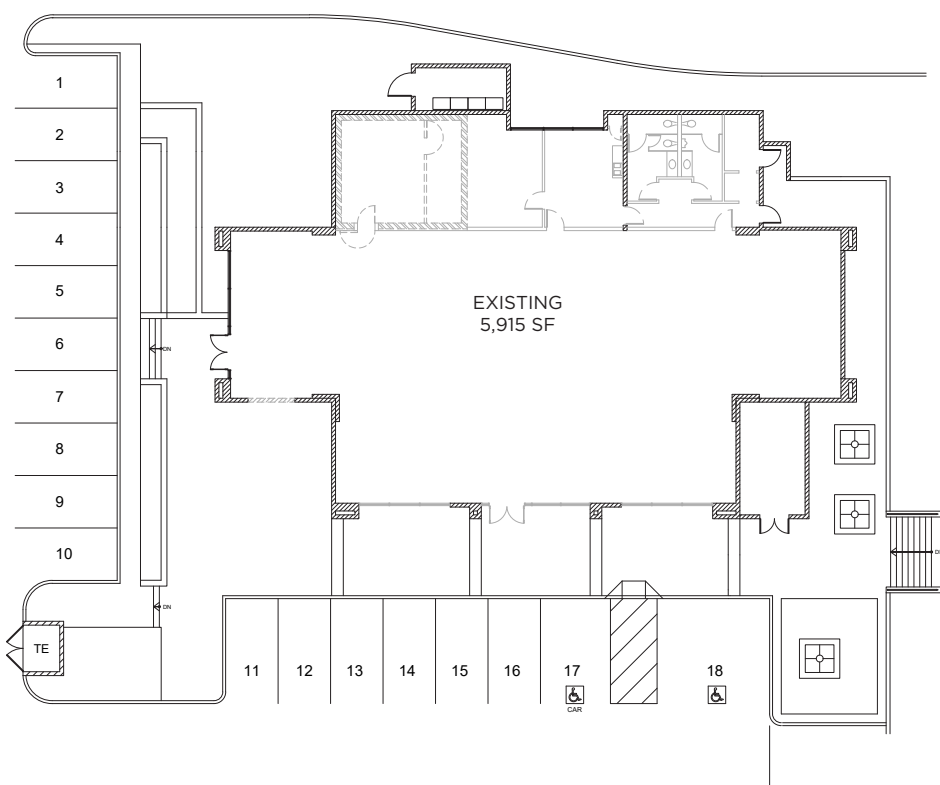
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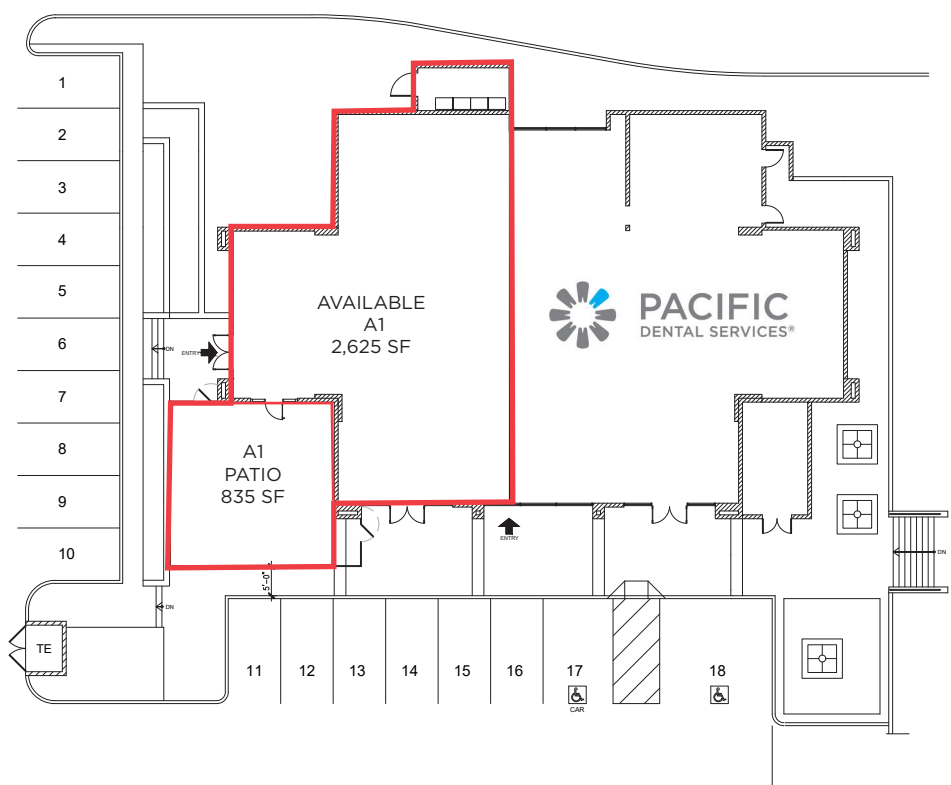
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Floor Plan

 [VIEW VIRTUAL TOUR](#)



 **EXISTING SITE PLAN**
1" = 10'-0"




 **PROPOSED SITE PLAN**
1" = 10'-0"


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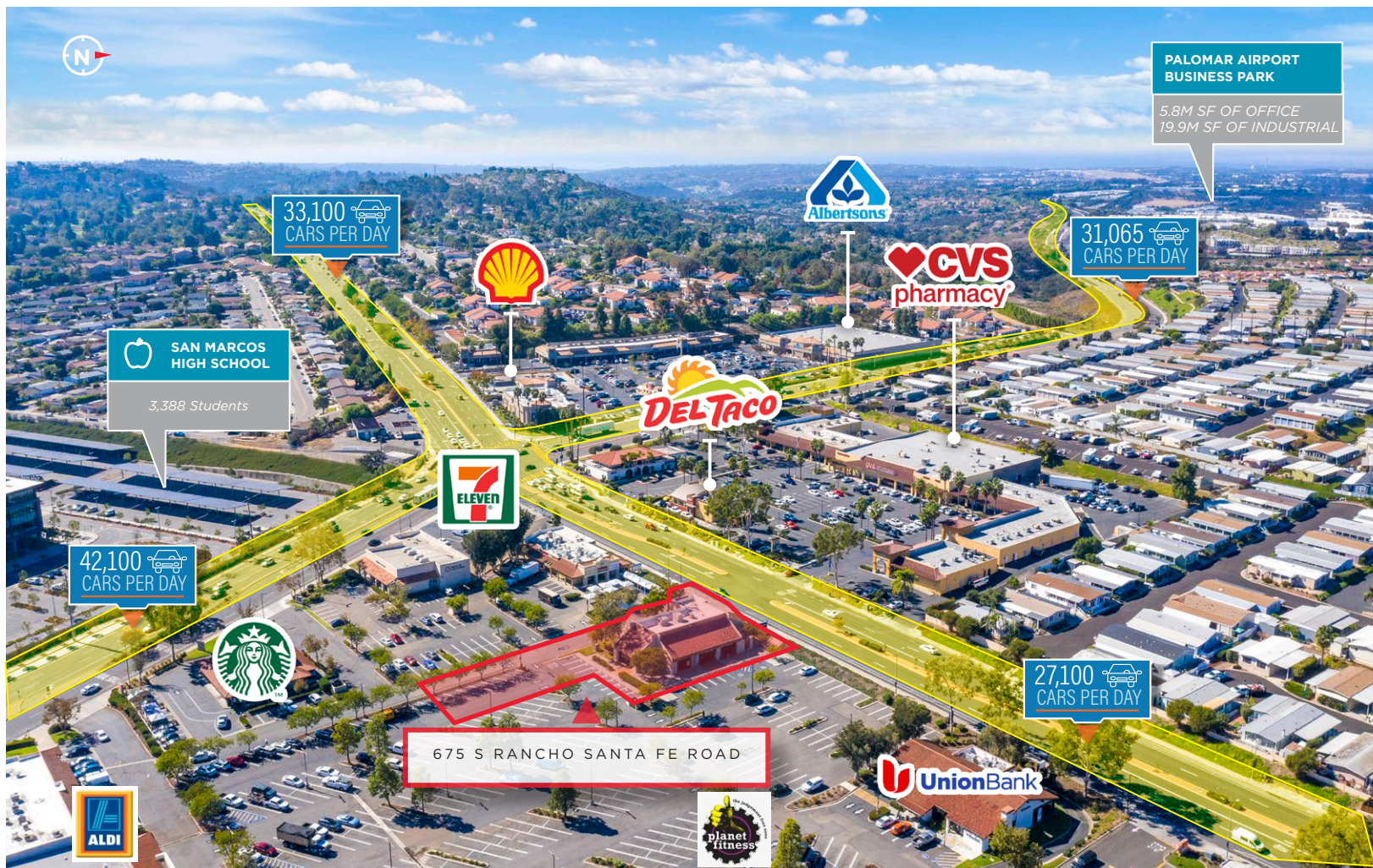
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Aerial



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Demographics

Demographic and Income Profile

675 S Rancho Santa Fe Rd, San Marcos, California, 92078 2

675 S Rancho Santa Fe Rd, San Marcos, California, 92078

Ring: 1 mile radius

Latitude: 33.13250, Longitude: -117.20711



Summary	Census 2010	Census 2020	2024	2029		
Population	11,690	12,782	12,822	12,793		
Households	5,121	5,045	5,081	5,185		
Families	2,924	-	3,045	3,112		
Average Household Size	2.26	2.42	2.41	2.36		
Owner Occupied Housing Units	3,608	-	3,709	3,840		
Renter Occupied Housing Units	1,514	-	1,372	1,345		
Median Age	50.9	-	52.6	53.7		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.05%	0.09%	0.30%			
Households	0.41%	0.38%	0.49%			
Families	0.44%	0.37%	0.44%			
Owner HHS	0.70%	0.58%	0.66%			
Median Household Income	3.93%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	523	10.3%	466	9.0%		
\$15,000 - \$24,999	322	6.3%	290	5.6%		
\$25,000 - \$34,999	380	7.5%	361	7.0%		
\$35,000 - \$49,999	445	8.8%	386	7.4%		
\$50,000 - \$74,999	631	12.4%	517	10.0%		
\$75,000 - \$99,999	543	10.7%	509	9.8%		
\$100,000 - \$149,999	823	16.2%	882	17.0%		
\$150,000 - \$199,999	589	11.6%	716	13.8%		
\$200,000+	825	16.2%	1,059	20.4%		
Median Household Income	\$84,500		\$102,481			
Average Household Income	\$128,351		\$150,943			
Per Capita Income	\$50,001		\$60,137			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	569	4.9%	469	3.7%	466	3.6%
5 - 9	532	4.6%	528	4.1%	486	3.8%
10 - 14	561	4.8%	612	4.8%	547	4.3%
15 - 19	562	4.8%	622	4.9%	596	4.7%
20 - 24	562	4.8%	634	4.9%	529	4.1%
25 - 34	1,039	8.9%	1,159	9.0%	1,260	9.8%
35 - 44	1,242	10.6%	1,349	10.5%	1,304	10.2%
45 - 54	1,318	11.3%	1,384	10.8%	1,383	10.8%
55 - 64	1,484	12.7%	1,643	12.8%	1,574	12.3%
65 - 74	1,467	12.5%	1,992	15.5%	1,961	15.3%
75 - 84	1,421	12.2%	1,547	12.1%	1,717	13.4%
85+	933	8.0%	884	6.9%	970	7.6%

Demographic and Income Profile

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675 S Rancho Santa Fe Rd, San Marcos, California, 92078

Ring: 3 mile radius

Latitude: 33.13250, Longitude: -117.20711



Summary	Census 2010	Census 2020	2024	2029		
Population	88,435	100,573	101,780	102,208		
Households	30,224	33,882	34,569	35,394		
Families	21,542	-	24,977	25,627		
Average Household Size	2.90	2.90	2.88	2.82		
Owner Occupied Housing Units	18,732	-	21,292	22,156		
Renter Occupied Housing Units	11,492	-	13,277	13,239		
Median Age	34.1	-	38.2	39.1		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.08%	0.09%	0.30%			
Households	0.47%	0.38%	0.49%			
Families	0.52%	0.37%	0.44%			
Owner HHS	0.80%	0.58%	0.66%			
Median Household Income	3.41%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	1,850	5.4%	1,594	4.5%		
\$15,000 - \$24,999	1,431	4.1%	1,061	3.0%		
\$25,000 - \$34,999	1,635	4.7%	1,336	3.8%		
\$35,000 - \$49,999	2,405	7.0%	1,910	5.4%		
\$50,000 - \$74,999	4,102	11.9%	3,410	9.6%		
\$75,000 - \$99,999	3,554	10.3%	3,377	9.5%		
\$100,000 - \$149,999	6,351	18.4%	6,546	18.5%		
\$150,000 - \$199,999	4,892	14.2%	5,663	16.0%		
\$200,000+	8,349	24.2%	10,497	29.7%		
Median Household Income	\$113,846		\$134,601			
Average Household Income	\$157,858		\$184,477			
Per Capita Income	\$53,972		\$64,260			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,508	8.5%	5,493	5.4%	5,392	5.3%
5 - 9	6,970	7.9%	6,564	6.4%	6,170	6.0%
10 - 14	6,100	6.9%	7,208	7.1%	6,948	6.8%
15 - 19	6,052	6.8%	7,392	7.3%	6,934	6.8%
20 - 24	6,040	6.8%	7,301	7.2%	6,756	6.6%
25 - 34	12,665	14.3%	12,562	12.3%	13,323	13.0%
35 - 44	14,013	15.8%	14,533	14.3%	13,998	13.7%
45 - 54	11,102	12.6%	13,955	13.7%	14,127	13.8%
55 - 64	8,071	9.1%	11,051	10.9%	11,081	10.8%
65 - 74	4,840	5.5%	8,660	8.5%	9,145	8.9%
75 - 84	3,351	3.8%	4,976	4.9%	5,954	5.8%
85+	1,724	1.9%	2,084	2.0%	2,379	2.3%

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Summary	Census 2010	Census 2020	2024	2029		
Population	190,493	210,761	212,179	212,887		
Households	66,875	73,256	74,520	76,179		
Families	47,843	-	53,778	54,949		
Average Household Size	2.82	2.82	2.80	2.74		
Owner Occupied Housing Units	44,301	-	49,371	51,187		
Renter Occupied Housing Units	22,574	-	25,149	24,992		
Median Age	36.5	-	40.3	41.2		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.07%	0.09%	0.30%			
Households	0.44%	0.38%	0.49%			
Families	0.43%	0.37%	0.44%			
Owner HHs	0.73%	0.58%	0.66%			
Median Household Income	3.38%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	3,653	4.9%	3,151	4.1%		
\$15,000 - \$24,999	2,588	3.5%	1,913	2.5%		
\$25,000 - \$34,999	3,098	4.2%	2,491	3.3%		
\$35,000 - \$49,999	4,996	6.7%	3,918	5.1%		
\$50,000 - \$74,999	8,214	11.0%	6,814	8.9%		
\$75,000 - \$99,999	7,542	10.1%	7,032	9.2%		
\$100,000 - \$149,999	14,044	18.8%	14,344	18.8%		
\$150,000 - \$199,999	11,057	14.8%	12,772	16.8%		
\$200,000+	19,329	25.9%	23,746	31.2%		
Median Household Income	\$120,660		\$142,457			
Average Household Income	\$165,796		\$191,677			
Per Capita Income	\$58,429		\$68,814			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,676	7.2%	11,165	5.3%	10,872	5.1%
5 - 9	13,700	7.2%	13,131	6.2%	12,261	5.8%
10 - 14	13,288	7.0%	13,777	6.5%	13,874	6.5%
15 - 19	13,359	7.0%	13,815	6.5%	13,180	6.2%
20 - 24	12,399	6.5%	13,744	6.5%	12,249	5.8%
25 - 34	24,588	12.9%	25,655	12.1%	26,691	12.5%
35 - 44	28,159	14.8%	29,134	13.7%	28,133	13.2%
45 - 54	27,286	14.3%	28,151	13.3%	28,440	13.4%
55 - 64	20,147	10.6%	25,377	12.0%	24,468	11.5%
65 - 74	11,694	6.1%	21,171	10.0%	22,177	10.4%
75 - 84	8,239	4.3%	12,346	5.8%	14,989	7.0%
85+	3,957	2.1%	4,713	2.2%	5,553	2.6%

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