



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 (2023)	14,139	101,738	214,434
AHH Income	\$116,370	\$144,003	\$153,532
Daytime Pop.	6,880	56,457	119,760

Tenants in the Center/Area:



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Site Plan



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. K:\Retail Packages\Property Name\Flyers\File Name.indd

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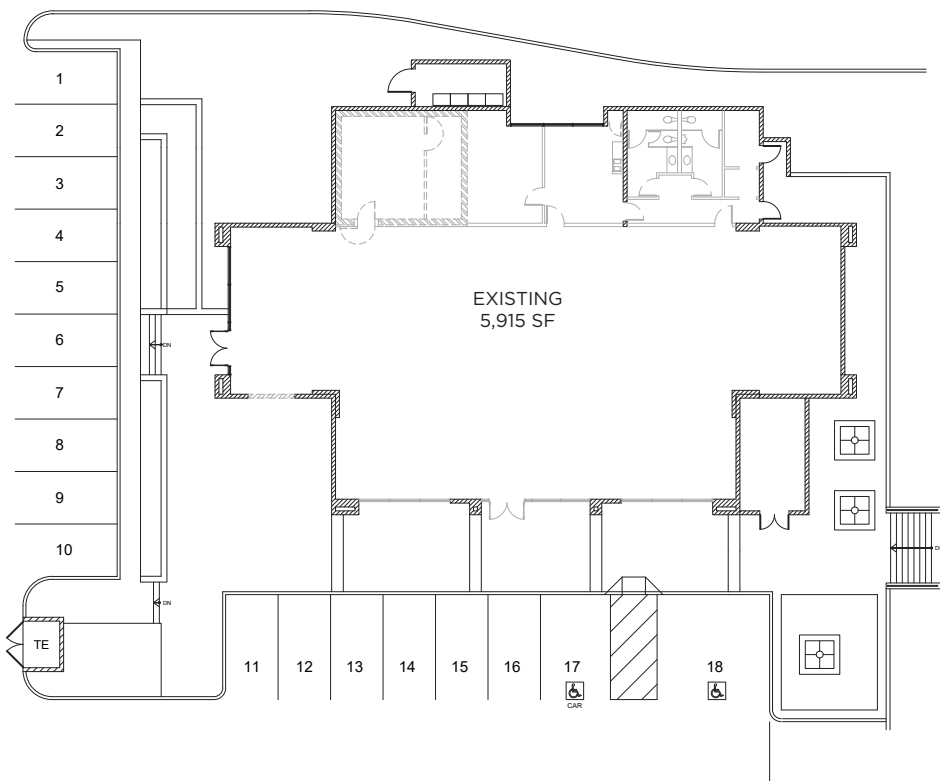
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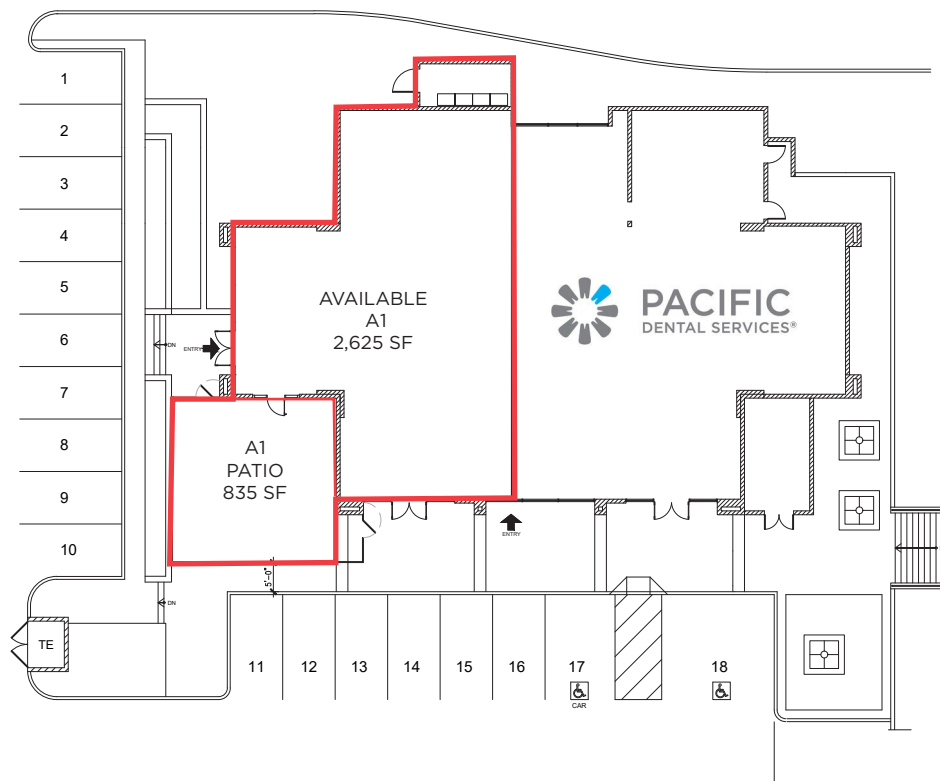
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Floor Plan

 [VIEW VIRTUAL TOUR](#)



 **EXISTING SITE PLAN**
1" = 10'-0"
0 5 10 20



 **PROPOSED SITE PLAN**
1" = 10'-0"
0 5 10 20

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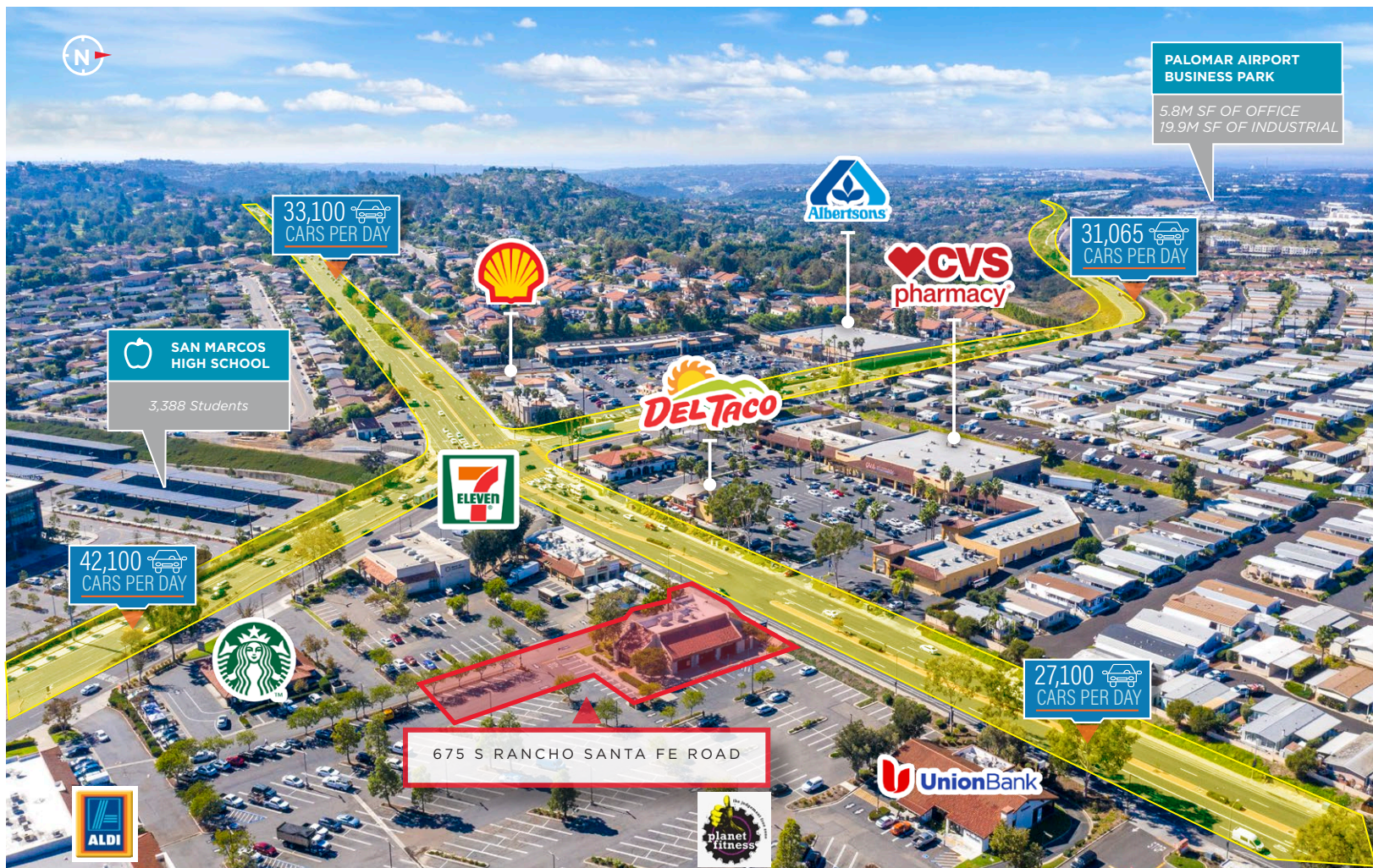
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Aerial



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Demographics

675 S Rancho Santa Fe Rd, San Marcos, California, 92078 Ring: 1 mile radius				Prepared by Cushman & Wakefield Latitude: 33.13250 Longitude: -117.20711			
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	2028			
		Number	Percent	Number	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			
		Census 2010	2023	2028			
Population by Age		Number	Percent	Number	Percent	Number	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%
		Census 2010	Census 2020	2023	2028		
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
White Alone		9,277	72.9%	8,397	60.2%	8,221	58.1%
Black Alone		229	1.8%	171	1.2%	179	1.3%
American Indian Alone		80	0.6%	145	1.0%	152	1.1%
Asian Alone		579	4.5%	862	6.2%	927	6.6%
Pacific Islander Alone		21	0.2%	33	0.2%	34	0.2%
Some Other Race Alone		2,075	16.3%	2,395	17.2%	2,558	18.1%
Two or More Races		469	3.7%	1,954	14.0%	2,068	14.6%
Hispanic Origin (Any Race)		3,791	29.8%	4,556	32.6%	4,862	34.4%

675 S Rancho Santa Fe Rd, San Marcos, California, 92078 Ring: 3 mile radius				Prepared by Cushman & Wakefield Latitude: 33.13250 Longitude: -117.20711			
Summary	Census 2010	Census 2020	2023	2028			
Population	87,700	100,228	101,738	101,992			
Households	29,924	33,738	34,207	34,407			
Families	21,344	-	24,105	24,272			
Average Household Size	2.90	2.90	2.90	2.89			
Owner Occupied Housing Units	18,552	-	21,787	22,215			
Renter Occupied Housing Units	11,375	-	12,420	12,192			
Median Age	34.2	-	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		2.83%	2.95%	2.57%			
Households by Income			2023	2028			
		Number	Percent	Number	Percent		
<\$15,000		2,066	6.0%	1,841	5.4%		
\$15,000 - \$24,999		1,603	4.7%	1,178	3.4%		
\$25,000 - \$34,999		1,660	4.9%	1,318	3.8%		
\$35,000 - \$49,999		2,608	7.6%	2,023	5.9%		
\$50,000 - \$74,999		4,608	13.5%	4,026	11.7%		
\$75,000 - \$99,999		3,485	10.2%	3,297	9.6%		
\$100,000 - \$149,999		6,381	18.7%	6,612	19.2%		
\$150,000 - \$199,999		4,810	14.1%	5,783	16.8%		
\$200,000+		6,987	20.4%	8,328	24.2%		
Median Household Income		\$105,877		\$121,704			
Average Household Income		\$144,003		\$165,841			
Per Capita Income		\$48,721		\$56,267			
		Census 2010	2023	2028			
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		7,441	8.5%	7,209	7.1%	7,380	7.2%
5 - 9		6,911	7.9%	7,665	7.5%	7,408	7.3%
10 - 14		6,059	6.9%	7,419	7.3%	7,209	7.1%
15 - 19		6,000	6.8%	6,848	6.7%	6,828	6.7%
20 - 24		5,963	6.8%	5,983	5.9%	6,020	5.9%
25 - 34		12,544	14.3%	14,292	14.0%	13,574	13.3%
35 - 44		13,895	15.8%	14,669	14.4%	15,219	14.9%
45 - 54		11,017	12.6%	11,940	11.7%	11,796	11.6%
55 - 64		8,004	9.1%	10,186	10.0%	9,718	9.5%
65 - 74		4,804	5.5%	8,479	8.3%	8,517	8.4%
75 - 84		3,346	3.8%	4,716	4.6%	5,737	5.6%
85+		1,718	2.0%	2,333	2.3%	2,587	2.5%
		Census 2010	Census 2020	2023	2028		
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
White Alone		58,043	66.2%	54,336	54.2%	53,199	52.3%
Black Alone		2,106	2.4%	2,071	2.1%	2,155	2.1%
American Indian Alone		536	0.6%	1,095	1.1%	1,133	1.1%
Asian Alone		7,481	8.5%	10,309	10.3%	11,161	11.0%
Pacific Islander Alone		305	0.3%	298	0.3%	302	0.3%
Some Other Race Alone		14,859	16.9%	16,562	16.5%	17,414	17.1%
Two or More Races		4,369	5.0%	15,556	15.5%	16,374	16.1%
Hispanic Origin (Any Race)		29,113	33.2%	33,624	33.5%	35,445	34.8%

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Demographics

675 S Rancho Santa Fe Rd, San Marcos, California, 92078		Prepared by Cushman & Wakefield			
Ring: 5 mile radius		Latitude: 33.13250 Longitude: -117.20711			
Summary	Census 2010	Census 2020	2023	2028	
Population	191,846	212,092	214,434	215,091	
Households	67,264	73,666	74,448	74,946	
Families	48,296	-	52,763	53,133	
Average Household Size	2.82	2.83	2.83	2.82	
Owner Occupied Housing Units	44,917	-	50,890	51,930	
Renter Occupied Housing Units	22,347	-	23,558	23,017	
Median Age	36.6	-	38.3	39.0	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.06%	0.13%	0.30%		
Households	0.13%	0.25%	0.49%		
Families	0.14%	0.24%	0.44%		
Owner HHs	0.41%	0.40%	0.66%		
Median Household Income	2.88%	2.95%	2.57%		
Households by Income		2023	2028		
		Number	Percent	Number	Percent
<\$15,000		4,016	5.4%	3,510	4.7%
\$15,000 - \$24,999		2,913	3.9%	2,083	2.8%
\$25,000 - \$34,999		3,003	4.0%	2,378	3.2%
\$35,000 - \$49,999		5,400	7.3%	4,131	5.5%
\$50,000 - \$74,999		9,367	12.6%	7,948	10.6%
\$75,000 - \$99,999		7,811	10.5%	7,264	9.7%
\$100,000 - \$149,999		14,432	19.4%	15,034	20.1%
\$150,000 - \$199,999		10,927	14.7%	13,000	17.3%
\$200,000+		16,579	22.3%	19,598	26.1%
Median Household Income		\$112,145		\$129,235	
Average Household Income		\$153,532		\$175,936	
Per Capita Income		\$53,504		\$61,523	
Population by Age	Census 2010	2023	2028		
	Number	Percent	Number	Percent	Number
0 - 4	13,746	7.2%	13,172	6.1%	13,496
5 - 9	13,861	7.2%	14,369	6.7%	13,873
10 - 14	13,462	7.0%	14,721	6.9%	14,009
15 - 19	13,431	7.0%	13,718	6.4%	13,312
20 - 24	12,349	6.4%	12,070	5.6%	11,615
25 - 34	24,597	12.8%	29,129	13.6%	27,577
35 - 44	28,431	14.8%	29,640	13.8%	31,934
45 - 54	27,641	14.4%	26,125	12.2%	25,547
55 - 64	20,300	10.6%	25,057	11.7%	23,404
65 - 74	11,805	6.2%	20,388	9.5%	21,184
75 - 84	8,279	4.3%	11,112	5.2%	13,652
85+	3,944	2.1%	4,932	2.3%	5,490
Race and Ethnicity	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
White Alone	137,110	71.5%	126,706	59.7%	123,704
Black Alone	4,227	2.2%	4,220	2.0%	4,403
American Indian Alone	1,202	0.6%	2,096	1.0%	2,181
Asian Alone	14,351	7.5%	19,087	9.0%	20,661
Pacific Islander Alone	612	0.3%	622	0.3%	631
Some Other Race Alone	25,074	13.1%	28,038	13.2%	29,782
Two or More Races	9,270	4.8%	31,322	14.8%	33,073
Hispanic Origin (Any Race)	52,177	27.2%	60,649	28.6%	64,481

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