

RETAIL SPACE FOR LEASE

SAN MARCOS CROSSROADS

204 - 218 WEST SAN MARCOS BLVD. | SAN MARCOS, CA 92069

PROPERTY HIGHLIGHTS

- Monument signage available
- Great visibility
- Located near City Hall, Restaurant Row and Cal State San Marcos

BUILDING DATA

Total Building SF: 7,000 SF Retail Strip Center
Year Built: 1992

AVAILABILITY

Available SF: Suite 106 A - 1,500 SF
Suite 109 - 1,200 SF
Lease Rate: Contact Broker for Details

CO-TENANTS

metroPCS
Ice Cream Parlor



Rodeo's Market
Supreme Donuts



SURROUNDING RETAIL TENANTS INCLUDE:



Smart & Final.

Jerome's
Furniture



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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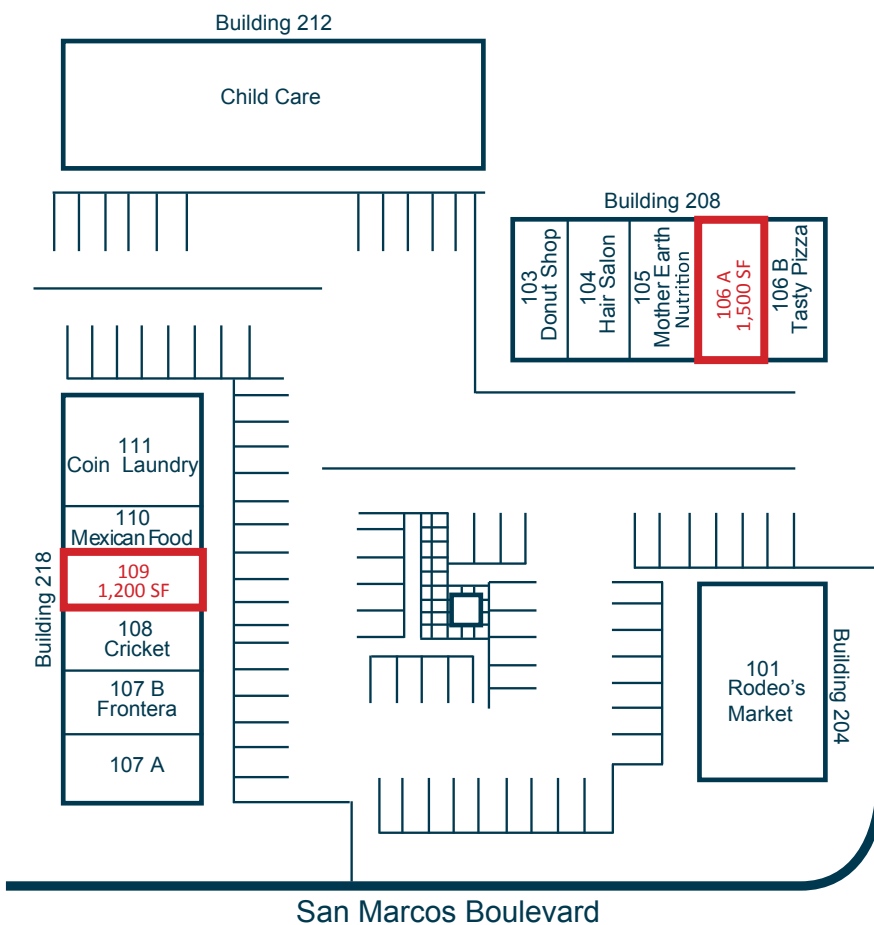
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Building 204



Building 208



Street Signage



Building 218

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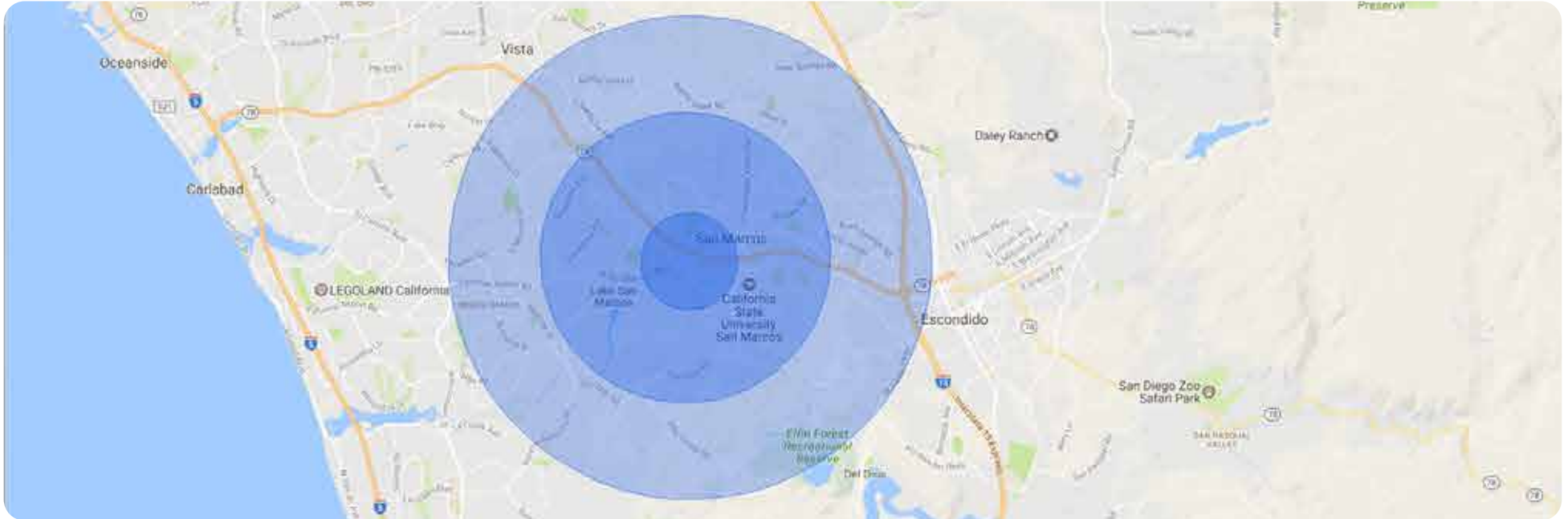
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population (2017)	15,973	92,735	200,051
Total Population (2022 Projection)	16,922	98,053	211,182
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households (2017)	4,412	31,088	69,431
Household Growth (2017-2022)	6.19%	5.93%	5.71%
Average HH Income	\$47,942	\$59,149	\$61,333
TRAFFIC REPORT	CARS PER DAY		
West San Marcos Blvd and Pico Street	21,841		
West San Marcos Blvd and Johnston Lane	18,757		

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AREA / RETAIL MAP

1. SITE
2. US Bank
Ralphs
Bank of America
CVS
Starbuck's
3. Denny's
Chik-Fil-A
In N Out Burger
Best Buy
Staples
Panera Bread
4. Mor Furniture
Jerome's Furniture
Home Depot
McDonald's
Starbuck's
5. Smart & Final
6. Frye's Electronics
7. IHOP
CarQuest
8. Petco
Sonic
Sprout's
Bed Bath & Beyond
Sport Chalet
ULTA
9. Harley Davidson
Ethan Allen
UPS



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