



**MERCADO**

San Marcos

Available

**JR. ANCHOR**

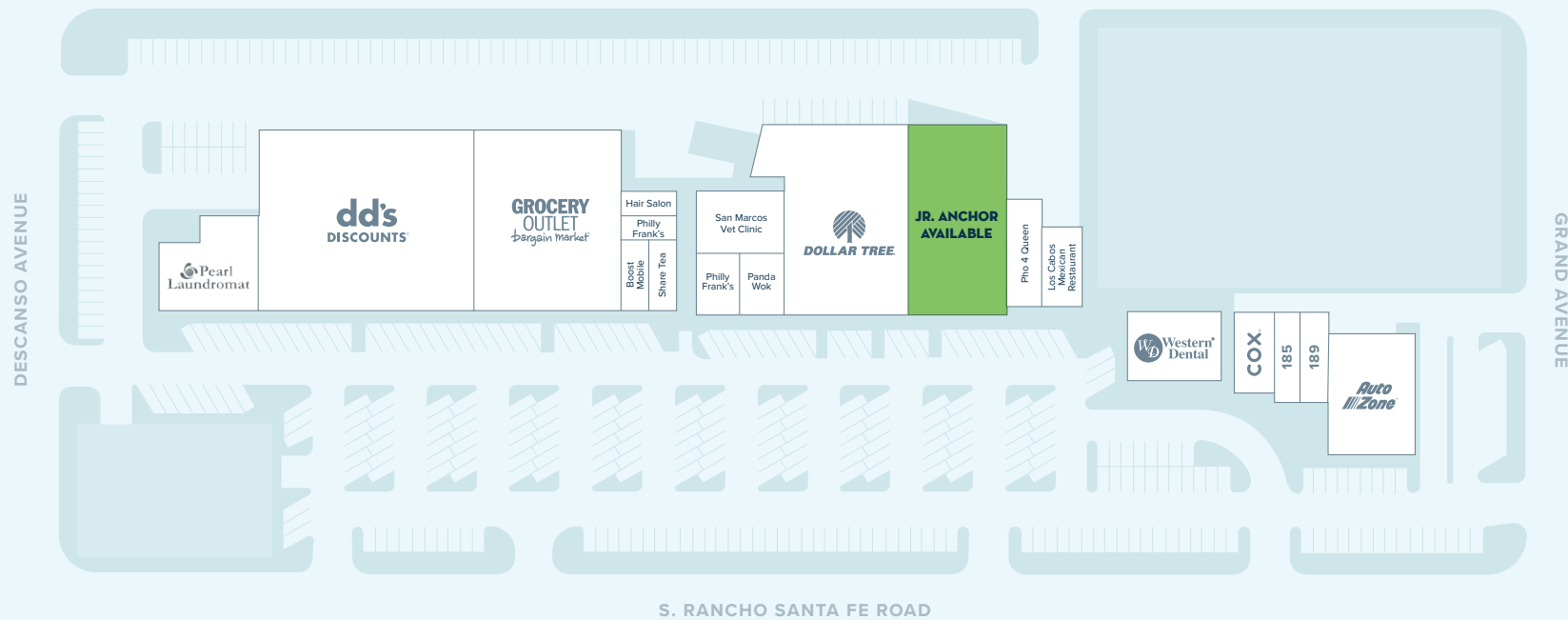
8,571 SF



109-195 S. Rancho Santa Fe Road, San Marcos, CA 92078

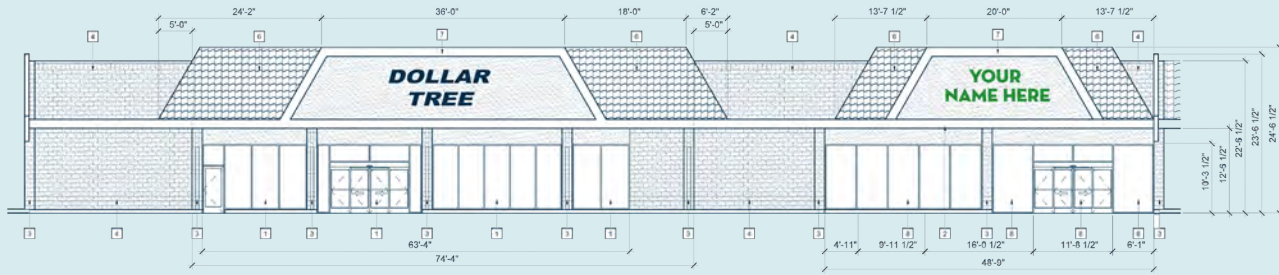


# SITE PLAN

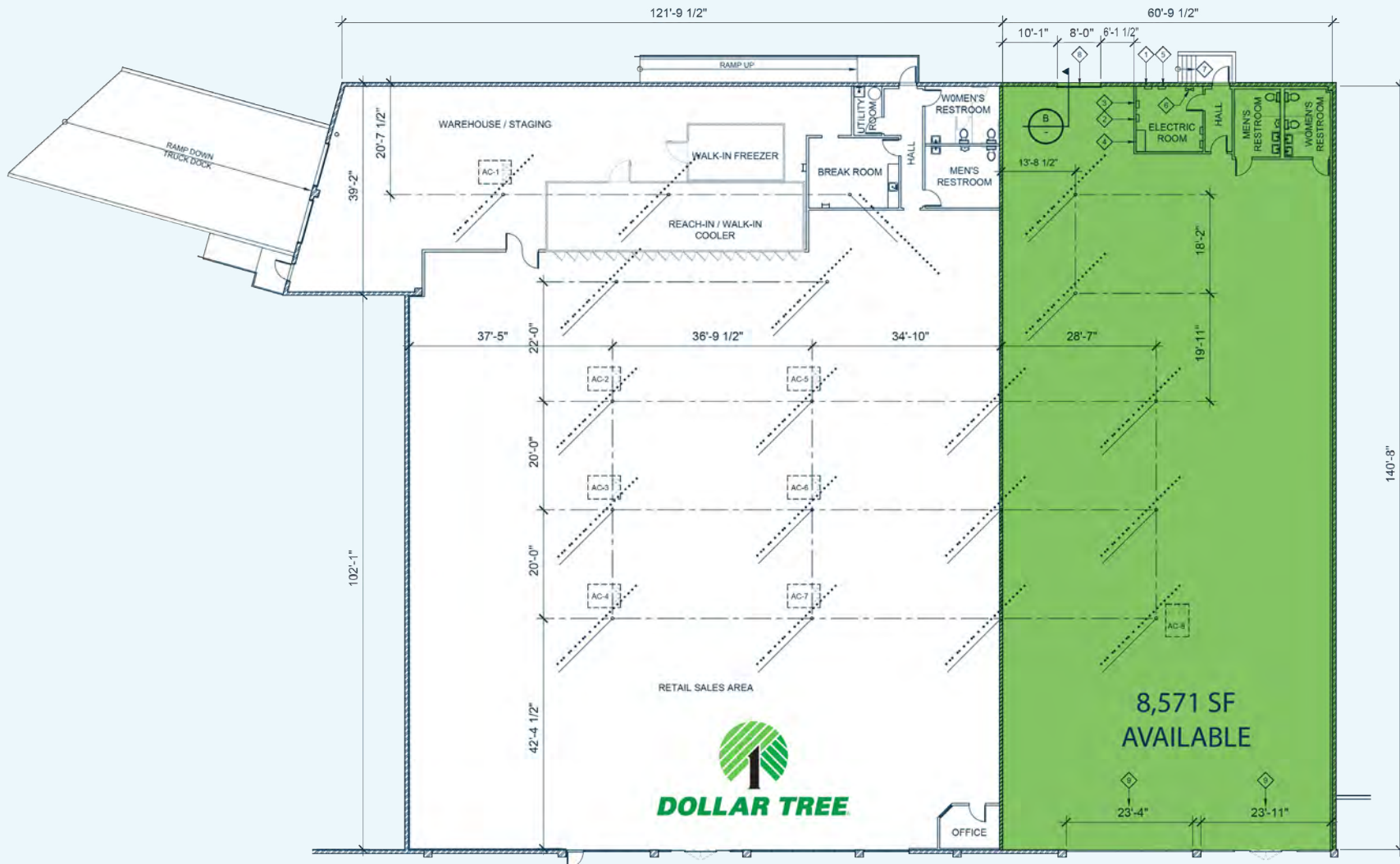


## CURRENT AVAILABILITY

**JUNIOR ANCHOR** 8,571 SF



## CONCEPTUAL DEMISING PLAN



# ABOUT

## MERCADO SAN MARCOS...

is an essential needs grocery and discount anchored shopping center located in the San Marcos submarket of San Diego. We are proud to offer a completed renovation of the center inclusive of new branding, signage, landscaping, parking lot and activated outdoor area. The combination of location, access, visibility and tenant mix make Mercado San Marcos a unique opportunity.



### OUTDOOR SEATING

New outdoor seating area for restaurants



### LANDSCAPE

Modernized landscape



### SIGNAGE

New project monument and tenant signage



### FREEWAY

Immediate access to Highway 78



### NEW HOMES

Over 3,500 single family homes planned, under construction or recently completed in the trade area



### VISIBILITY

Outstanding visibility and access along Rancho Santa Fe Road



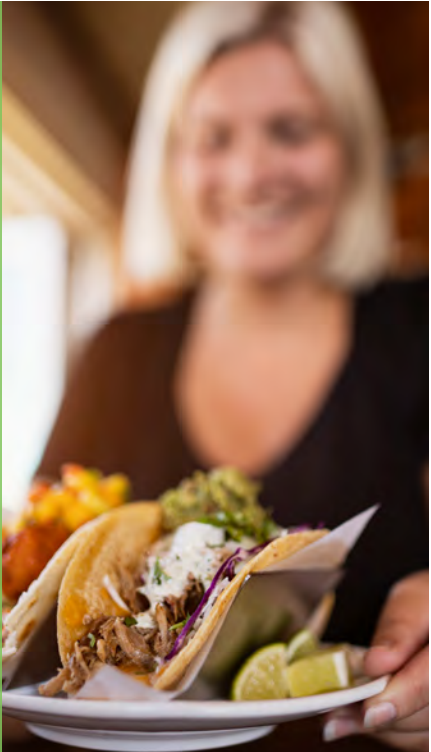
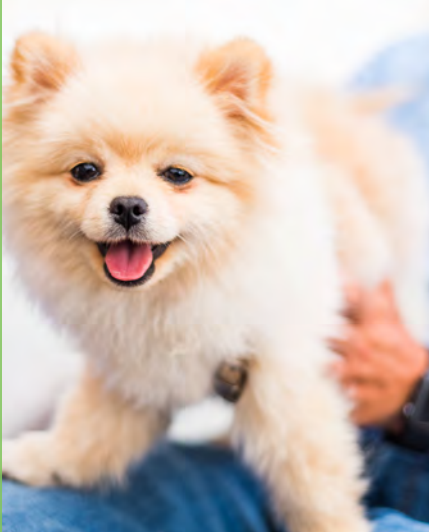
### TRAFFIC COUNTS

39,000 average cars per day at the intersection of Rancho Santa Fe Road and Grand Ave



### STUDENTS

Nearly 65,000 students enrolled at Cal State University San Marcos, Palomar Community College and San Marcos Unified School District



# TENANTS

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**dd's**  
DISCOUNTS®

  
**DOLLAR TREE.**

**GROCERY**  
OUTLET  
*bargain market*

**Auto**  
**Zone™**

 **Western®**  
Dental

**Sharetea**

**PHO 4 QUEEN**

  
**LOS CABOS**  
Mexican & Seafood

 **San Marcos**  
**VETERINARY**  
CLINIC

 **Philly Frank's**  
**CHEESESTEAKS**

**COX®**

 **Pearl**  
**Laundromat**

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# LOCATION





## AVERAGE HOUSEHOLD INCOME

1 mile: **\$111,671**  
 3 miles: **\$139,462**  
 5 miles: **\$155,476**



## MEDIAN HOME VALUE

1 mile: **\$766,082**  
 3 miles: **\$898,663**  
 5 miles: **\$918,562**



## POPULATION

1 mile: **16,042**  
 3 miles: **96,811**  
 5 miles: **217,293**



## DAYTIME POPULATION

1 mile: **19,833**  
 3 miles: **100,776**  
 5 miles: **223,754**

# STATS





# MERCADO

San Marcos

109-195 S. Rancho Santa Fe Road, San Marcos, CA 92078

**NEWMARK | PACIFIC**

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