

FOR LEASE



# Galleria Vera Cruz

1001 San Marcos Blvd.  
San Marcos, CA 92078

## First Floor \$1.90 NNN

Suite 155	1,350 SF
Suite 190	1,428 SF

- ◆ Suite 190 currently built out as a Hair Salon
- ◆ Current Tenants in the center include iTan, Inland Tavern, The Towne Jeweler, Ivy League Barber Academy, The Acne Spot, Kumon Tutoring Center, and others
- ◆ High Traffic, Major San Marcos Corridor. Less than 1 mile from Highway 78. Across the street from Restaurant Row.



38,365  
Cars Per Day  
San Marcos Blvd  
@ Via Vera Cruz

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V45

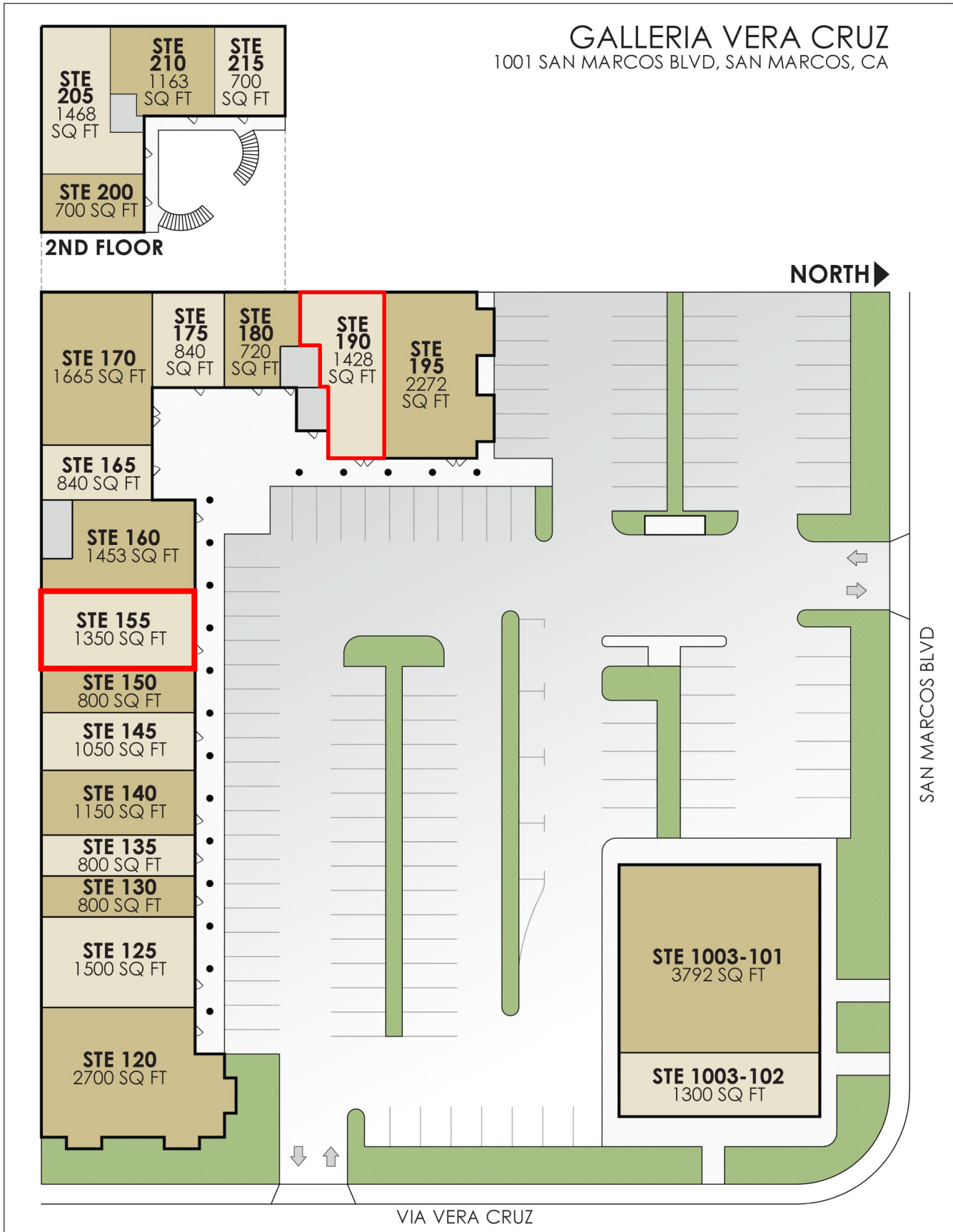
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**CDC**  
COMMERCIAL, Inc.  
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# Site Plan

**GALLERIA VERA CRUZ**  
1001 SAN MARCOS BLVD, SAN MARCOS, CA



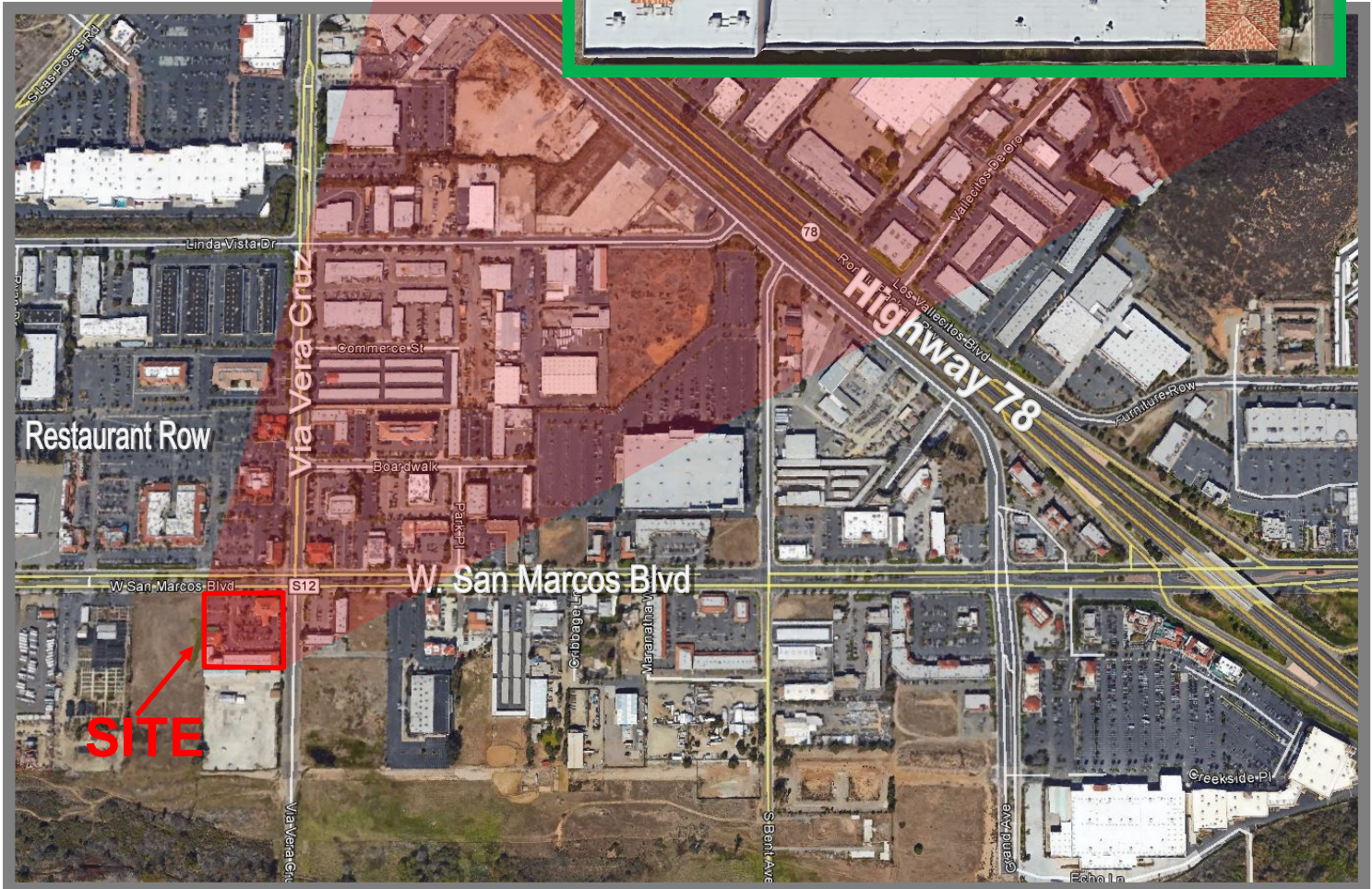
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# Aerial



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# Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	9,956	100,642	211,893
2016 Estimate	9,353	94,425	199,495
2010 Census	8,304	83,098	179,290
Growth 2016 - 2021	6.45%	6.58%	6.21%
Growth 2010 - 2016	12.63%	13.63%	11.27%
<b>2016 Population by Hispanic Origin</b>	3,398	35,599	60,432
<b>2016 Population</b>	9,353	94,425	199,495
White	7,901 84.48%	77,027 81.57%	165,256 82.84%
Black	229 2.45%	2,789 2.95%	5,479 2.75%
Am. Indian & Alaskan	105 1.12%	1,232 1.30%	2,308 1.16%
Asian	750 8.02%	9,022 9.55%	17,424 8.73%
Hawaiian & Pacific Island	26 0.28%	452 0.48%	812 0.41%
Other	342 3.66%	3,903 4.13%	8,217 4.12%
U.S. Armed Forces	67	653	1,424
<b>Households</b>			
2021 Projection	3,911	33,848	74,935
2016 Estimate	3,671	31,698	70,460
2010 Census	3,252	27,656	63,034
Growth 2016 - 2021	6.54%	6.78%	6.35%
Growth 2010 - 2016	12.88%	14.62%	11.78%
Owner Occupied	2,034 55.41%	19,774 62.38%	46,401 65.85%
Renter Occupied	1,637 44.59%	11,924 37.62%	24,060 34.15%
<b>2016 Households by HH Income</b>	3,673	31,695	70,461
Income: <\$25,000	1,041 28.34%	6,744 21.28%	13,602 19.30%
Income: \$25,000 - \$50,000	836 22.76%	7,274 22.95%	14,225 20.19%
Income: \$50,000 - \$75,000	706 19.22%	5,322 16.79%	10,986 15.59%
Income: \$75,000 - \$100,000	411 11.19%	3,834 12.10%	9,355 13.28%
Income: \$100,000 - \$125,000	190 5.17%	3,014 9.51%	6,756 9.59%
Income: \$125,000 - \$150,000	122 3.32%	1,614 5.09%	4,535 6.44%
Income: \$150,000 - \$200,000	260 7.08%	2,071 6.53%	5,153 7.31%
Income: \$200,000+	107 2.91%	1,822 5.75%	5,849 8.30%
<b>2016 Avg Household Income</b>	\$65,759	\$79,018	\$89,196
<b>2016 Med Household Income</b>	\$48,339	\$57,424	\$66,031

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