

±2,625 SF Retail/Restaurant Space with Patio Opportunity (Divisible to 600 SF + 2,025 SF) | For Lease

675 S. RANCHO SANTA FE RD

SAN MARCOS | CA 92069

Join:



CONCEPTUAL REMODEL RENDERING

± 835 SF Proposed Patio

YOUR NAME HERE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- ±2,625 SF Remaining with Outside Patio Opportunity
- Divisible to 600 SF + 2,025 SF
- Outparcel Anchored by Aldi, Planet Fitness, and Dollar Tree
- 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.
- Average Household Income of \$116,104 within 3-mile radius
- Strong daytime population of 51,493 within a 3-mile radius

Traffic counts

STREET	VPD
S. Rancho Santa Fe	±27,100 VPD
W. San Marcos Blvd	±42,100 VPD



Join Area
Retailers



CVS



CHASE



SUBWAY
...and more!

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Address	675 S Rancho Santa Fe Rd, San Marcos, CA
Property Type	Community Shopping Center
Parcel No.	221-031-21-00
Available Space	± 2,625 SF
Lot Size	±0.69-acres
Year Built Renovated	1982

Demographics

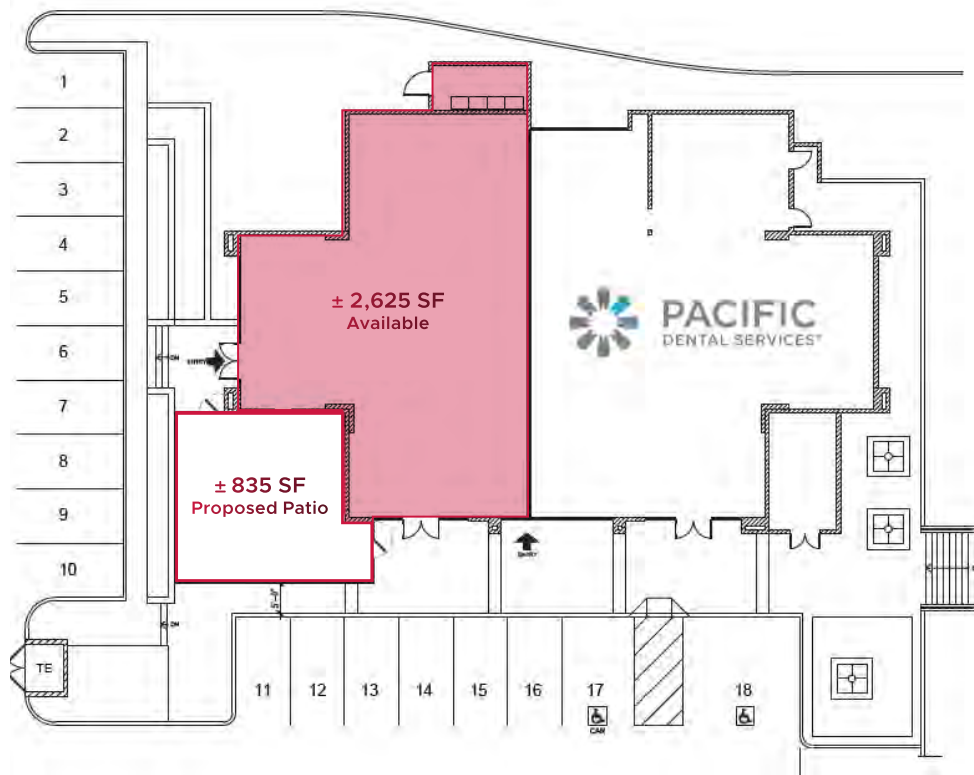
	1 MILE	3 MILE	5 MILE
Population	12,406	91,240	197,923
Average HH Income	\$103,055	\$116,104	\$128,671
Daytime Population	13,646	51,493	106,569
Median Age	33.5	37.3	39.6

SITE PLAN



FLOOR PLAN

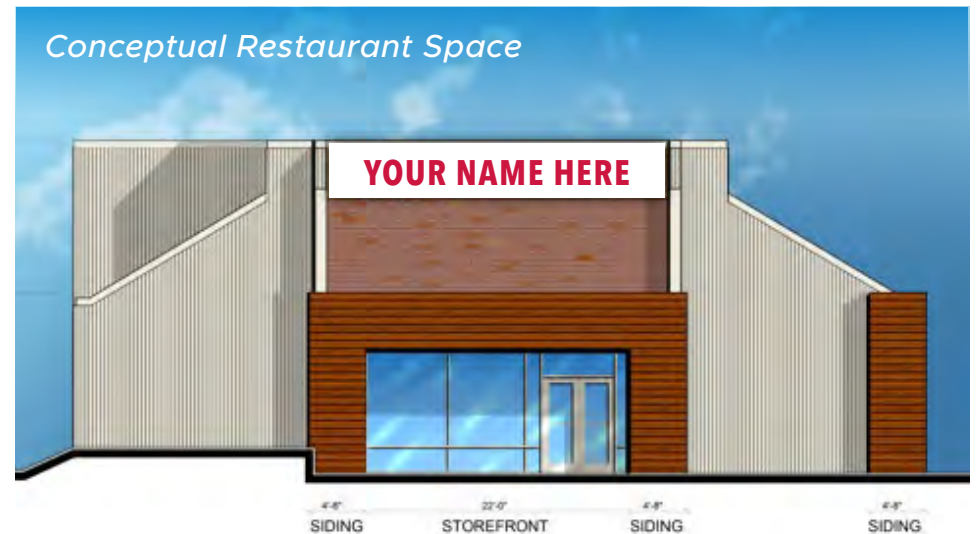
Version 1



PROMINENT BUILDING SIGNAGE



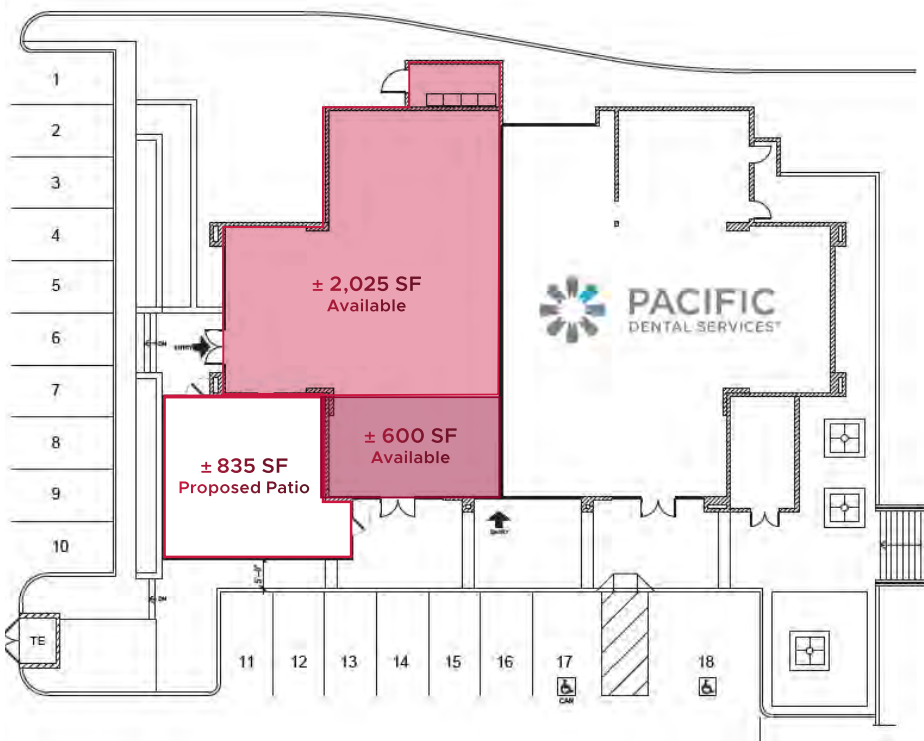
Conceptual Restaurant Space



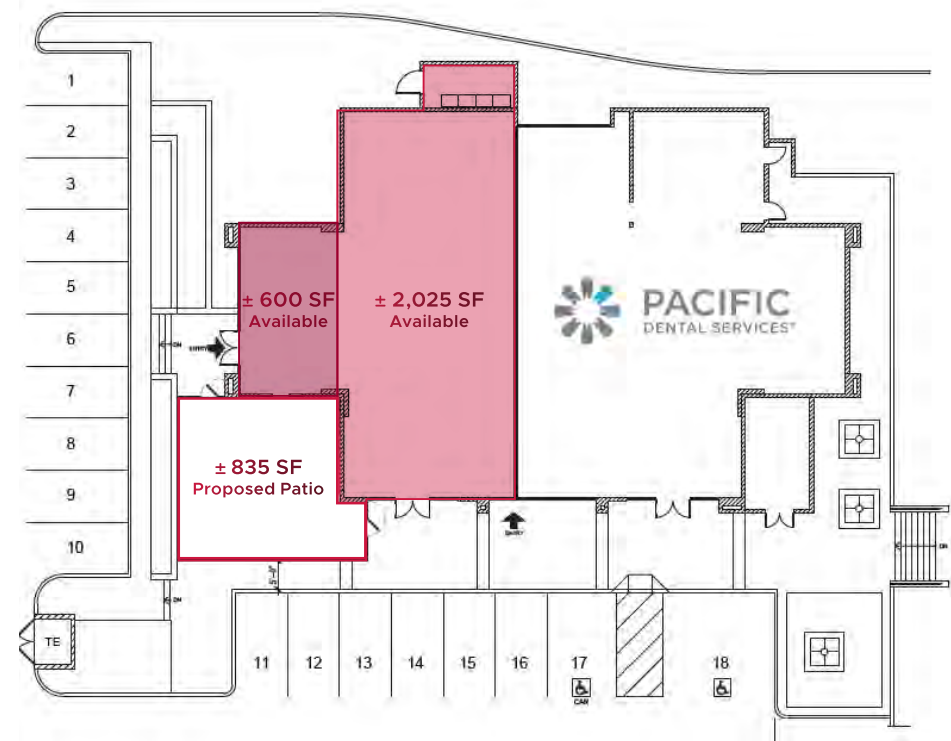
VIEW VIRTUAL TOUR

FLOOR PLAN - DEMISED

Version 2



Version 3



675 S RANCHO SANTA FE RD

**PALOMAR
AIRPORT
BUSINESS PARK**

5.8M SF OF OFFICE
19.9M SF OF INDUSTRIAL

**SAN MARCOS
HIGH SCHOOL**

3,200+ STUDENTS
120+ STAFF



**SUBJECT
SITE**



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YOUR NAME HERE

SAN MARCOS MODERN DENTIST

675-B

Contact Brokers for More Information

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