

parkview

1217 San Elijo Road South | San Marcos, CA 92078

San Elijo Hills



EXECUTIVE SUMMARY

Newmark Pacific presents Parkview, a newly constructed, two-story retail asset totaling 7,850 square feet on 0.73 acres, delivered in 2022 and currently 100% leased to three complementary, service-oriented tenants: a veterinarian, a dance company, and a chiropractor. The property is strategically positioned within the affluent, master-planned community of San Elijo Hills in San Marcos, California—steps from San Elijo Hills Town Center, Marketwalk, Albertsons, and surrounded by community anchors including San Elijo Park, the San Elijo Fountain, San Elijo Middle School and San Elijo Elementary School.

Construction of the San Elijo Hills community began in the early 2000s and was designed to provide a captive, all-encompassing experience for the residents. The community is home to more than 3,500 homes as well as three of the largest schools in the entire school district as growth has been robust. The affluence of San Elijo is significant as average household incomes exceed \$235,000 per year while the average price of a home is \$1,395,424.

The asset's modern construction, fully stabilized rent roll, and highly visible, walkable location within an affluent, supply-constrained master-planned community create a defensive income profile with potential for long-term rent growth. Medical and instructional/service-based tenants benefit from entrenched, in-person demand, while proximity to community amenities and schools ensures steady customer inflow throughout the week.

Newmark Pacific invites you to review the content of this Offering Memorandum as Parkview at San Elijo Hills offers the opportunity to acquire this special retail asset in one of San Diego's newest high-growth communities while delivering diversified, durable cash flow and coveted San Diego real estate fundamentals.





parkview

San Elijo Hills

THE OFFERING



\$5,995,000

Asking Price



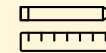
\$763.69

Price per SF



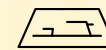
100%

Occupancy



7,850 SF

Total GLA



0.73 ACRES

Land Area

The Seller reserves the right to sell the property at any time without prior notices. The Property will be sold on an as-is basis.



PROPERTY DESCRIPTION



ADDRESS

1217 San Elijo Road South
San Marcos, CA 92078



ZONING

SPA - Multi-Family,
Residential, Mixed-Use



PARKING

35 Stalls (Reciprocal with Building Next Door)
Ample Street Parking



OCCUPANCY

100%



TOTAL GLA

7,850 Square Feet



TRAFFIC COUNTS

25,553 Cars per Day at Town Square



NUMBER OF TENANTS

3 Tenants



PARCEL SIZE

0.73 Acres



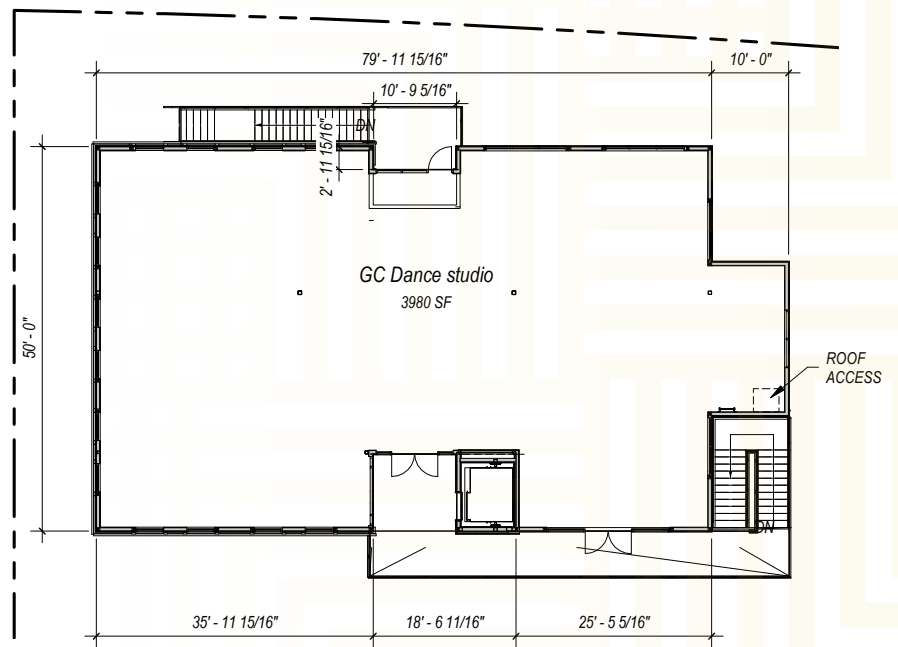
YEAR BUILT

2022

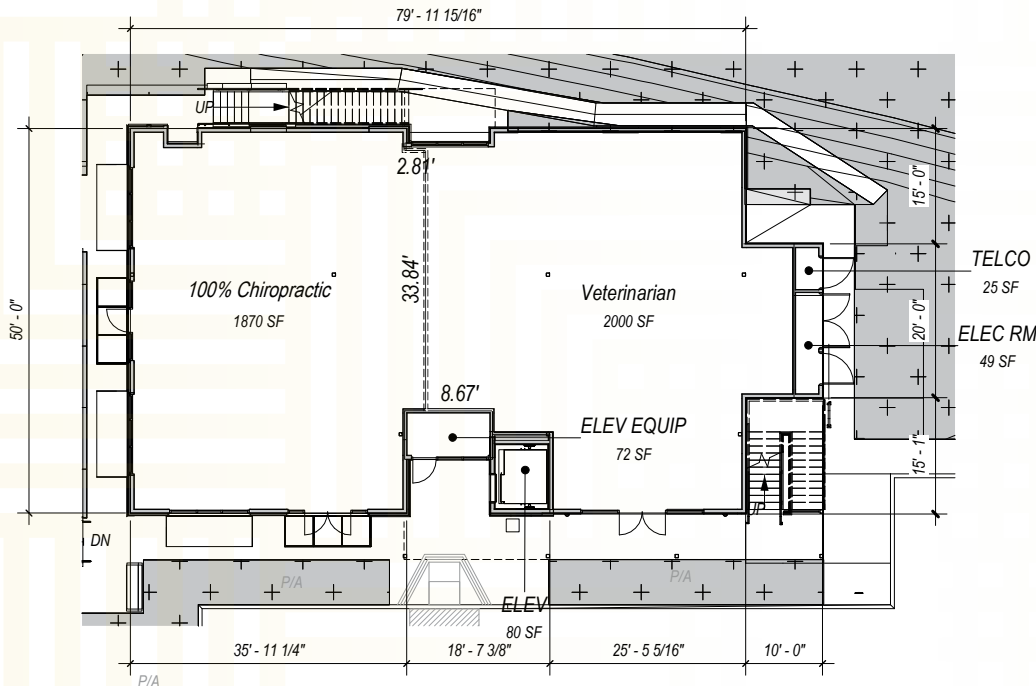
GROUND FLOOR



SAN ELIJO HILLS
VETERINARY CLINIC



② LEVEL 2
1/16" = 1'-0"



① LEVEL 1
1/16" = 1'-0"

SECOND FLOOR



DANCE COMPANY



Click the logos to learn more about each Tenant.

DEMOGRAPHIC SNAPSHOT



63,689

10-MINUTE DRIVE POPULATION



51,266

10-MINUTE DRIVE DAYTIME POPULATION



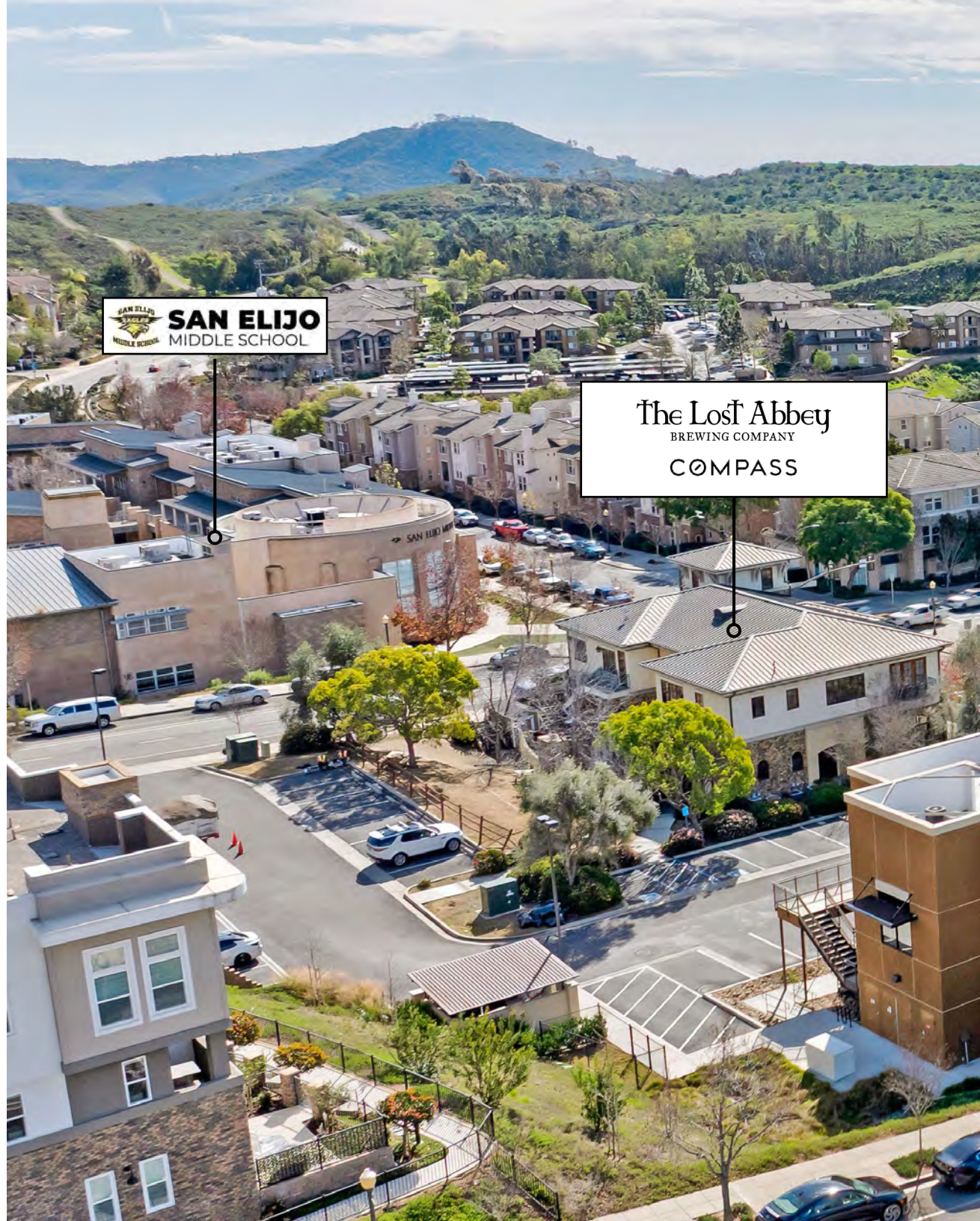
\$206,679

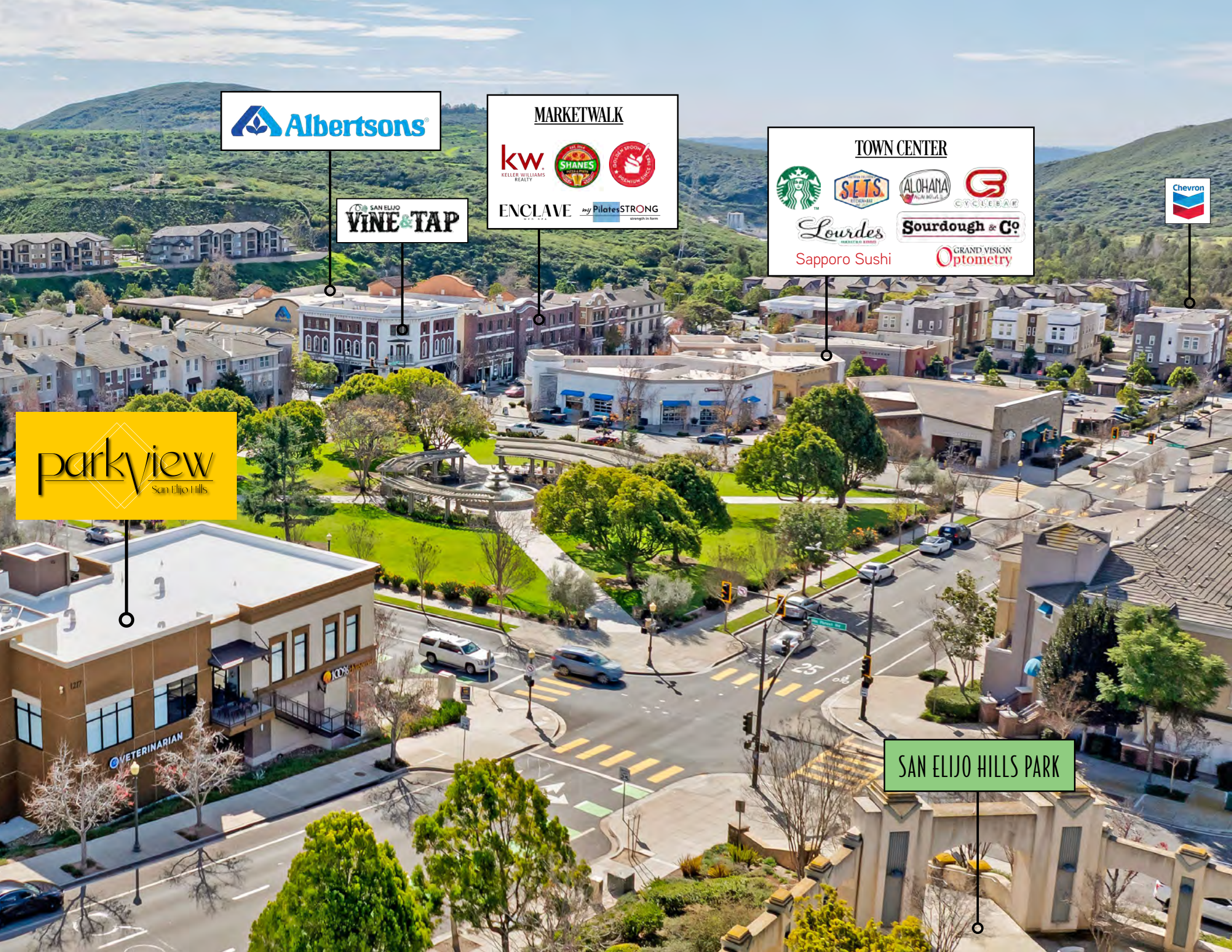
10-MINUTE DRIVE AVG H.H. INCOME



\$1,305,065

10-MINUTE DRIVE AVERAGE HOME VALUE





parkview

San Elijo Hills



INVESTMENT ADVISORS

Rob Ippolito

Senior Managing Director
t 858-875-5925
rob.ippolito@nmrk.com
CA RE Lic. #01242854
NV RE Lic. S.0167491

John Jennings

Senior Managing Director
t 858-875-5927
john.jennings@nmrk.com
CA RE Lic. #01215740

Glenn Rudy

Senior Managing Director
t 949-608-2014
glenn.rudy@nmrk.com
CA RE Lic. #01412484

LEASING

Justin Wessel

Associate Director
t 858-875-5929
justin.wessel@nmrk.com
CA RE Lic. #01946177

RETAIL ANALYST

John R. Dempsey, CFA

Regional Financial Analysis Dir.
t 858-875-5926
john.dempsey@nmrk.com
CA RE Lic. #01934117

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Pacific that broker shall not look to Newmark Pacific for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Pacific and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Pacific's client.