

FOR LEASE



Galleria Vera Cruz

1001 San Marcos Blvd.
San Marcos, CA 92078

\$1.50 psf/mo + NNN

Suite 155 1,350 SF

- ♦ Situated in the heart of the rapidly growing area of San Marcos, this property offers high visibility and easy access to both local traffic and commuters.
- ♦ High Traffic Major San Marcos Corridor. Less than 1 mile from Highway 78.
- ♦ Current Tenants in the center include iTan, Inland Tavern, The Towne Jeweler, Fairway Fades Barber Shop, Ivy League Barber Academy, The Acne Spot, Kumon Tutoring Center, Avah Dental, Filipino Depot and others



38,365

Cars Per Day
San Marcos Blvd
@ Via Vera Cruz

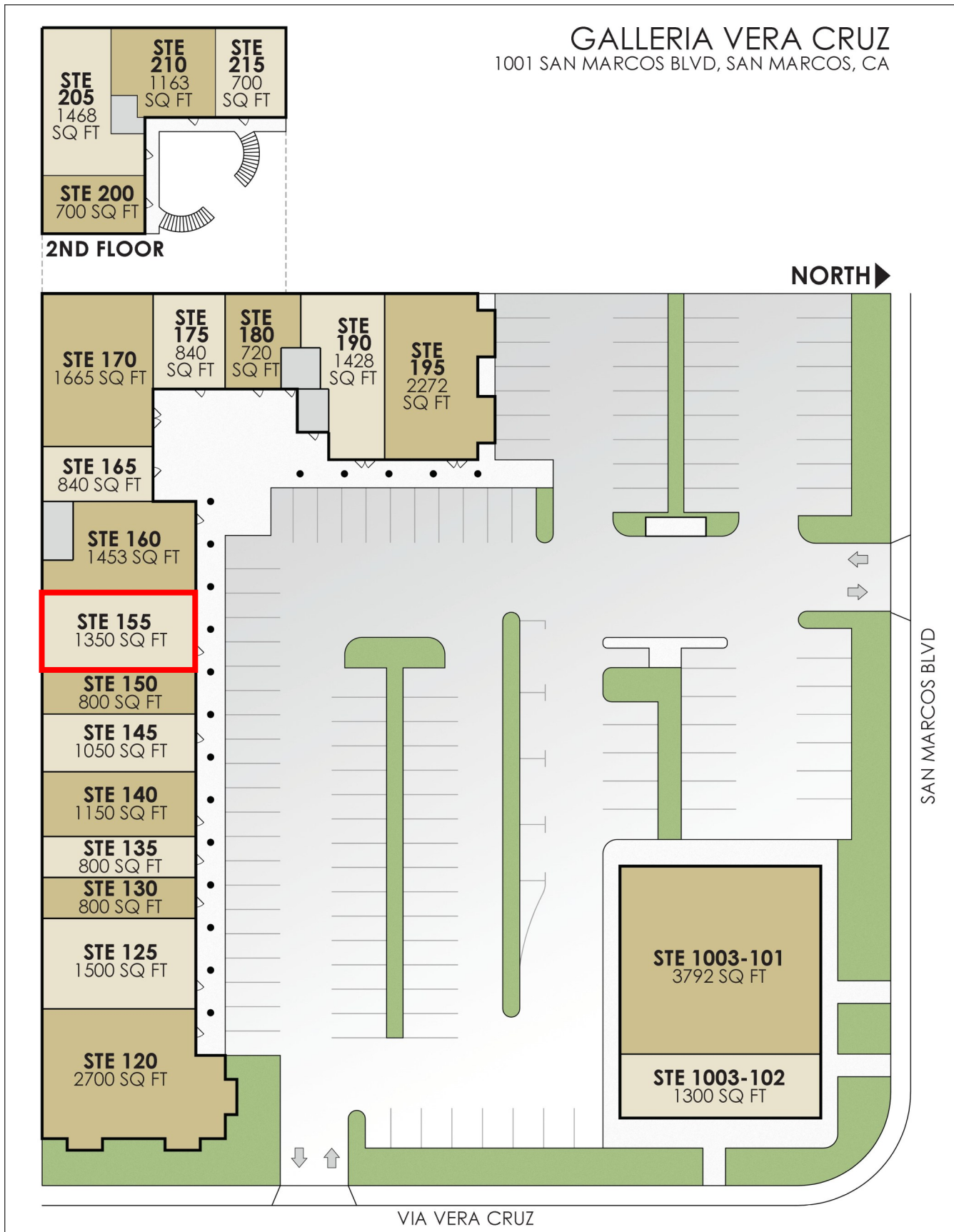
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V47

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Site Plan

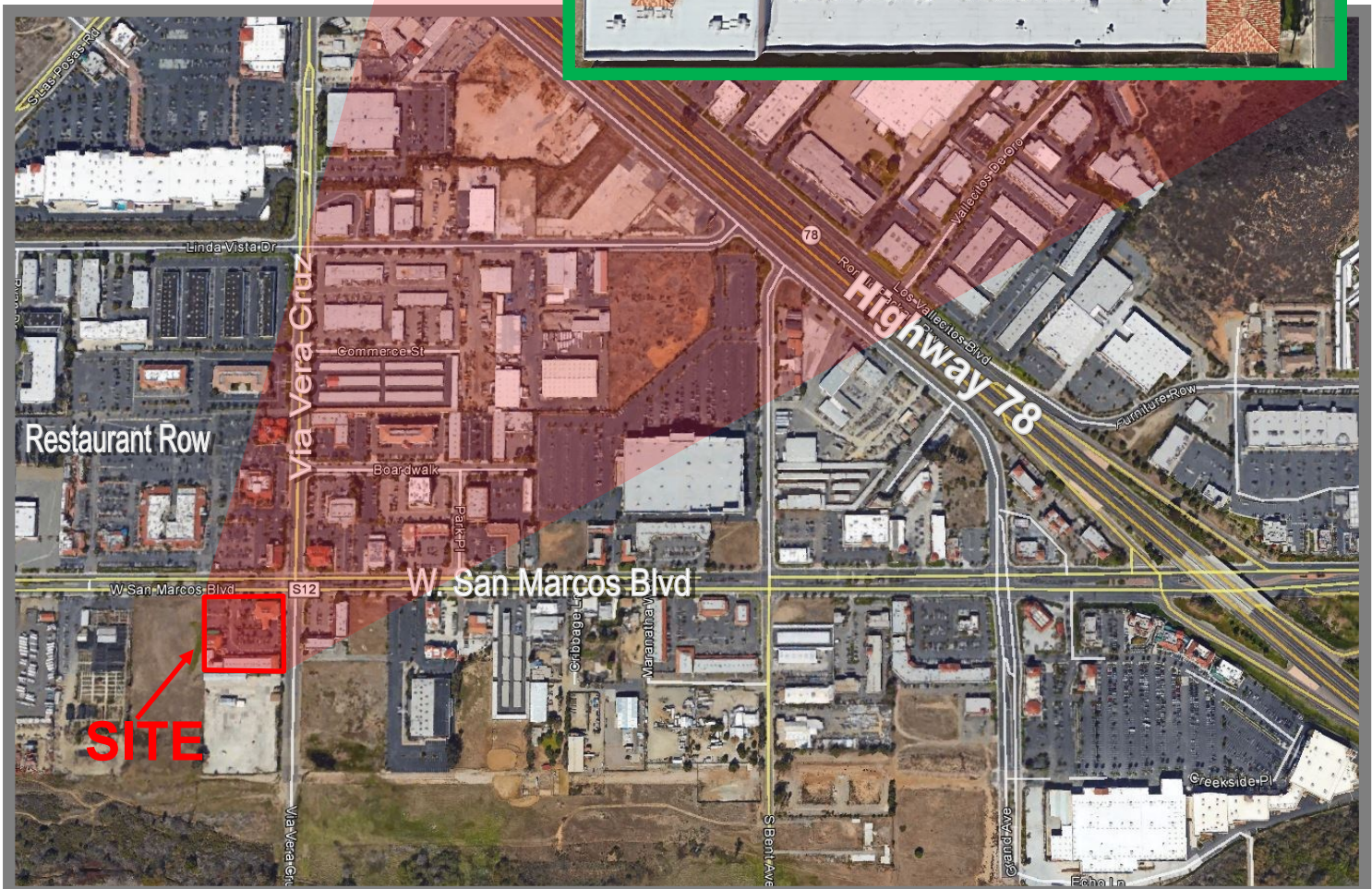


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Aerial



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Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Total Population:	54,574	198,813	727,394
2024 Total Population:	54,420	196,947	712,459
Population Projection 2029:	54,085	195,485	705,598
Median Age:	36.6	40	40
Households			
2024 Total Households:	17,775	68,052	246,822
2029 Household Projection:	17,660	67,449	244,091
Median Household Inc:	\$85,795	\$105,563	\$103,131
Avg Household Size:	2.9	2.8	2.8
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$707,404	\$784,046	\$816,198
Median Year Built:	1990	1988	1984

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