

# MISSION PACIFIC CENTER

1450 W Mission Rd., San Marcos, CA 92069

**CORNER RETAIL  
SPACE AVAILABLE**

**RETAIL SPACE ±1,350 - ±1,500 SF  
AVAILABLE**

# MISSION PACIFIC CENTER

1450 W Mission Rd.  
San Marcos, CA 92069

- Neighborhood strip retail center
- Mix of residential and daytime employment population
- Near Palomar College (21,141 students)
- Located at the signalized corner of W. Mission Rd. (±14,00 ADT) & N. Pacific St.
- Corner location available
- 60 parking spaces
- Please do not disturb tenants

±1,350 SF - ±1,500 SF AVAILABLE

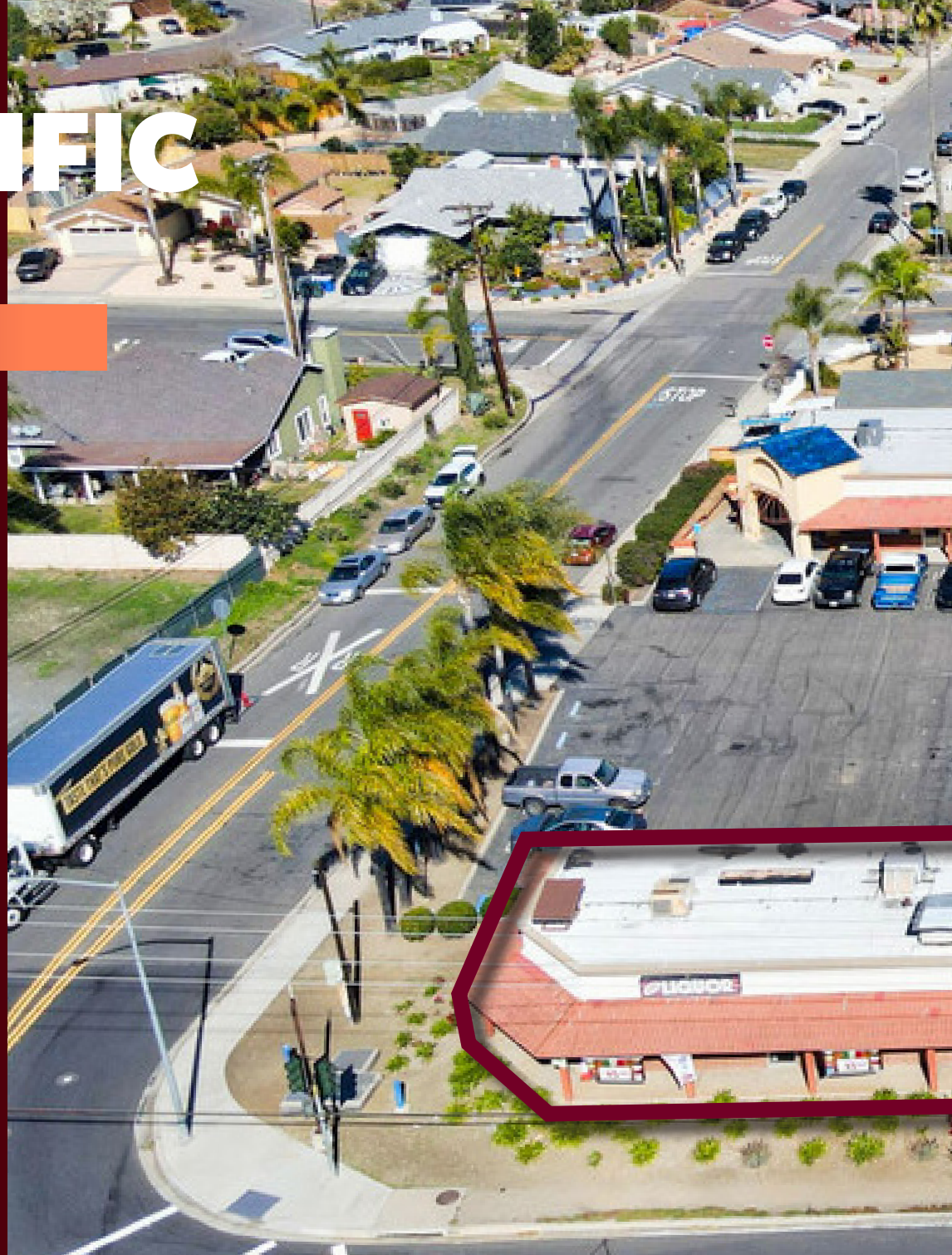
## TENANTS

**SORRENTO'S**  
PIZZA

**AAA**  
**ELITE SPA**

**SWAN**  
**NAILS & SPA**

**SUE THAI OM**





AVAILABLE  
1,350 SF



AVAILABLE  
1,500 SF



# COMPETITION AERIAL

**SITE**

**PALOMAR COLLEGE**

21,141 Students

W. Mission Rd. ADT: 314,000

Palomar College  
Sprinter Station  
0.5 miles from site

ADT: 329,013

ADT: 3144,695



# AT THE Valley of Discovery, San Marcos

WALK  
SCORE  
**71**

## Very Walkable

Most errands can be accomplished on foot.

TRANSIT  
SCORE  
**66**

## Good Transit

Many nearby public transportation options.

BIKE  
SCORE  
**51**

## Bikeable

Some bike infrastructure.



*\*walkscore.com*





### POPULATION

1 mile	15,708
3 miles	93,137
5 miles	206,114



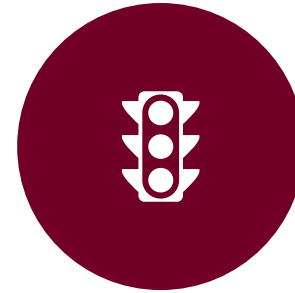
### DAYTIME POPULATION

1 mile	15,003
3 miles	80,929
5 miles	160,783



### AVERAGE HOUSEHOLD INCOME

1 mile	\$112,242
3 miles	\$129,522
5 miles	\$150,201



### TRAFFIC COUNTS

W Mission Rd.	14,219 ADT
N Las Posas Rd.	22,024 ADT

### FLOURISHING FAMILIES

Flourishing couples and multi-generational families living a wide range of lifestyles in suburbia.

**13.9% of population**

### FAMILY UNION

Conventional Gen X families living suburban and city lifestyles.

**12.9% of population**

### BOOMING WITH CONFIDENCE

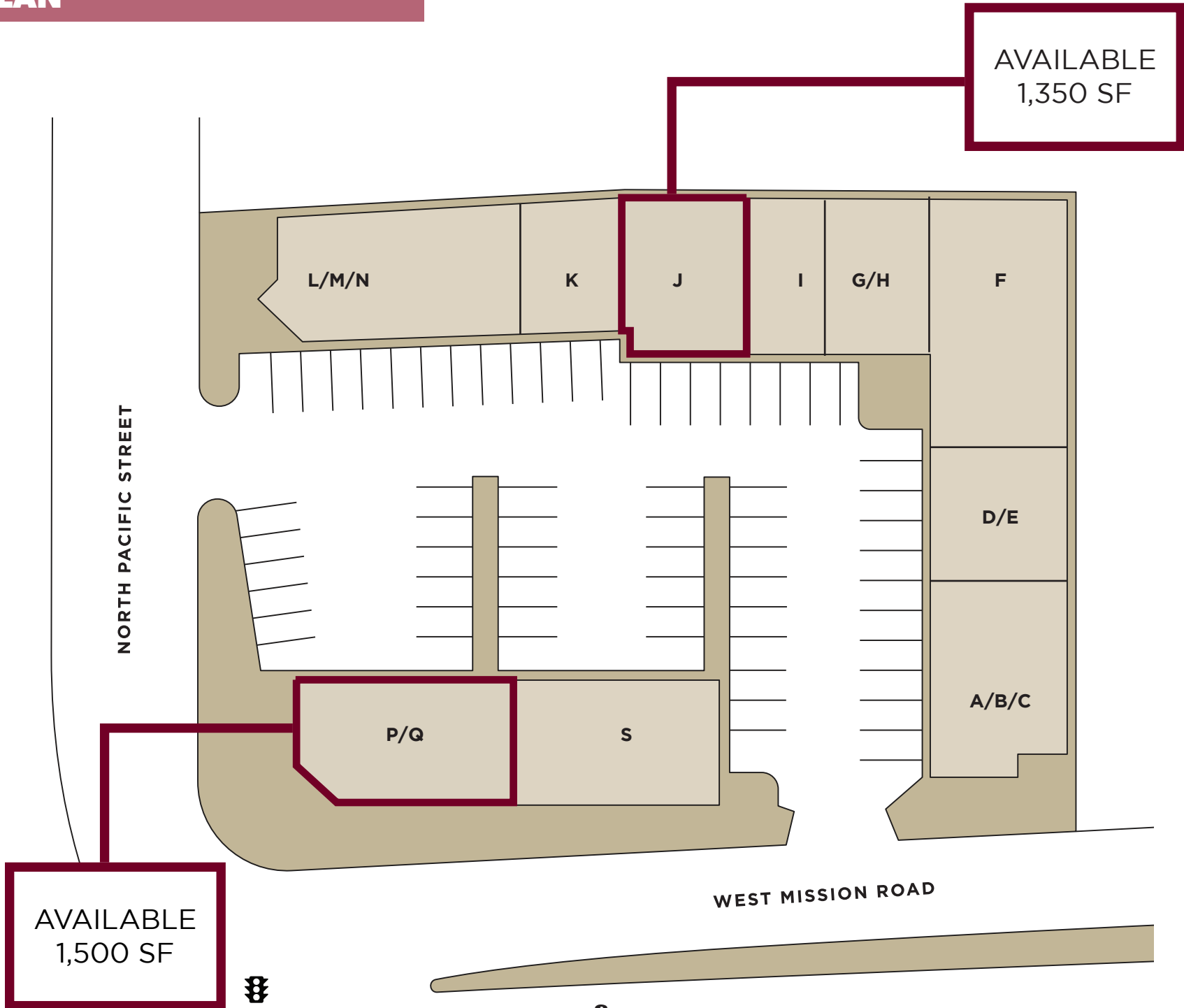
Mature and upscale couples living in suburban homes.

**11.9% of population**

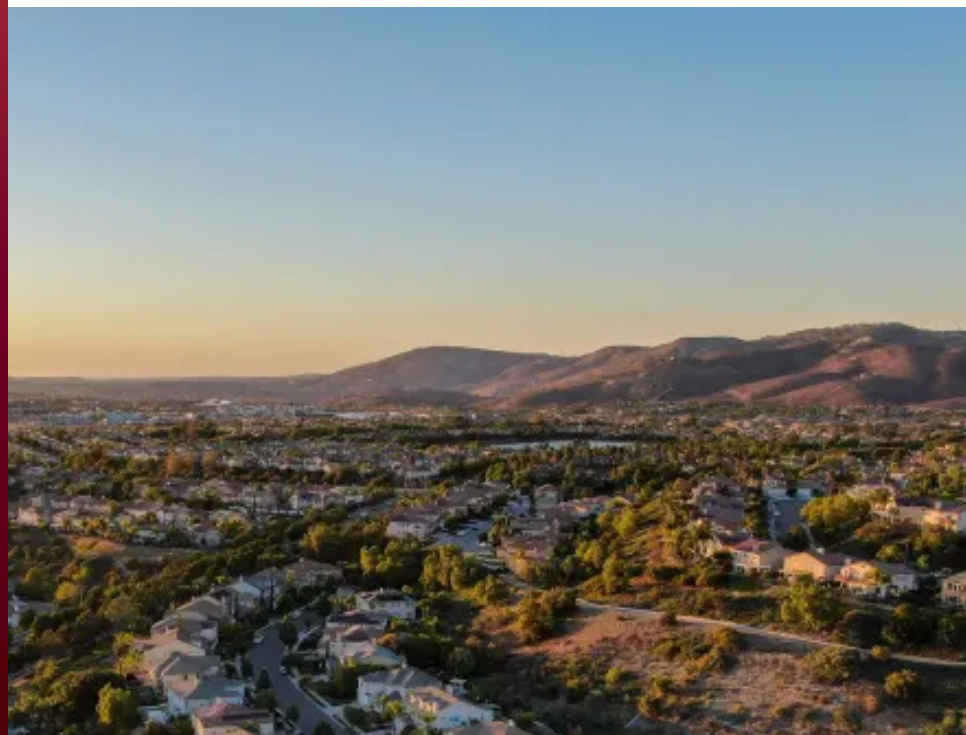
# AREA DEMOGRAPHICS



# SITE PLAN







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FOR LEASING INFORMATION

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