

MARKETWALK

San Elijo Hills

875 SF
AVAILABLE

1,115 SF
AVAILABLE

SAN ELIJO
VINE & TAP

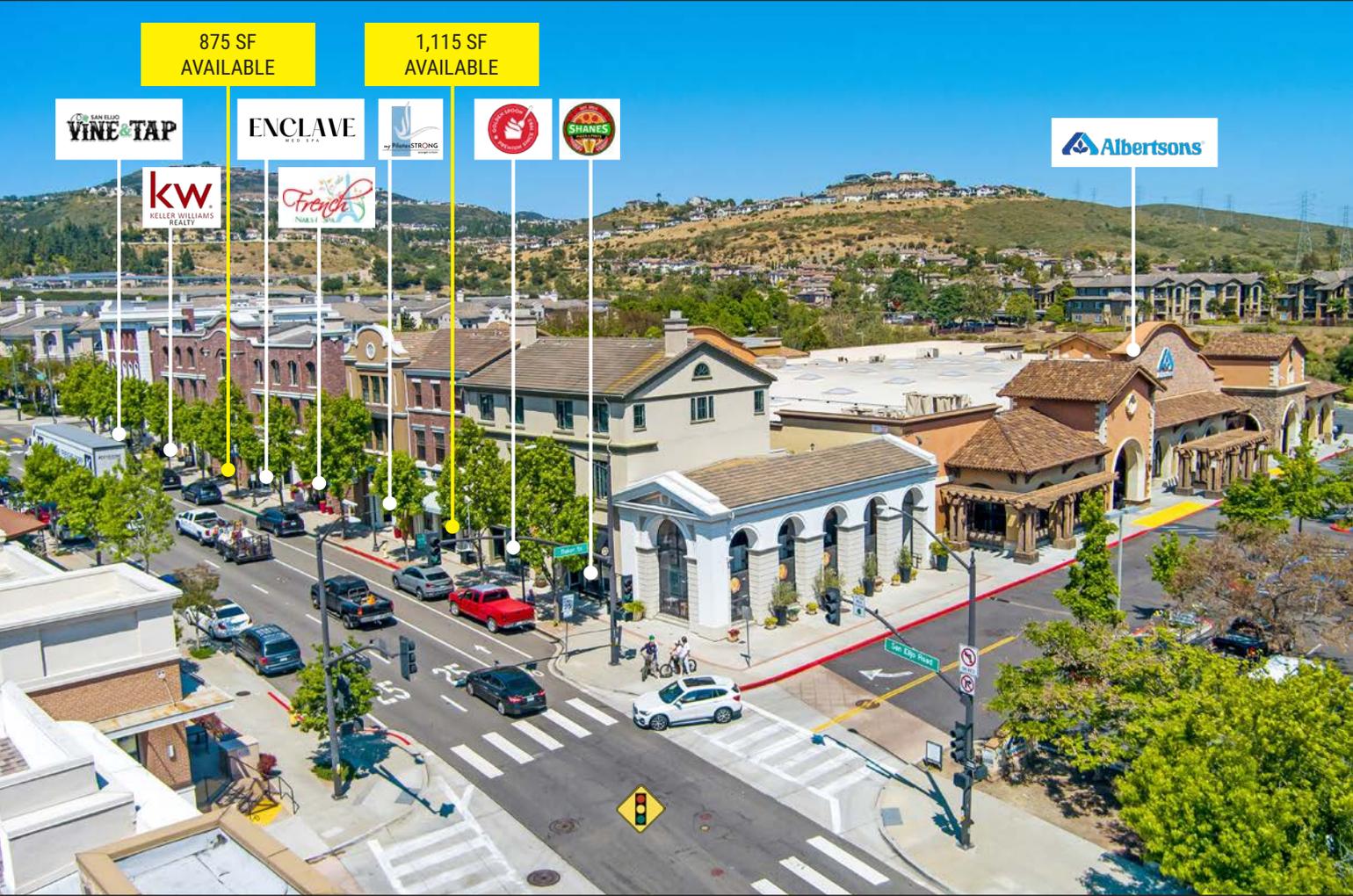
ENCLAVE
WED. TAP



kw
KELLER WILLIAMS
REALTY

Trends
NAREB

Albertsons

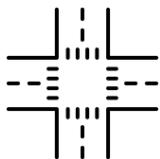


NEWMARK | PACIFIC

Ground Floor Retail for Lease

San Elijo Road at Elfin Forest Road | San Marcos, CA

Property Highlights



LOCATED AT MAIN & MAIN

Marketwalk San Elijo Hills is centrally located within the Town Center district. The Town Center district is utilized by the residents of San Elijo Hills and is recognized as Main & Main along San Elijo Road. Marketwalk enjoys the benefit of the more than 22,000 cars that travel by the center daily.



MASTER PLANNED COMMUNITY

San Elijo Hills is a master-planned community in the city of San Marcos including more than 3,000 homes. The median value of homes within the San Elijo Hills is \$1,310,682.



ALBERTSONS SHADOW ANCHORED

Marketwalk San Elijo Hills is anchored by a high-performing Albertsons grocery store and pharmacy. Albertsons is the sole grocery store in the San Elijo community driving significant traffic to the surrounding shops.

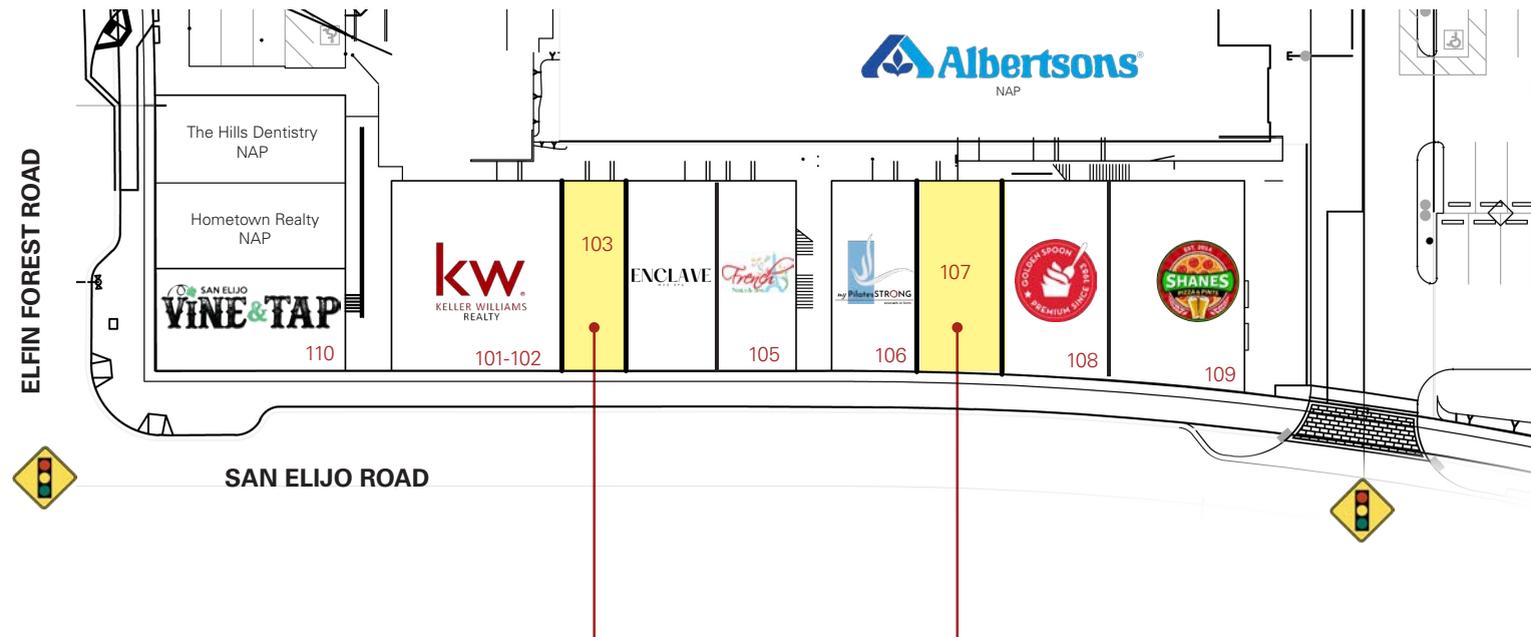


AFFLUENT CUSTOMER BASE

Marketwalk San Elijo Hills enjoys and serves an affluent customer base starved for retail service and restaurants. Average household incomes exceed \$235,000 per year while the median age of residents is 39.2 years.



SUITE	TENANT	SF
101-102	Keller Williams	2,265
103	AVAILABLE	875
104	Enclave Med Spa	1,102
105	French Nails & Spa	1,095
106	my PilatesSTRONG	1,145
107	AR Workshop (Available)	1,115
108	Golden Spoon	1,160
109	Shane's Pizza and Pints	1,140
110	Vine and Tap	1,100
TOTAL GLA		10,997



PARKING

Marketwalk has access to 83 on-street parking stalls on both sides of San Elijo Road. Through a shared parking agreement with Albertsons, the shops have access to an additional 237 parking stalls located in the Albertsons parking lot.

**Demographics**

	5 Minute	10 Minute	15 Minute
POPULATION			
2025 Population	7,030	43,485	139,782
2030 Population	6,983	43,258	140,843
Total Businesses	182	1,111	8,365
Total Employees	1,332	8,924	81,716
Total Daytime Population	6,890	35,163	156,985
2025 Median Age	37.8	39.6	40.5
HOUSEHOLDS			
2025 Total Households	2,141	14,862	49,544
2025 Housing Units	2,234	15,591	51,988
Owner Occupied Housing Units	71.4%	65.9%	64.8%
Renter Occupied Housing Units	24.5%	29.4%	30.5%
Vacant Housing Units	4.2%	4.7%	4.7%
2025 Median Home Value	\$1,311,798	\$1,232,933	\$1,092,288
INCOME			
2025 Average Household Income	\$236,934	\$199,771	\$181,010
<\$15,000	2.4%	2.9%	4.7%
\$15,000 - \$24,999	1.4%	1.7%	3.2%
\$25,000 - \$34,999	0.8%	2.4%	3.9%
\$35,000 - \$49,999	3.1%	4.9%	6.0%
\$50,000 - \$74,999	8.6%	10.4%	9.9%
\$75,000 - \$99,999	6.5%	8.4%	9.4%
\$100,000 - \$149,999	12.8%	15.7%	15.6%
\$150,000 - \$199,999	15.5%	16.0%	14.3%
\$200,000+	48.7%	37.5%	32.9%
2025 Median Household Income	\$194,735	\$158,429	\$138,806
2025 Per Capita Income	\$76,336	\$70,007	\$64,531

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Source: ESRI

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San Elijo Hills

San Elijo Road at Elfin Forest Road | San Marcos, CA



NEWMARK | PACIFIC

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