

# ±17,077 SF FREESTANDING BUILDING FOR SALE OR LEASE

2175 MONTIEL ROAD, SAN MARCOS, CA 92069

173,780  
CARS PER DAY



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**CAST**  
CAPITAL PARTNERS



# PROPERTY DETAILS

**WITHHELD**  
SALE PRICE

**\$2.25/SF NNN**  
LEASE RATE

**±17,077 SF**  
BUILDING SIZE

**±1.37 AC**  
LAND SIZE

**0.16 AC**  
LOT SIZE

**125' HIGHWAY 78**  
FRONTAGE

**1990**  
YEAR BUILT

**20'**  
CLEAR HEIGHT

**CONCRETE SLAB**  
FOUNDATION

**YES**  
FIRE SPRINKELERS

**THREE (3)**  
(1 PRIVATE / 2 COMMON)  
RESTROOMS



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### PROPERTY FEATURES

- » Excellent Visibility directly off the 15 and 78 freeways
- » Stand Alone Building
- » On-site Parking
- » General Commercial: Flexible Zoning (general medical and urgent care are allowed)
- » Prominent Signage
- » Loading Dock





## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	8,488	126,057	235,364
2028 Population Projection	8,411	124,926	233,346
2023 Households	2,845	41,137	75,865
2028 Household Projection	2,826	40,810	75,294
Median Household Income	\$77,061	\$72,731	\$78,420
Median Home Value	\$574,418	\$540,013	\$598,407



## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume
Montiel Road	Leora Lane	6,569
Highway 78	Nordahl Road	173,780
Auto Park Way	Nordahl Road	33,854
Highway 78	Nordahl Road	11,851
Nordahl Road	Highway 78	38,278





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