

**FOR LEASE**



**100 N RANCHO SANTA FE RD**  
SAN MARCOS, CALIFORNIA



3990 Old Town Ave  
Suite B-208  
San Diego, CA 92110

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— Under New Ownership —

PROPERTY  
LOCATION

100 N RANCHO SANTA FE RD  
SAN MARCOS, CA 92069



SAN MARCOS SNAPSHOT



COMING SOON

Updated Monument Signage



POPULATION

1 mile: 14,825  
3 miles: 94,870  
5 miles: 215,023



DAYTIME  
POPULATION

1 mile: 6,875  
3 miles: 55,923  
5 miles: 116,959



AVERAGE  
HH INCOME

1 mile: \$119,013  
3 miles: \$138,318  
5 miles: \$157,781



AVERAGE  
HOUSEHOLD SIZE

1 mile: 3.25  
3 miles: 2.85  
5 miles: 2.84



ENDURING REAL ESTATE

Lic #01977797

3990 Old Town Ave, Suite B-208, San Diego, CA 92110  
[www.enduringrealestate.com](http://www.enduringrealestate.com)



# PROPERTY HIGHLIGHTS

## AVAILABILITY

- 1,411 – 5,068 SF

## FEATURES

- Freeway Signage
- Signalized Intersection
- Abundant Parking

## JOIN NEARBY TENANTS



SHOPPING CENTER RENDERING



SIGNAGE RENDERING



ENDURING REAL ESTATE

Lic #01977797

BROKER  
CONTACT

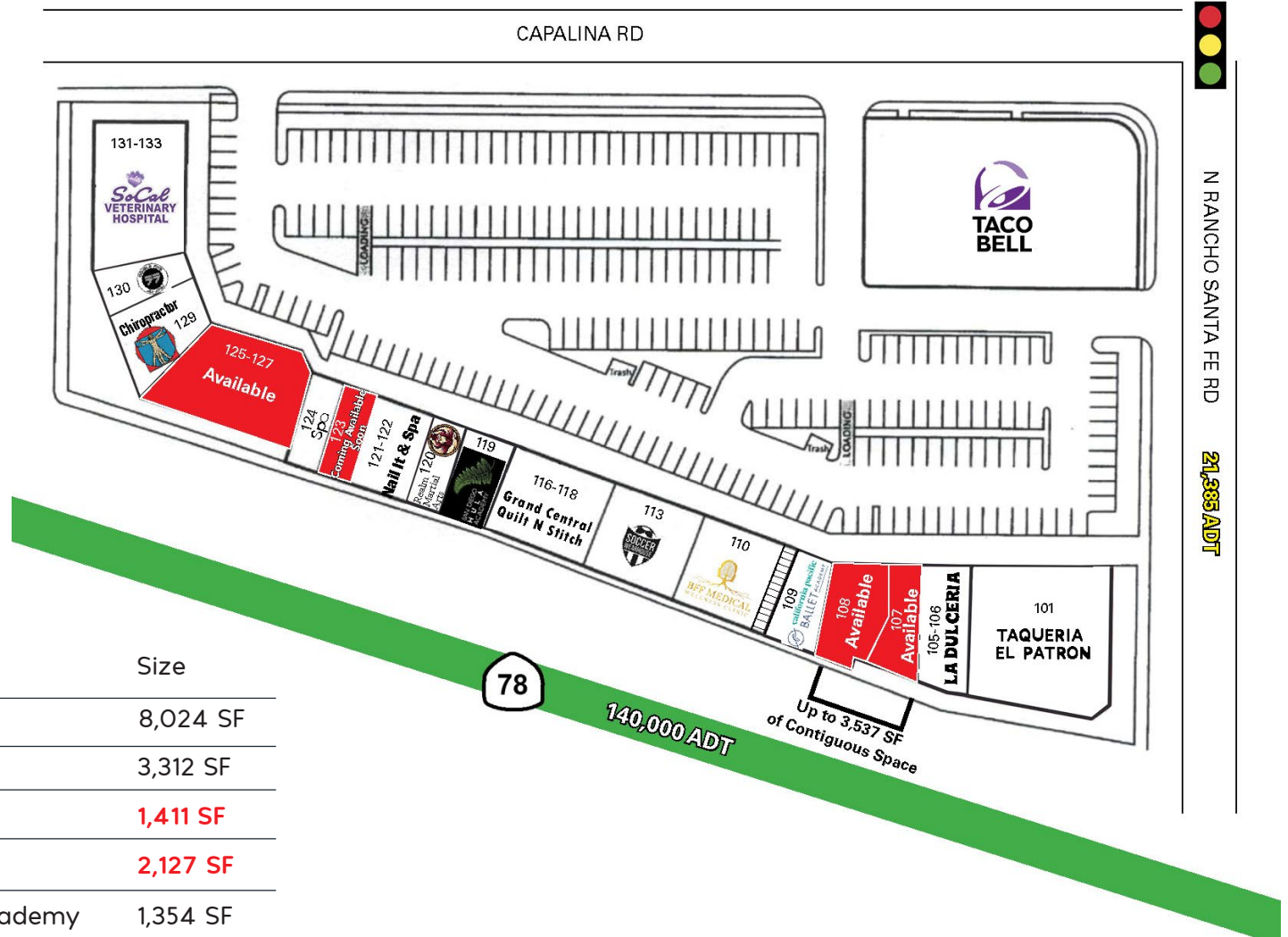
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# SITE PLAN

## TENANTS

Suite #	Tenant	Size
101	Taqueria El Patron	8,024 SF
105-106	La Dulceria	3,312 SF
<b>107</b>	<b>AVAILABLE</b>	<b>1,411 SF</b>
<b>108</b>	<b>AVAILABLE</b> 360°	<b>2,127 SF</b>
109	California Pacific Ballet Academy	1,354 SF
110	BFF Medical Wellness	3,682 SF
113	Soccer Wearhouse (Coming Soon)	3,588 SF
116-118	Grand Central Quilt N Stitch	4,001 SF
119	San Diego Hula Academy	1,750 SF
120	Realm Martial Arts	1,189 SF
121-122	Nail It & Spa	2,377 SF
<b>123</b>	<b>AVAILABLE</b>	<b>1,184 SF</b>



Suite #	Tenant	Size
124	Spa	1,219 SF
<b>125-127</b>	<b>AVAILABLE 3/1/2026</b>	<b>5,068 SF</b>
129	Chiropractor	2,058 SF
130	Double Five San Marcos Jiu-jitsu	1,800 SF
131-133	Vet Hospital	5,033 SF



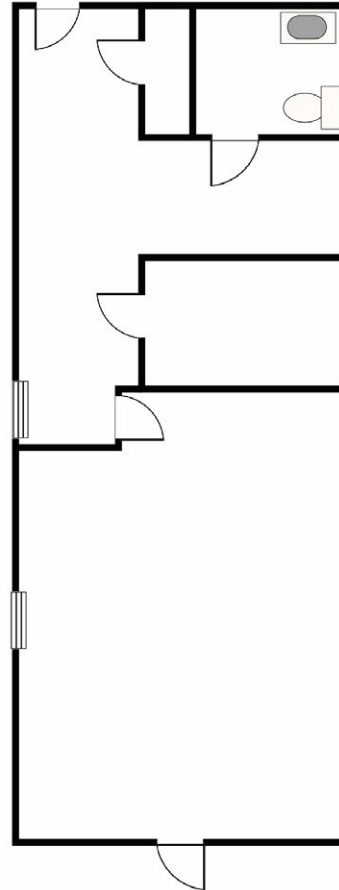
# PROPOSED EXTERIOR RENDERINGS



# FLOOR PLANS

100 N RANCHO SANTA FE RD  
SAN MARCOS, CA 92069

## Suite 107 +/- 1,411 SF

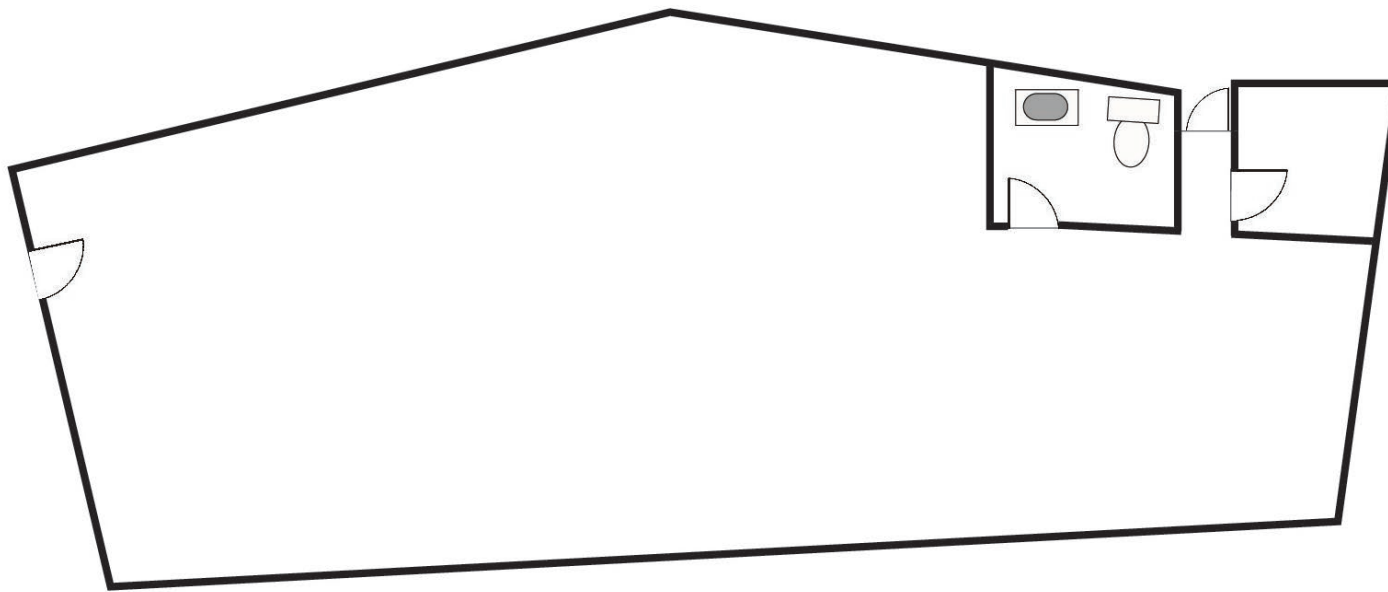


**\*Not to Scale**

# FLOOR PLANS

100 N RANCHO SANTA FE RD  
SAN MARCOS, CA 92069

**Suite 108**  
+/- 2,127 SF



360°

**\*Not to Scale**



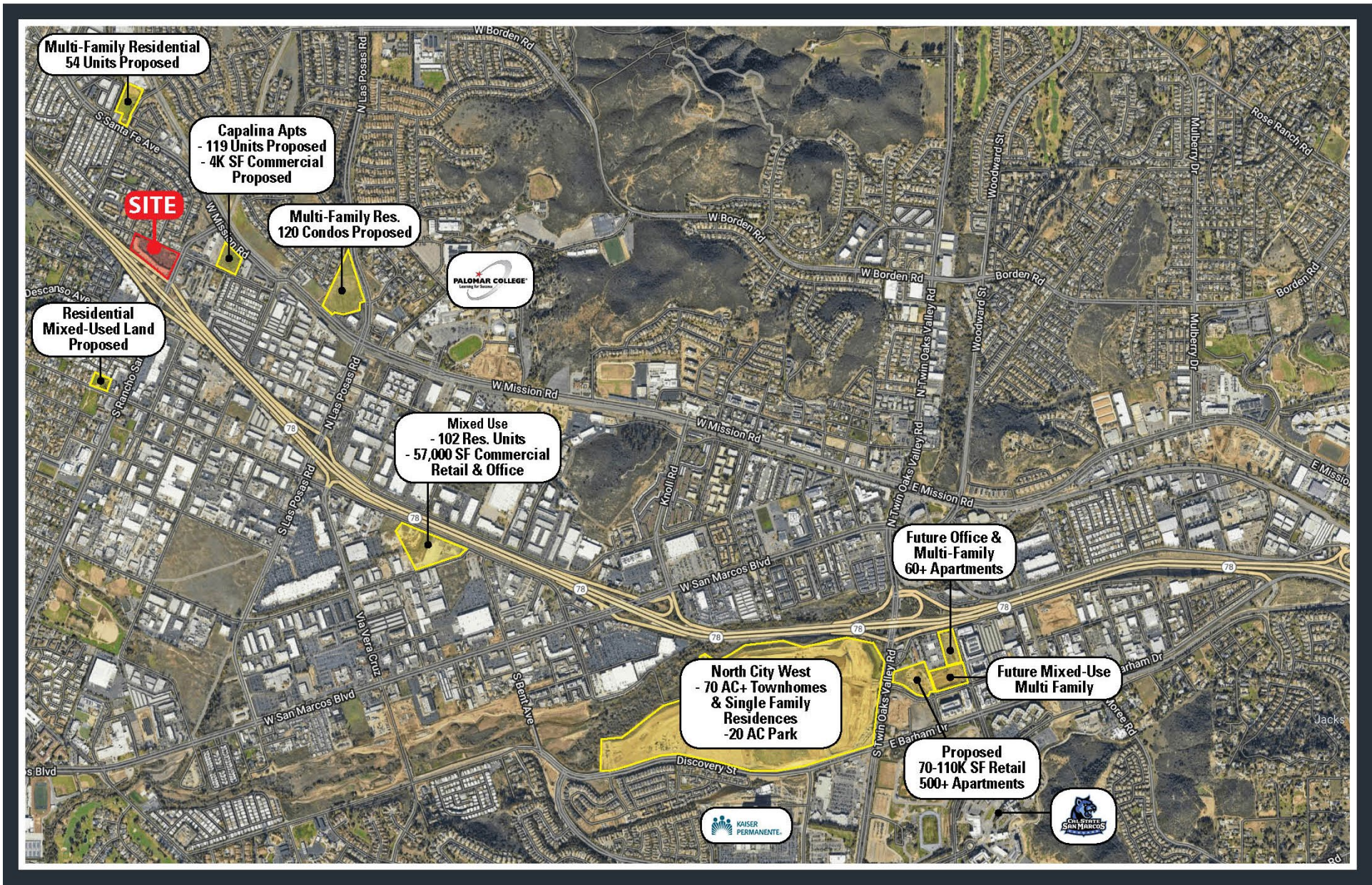
# SAN MARCOS RETAIL AERIAL



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



# FUTURE & PROPOSED RESIDENTIAL AERIAL



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# DEMOGRAPHICS

RANCHO SANTA FE RD & CAPALINA RD  
SAN MARCOS, CA 92069

## POPULATION

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Estimated Population	14,825	51,184	94,870	215,023
2030 Projected Population	14,220	49,915	92,695	209,931
2020 Census Population	16,139	52,597	96,521	216,327
2010 Census Population	14,364	48,115	86,565	197,619
Projected Annual Growth 2025 to 2030	-0.8%	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.6%	0.6%
2025 Median Age	34.1	37.2	37.6	38.9

## HOUSEHOLDS

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Estimated Households	4,561	17,033	32,286	74,235
2030 Projected Households	4,458	16,784	31,779	73,049
2020 Census Households	4,755	16,976	32,092	74,074
2010 Census Households	4,110	15,652	29,449	67,787
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.7%	0.6%	0.6%	0.6%

## RACE AND ETHNICITY

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Estimated White	40.7%	45.7%	51.6%	55.4%
2025 Estimated Black or African American	2.9%	3.0%	3.3%	3.1%
2025 Estimated Asian & Pacific Islander	12.6%	11.3%	11.9%	10.8%
2025 Estimated American Indian & Native Alaskan	1.7%	1.4%	1.1%	1.1%
2025 Estimated Other Races	42.2%	38.5%	32.0%	29.6%
2025 Estimated Hispanic	50.8%	45.1%	37.4%	34.5%

## INCOME

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Estimated Average Household Income	\$119,013	\$122,424	\$138,318	\$157,781
2025 Estimated Median Household Income	\$96,488	\$100,064	\$115,964	\$125,254
2025 Estimated Per Capita Income	\$36,648	\$40,958	\$47,375	\$54,694



# DEMOGRAPHICS

RANCHO SANTA FE RD & CAPALINA RD  
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## EDUCATION (AGE 25+)

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Estimated Elementary (Grade Level 0 to 8)	11.7%	12.2%	8.8%	7.7%
2025 Estimated Some High School (Grade Level 9 to 11)	7.5%	6.6%	5.3%	4.7%
2025 Estimated High School Graduate	19.3%	19.2%	17.5%	16.6%
2025 Estimated Some College	19.1%	19.5%	19.8%	20.3%
2025 Estimated Associates Degree Only	7.3%	7.2%	8.3%	8.6%
2025 Estimated Bachelors Degree Only	22.0%	23.7%	27.1%	26.8%
2025 Estimated Graduate Degree	13.2%	11.5%	13.3%	15.4%

## BUSINESS

	1 Mile	2 Miles	3 Miles	5 Miles
2025 Estimated Total Businesses	909	3,289	5,409	11,355
2025 Estimated Total Employees	6,875	31,169	55,923	116,959
2025 Estimated Employee Population per Business	7.6	9.5	10.3	10.3
2025 Estimated Residential Population per Business	16.3	15.6	17.5	18.9

Source: Sites, USA, 2010 – 2020 Census, 2025 Estimates & 2030 Projections Calculated using Proportional Block Groups

# 100 N RANCHO SANTA FE RD

## SAN MARCOS, CALIFORNIA

**EL RANCHO**  
100 NORTH RANCHO SANTA FE CENTER



REAL ESTATE  
Lic #01977797

3990 Old Town Ave  
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### BROKER CONTACT

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