

# San Marcos Pavilion

727-731 SAN MARCOS BLVD, SAN MARCOS, CA

FOR LEASE: 1,100 SF SHOP SPACE



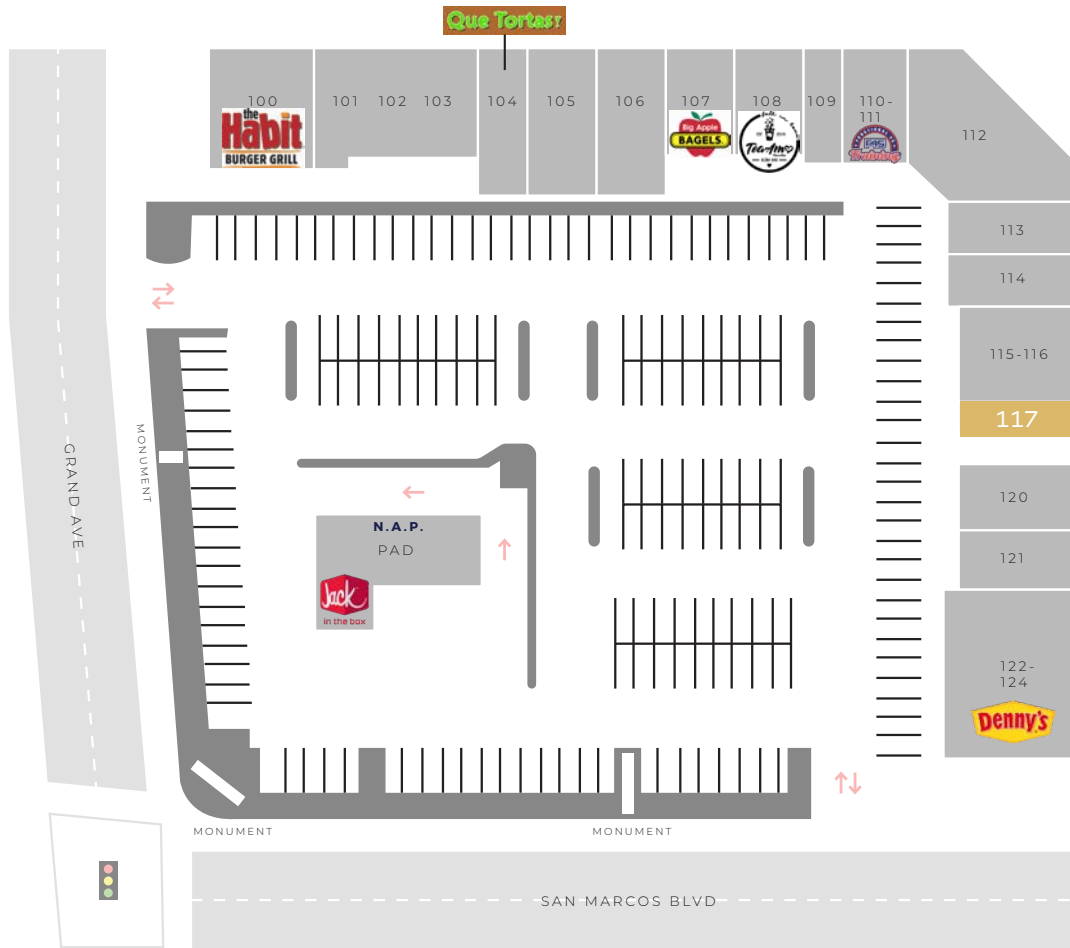


## Property Features.

- + Available: 1,100 SF shop space
- + Located at W. San Marcos Blvd (61,600 ADT) and Grand Ave (8,800 ADT)
- + Adjacent to Hwy 78 (152,800 ADT)
- + Monument signage on San Marcos Blvd
- + High visibility from street
- + Over 55,000 students from San Marcos schools within 1.5 miles (Palomar College, Cal State San Marcos, and San Marcos Unified School District)

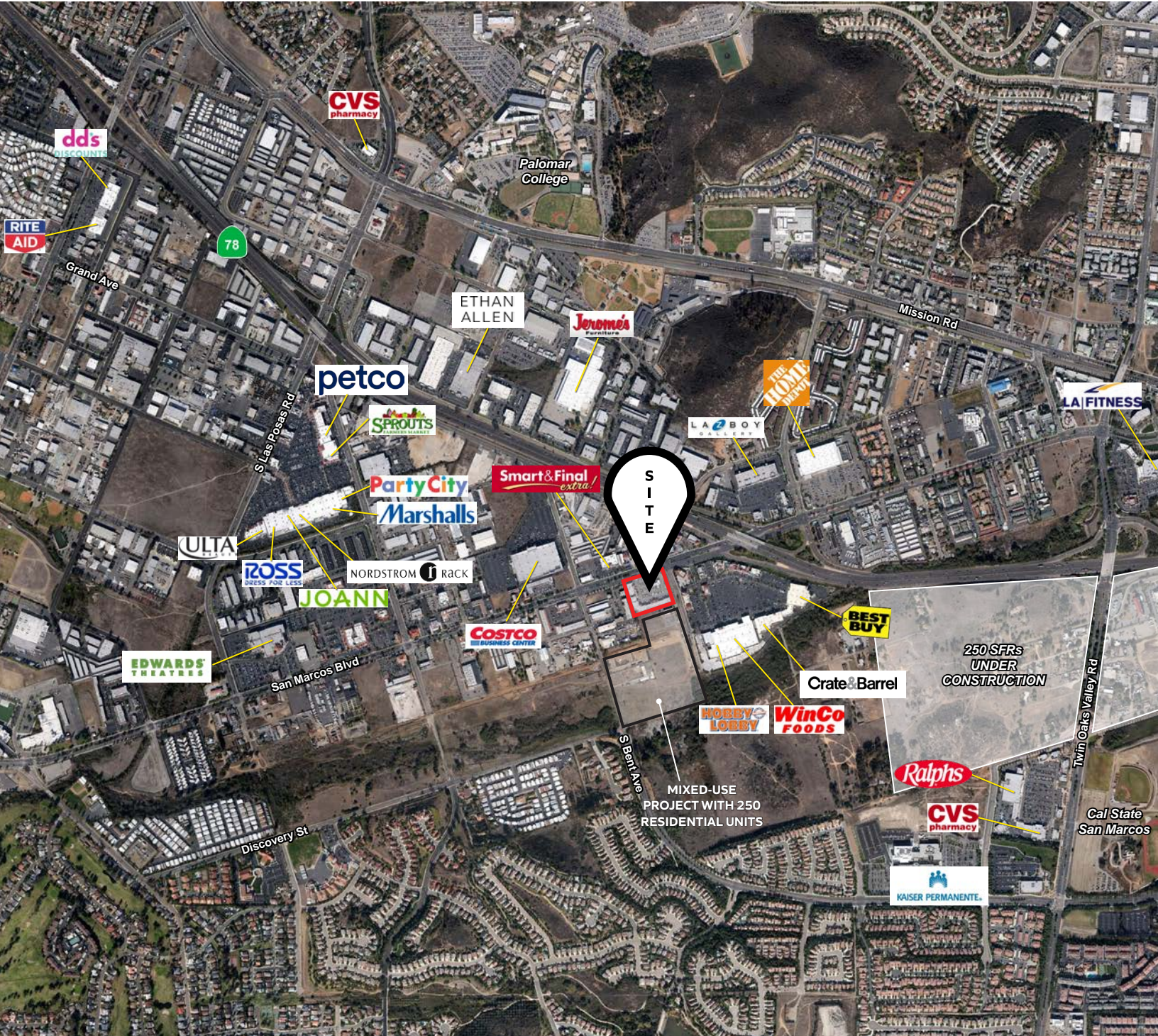


S I T E P L A N & A V A I L A B I L I T I E S

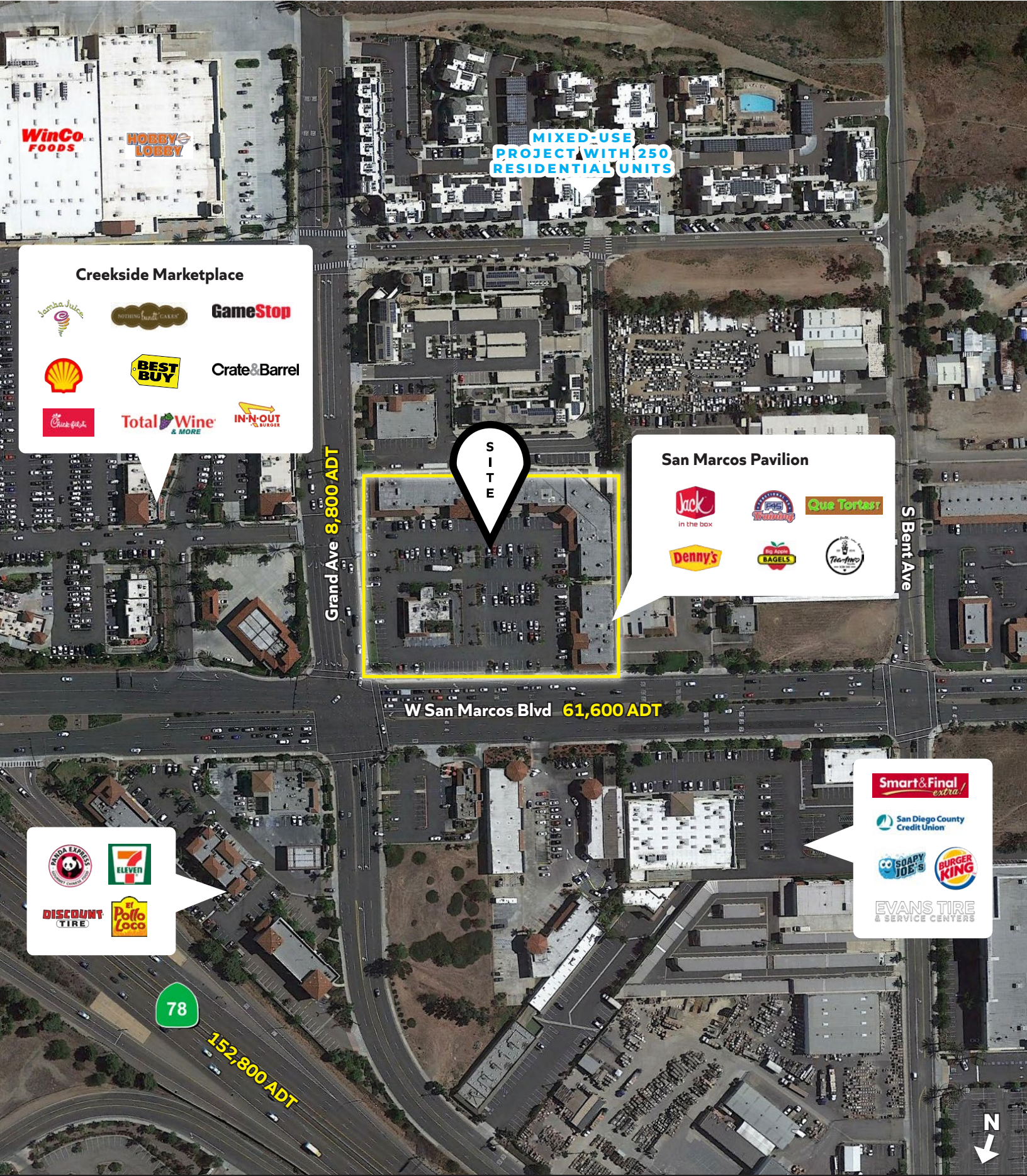


AVAILABLE      LEASED

UNIT #	SQUARE FEET	TENANT
<b>727 W SAN MARCOS BLVD</b>		
100	2,314	THE HABIT BURGER GRILL
101-103	4,120	USIS
104	1,200	QUE TORTAS
105	2,046	SUSHI HUKU
106	1,830	BEFORE N AFTER WELLNESS
107	1,459	BIG APPLE BAGELS
108	1,450	TEA AMO
109	750	CAPITAL JEWELRY
110-111	1,919	F45 TRAINING
112	3,801	SEACOAST ANIMAL HEALTH CENTER
113	978	PHARMACY
114	1,008	ALL AMERICAN BARBER
115-116	2,748	FLAVOR OF HIMALYA
<b>117</b>	<b>1,100</b>	<b>AVAILABLE</b>
<b>731 W SAN MARCOS BLVD</b>		
120	1,403	MOCHINUT
121	1,468	NAIL SALON
122-124	4,537	DENNY'S DINER
<b>TOTAL SQUARE FEET: 34,131</b>		



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



MIXED-USE  
PROJECT WITH 250  
RESIDENTIAL UNITS

Creekside Marketplace

- lanha Juice
- NOTHING BUT THE CAKES
- GameStop
- Shell
- BEST BUY
- Crate&Barrel
- Chick-fil-A
- Total Wine & MORE
- IN-N-OUT BURGER

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San Marcos Pavilion

- Jack in the box
- Training
- Que Pasa
- Denny's
- Big Apple BAGELS
- Torino

Grand Ave 8,800 ADT

W San Marcos Blvd 61,600 ADT

S Bent Ave

- PANDA EXPRESS
- 7 ELEVEN
- DISCOUNT TIRE
- El Pollo Loco

Smart & Final extra!

- San Diego County Credit Union
- CO SOAPY JOE'S
- BURGER KING
- EVANS TIRE & SERVICE CENTERS

78

152,800 ADT





# 727-731 San Marcos Blvd, San Marcos, CA



## POPULATION

	1 mile	3 miles	5 miles
Total Population	14,159	96,558	201,544
Projected Population (2028)	14,188	97,344	202,051



## HOUSING

	1 mile	3 miles	5 miles
Total Households	4,619	31,620	69,231
Projected Total Households (2028)	4,647	32,040	69,621



## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$73,160	\$101,054	\$103,848
Average Household Income	\$101,789	\$133,925	\$139,902
Per Capita Income	\$33,129	\$43,924	\$48,303
Median Disposable Income	\$60,048	\$80,367	\$83,549
Average Disposable Income	\$76,802	\$95,693	\$98,952



## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	16,620	96,823	207,481
Daytime Population Workers	9,904	47,756	107,235
Daytime Population Residents	6,716	49,067	100,246



## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	4,937 <b>34.87%</b>	47,982 <b>49.69%</b>	108,703 <b>53.94%</b>
Black or African American	377 <b>2.66%</b>	2,179 <b>2.26%</b>	4,643 <b>2.30%</b>
American Indian & Alaska Native Population	232 <b>1.64%</b>	1,172 <b>1.21%</b>	2,270 <b>1.13%</b>
Asian Population	1,204 <b>8.50%</b>	10,692 <b>11.07%</b>	20,688 <b>10.26%</b>
Pacific Islander Population	43 <b>0.30%</b>	314 <b>0.33%</b>	644 <b>0.32%</b>
Other Race Population	4,909 <b>34.67%</b>	18,628 <b>19.29%</b>	32,142 <b>15.95%</b>
Population of Two or More Races	2,456 <b>17.35%</b>	15,590 <b>16.15%</b>	32,454 <b>16.10%</b>
Hispanic Population	8,234 <b>58.15%</b>	36,751 <b>38.06%</b>	67,504 <b>33.49%</b>
Non-Hispanic Population	5,925 <b>41.85%</b>	59,807 <b>61.94%</b>	134,040 <b>66.51%</b>



## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,137 <b>25.01%</b>	18,090 <b>28.64%</b>	38,353 <b>28.00%</b>
Graduate/Professional Degree	787 <b>9.21%</b>	9,206 <b>14.57%</b>	22,691 <b>16.56%</b>



## AGE

	1 mile	3 miles	5 miles
Median Age	31.2	35.2	37.5



# San Marcos Pavilion

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