

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



COMPETITION AERIAL



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



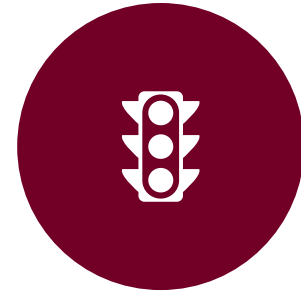
DAYTIME POPULATION

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

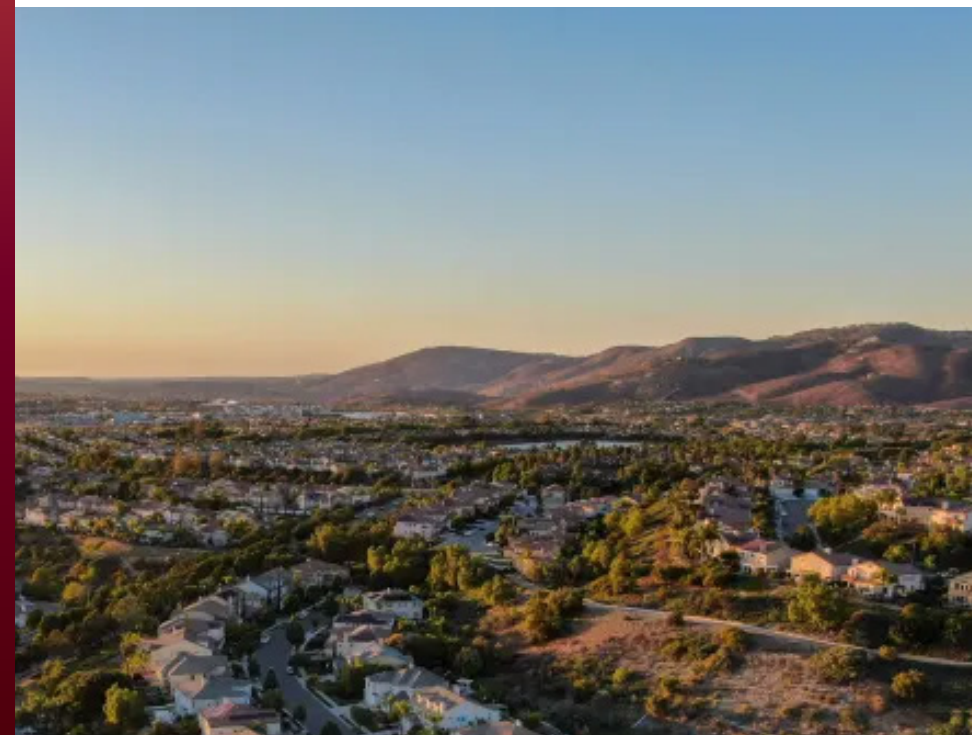
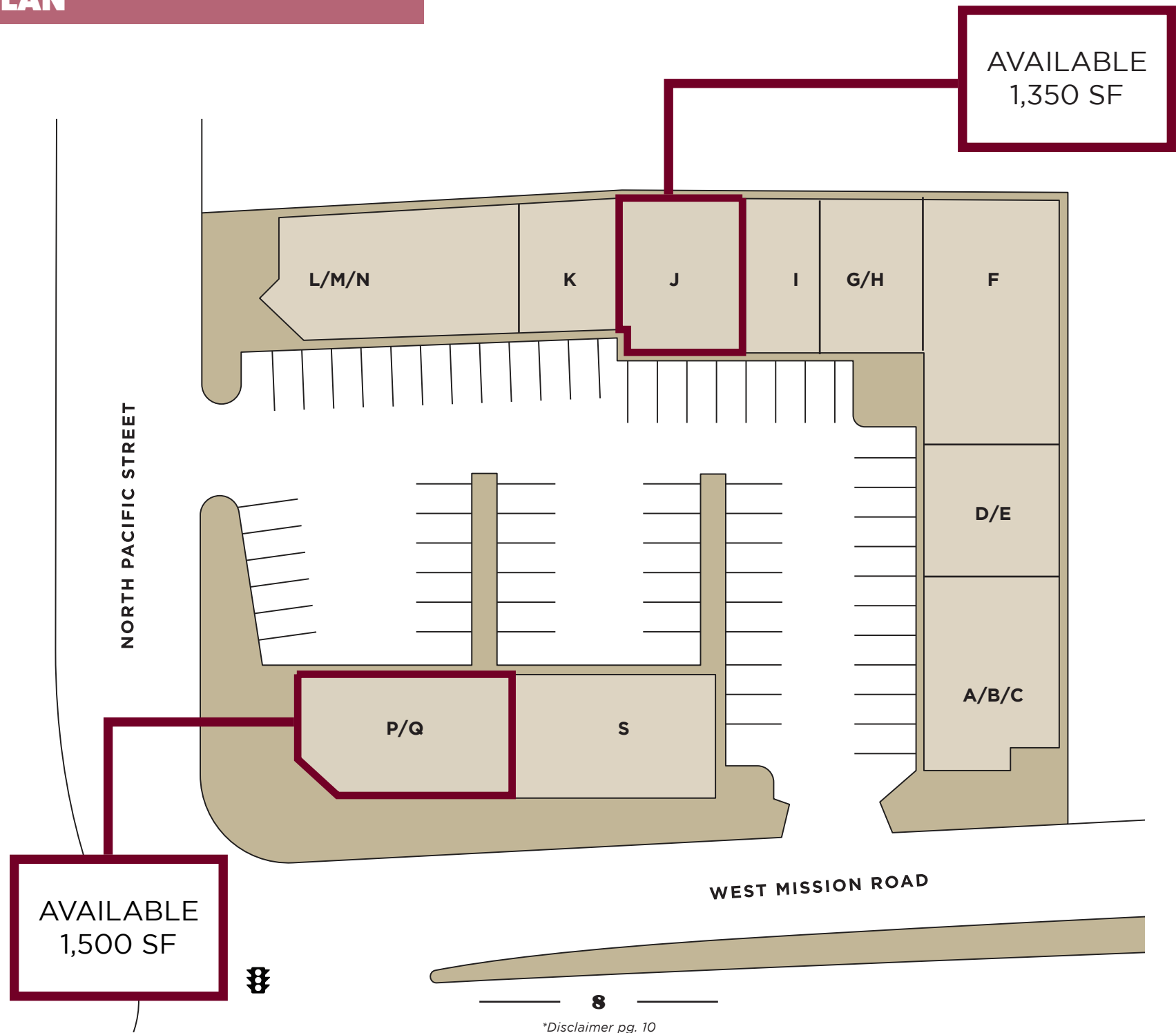
BOOMING WITH CONFIDENCE

Mature and upscale couples living in suburban homes.
11.9% of population

AREA DEMOGRAPHICS



SITE PLAN



*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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FOR LEASING INFORMATION

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**FLOCKE &
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Commercial Real Estate