Plaza Rio Valle

844 W San Marcos Blvd. San Marcos, CA







CA DRE Lic. #02242358

Nick Zech

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www.cdccommercial.com

Property Overview

844 W San Marcos Blvd.

- Located within major San Marcos retail corridor with strong regional draw
- Highly Visible Retail Location
- Easy Access to Highway 78
- Ample Parking



AVAILABLE SPACES

Suite 103-104 4,967 SF

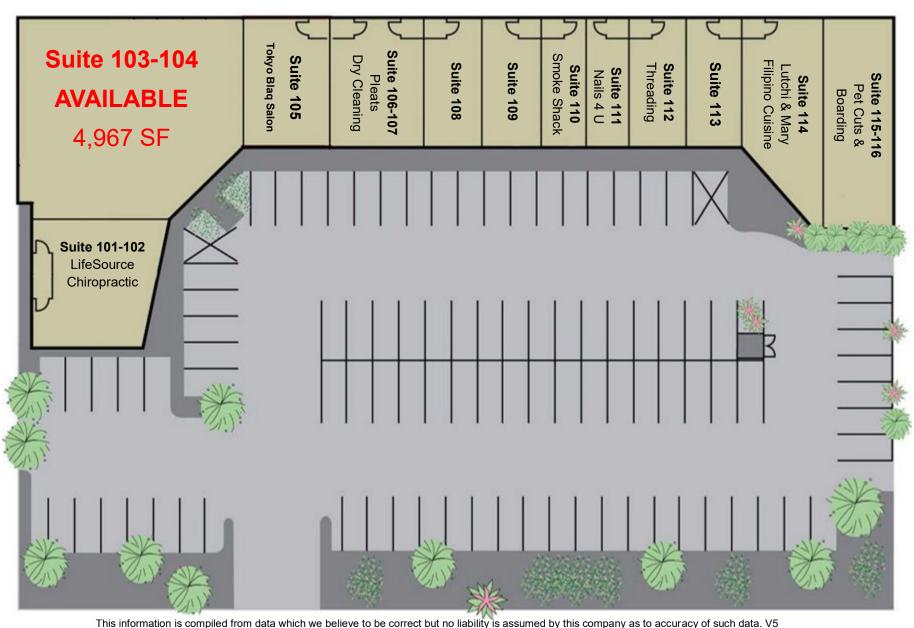
(Can be demised)

\$1.25 psf/mo + NNN

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V5



Site Plan





Aerial





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Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	17,993	100,381	205,053
2024 Population:	19,512	105,162	213,562
Pop Growth 2019-2024:	8.44%	4.76%	4.15%
Average Age:	32.60	35.80	38.00
Households			
2019 Total Households:	5,593	33,453	71,940
HH Growth 2019-2024:	8.64%	4.81%	4.06%
Median Household Inc:	\$50,844	\$68,266	\$74,971
Avg Household Size:	3.3	3.00	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$488,402	\$559,433	\$574,881
Median Year Built:	1995	1994	1989





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