



**FOR LEASE** RETAIL · MEDICAL · OFFICE



# Red Rock Center

2055-2085 MONTIEL ROAD · SAN MARCOS, CALIFORNIA 92069

**16,399+/- SF Anchor Space Available**

Divisible to 10,581 SF & 5,818 SF

## ANCHOR AVAILABILITY

# Suites D-E · 16,399 SF



### CONFIGURATION

Contiguous ±16,399 SF, or demise to two units of ±10,581 SF and ±5,818 SF

### EXISTING IMPROVEMENTS

Fully built out as a veterinary medical and surgery facility — significant in-place infrastructure for medical users

### PERMITTED USES

Medical, veterinary, large-format retail, and office



1 DIMENSION PLAN  
SCALE: 1/8" = 1'-0"

**16,399 SF**  
CONTIGUOUS

**10,581+/- SF**  
UNIT 104

**5,818+/- SF**  
UNIT 102

# Property Highlights



- 01 700+ feet of premier SR-78 freeway frontage with  $\pm 168,000$  cars per day
- 02 Direct access via the Nordahl Road off-ramp — first exit west of I-15
- 03 Generous parking ratio exceeding 5 spaces per 1,000 SF
- 04 Strong co-tenancy: Sola Salon Studios, La Mesa Flooring, Turners Outdoorsman
- 05 Flexible configurations for retail, medical, office, or restaurant use



<b><math>\pm 168K</math></b> ADT · SR-78	<b>5 : 1,000</b> PARKING RATIO	<b>700+ FT</b> FREEWAY FRONTAGE
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# Site Plan & Tenant Roster



STE	TENANT	SF
A	Sola Salon Studios	4,898
B	National Conflict Resolution	2,410
C	United Defense Tactical	4,820
<b>D-E</b>	<b>AVAILABLE</b>	<b>16,399</b>
F	La Mesa Flooring	2,260
G	San Diego Grill Pros	2,575
H	Discount Hobby	2,578
I	Turners Outdoorsman	5,479

**TOTAL AVAILABLE · 16,399 SF**

Site plan is diagrammatic and not a representation or warranty as to size, location, or tenant identity. Subject to change.



# Demographics & Traffic

## TRAFFIC COUNTS

CORRIDOR	ADT
State Route 78	<b>±168,000</b>
Interstate 15	<b>±154,361</b>
Nordahl Road	<b>±127,000</b>

## DEMOGRAPHICS BY RADIUS

RADIUS	POPULATION	DAYTIME POP.	AVG. HHI
1 Mile	12,500	10,365	\$125,000
3 Miles	129,193	98,669	\$125,000
5 Miles	243,175	161,713	\$110,000

**168,000+/-**  
 CARS PER DAY ALONG THE PROPERTY'S SR-78 FRONTAGE

**243,175**  
 POPULATION · 5-MI

**\$120,000**  
 Average Household Income



EXCLUSIVELY LISTED BY

## Red Rock Center · San Marcos, CA

**Cyrus Rapiñan**

MANAGING BROKER · BRE #01885903

858.733.1136

[cyrus@cyrusemilia.com](mailto:cyrus@cyrusemilia.com)

**Emilia Rapiñan**

MANAGING PARTNER · BRE #02034314

619.913.0239

[emilia@cyrusemilia.com](mailto:emilia@cyrusemilia.com)

[www.cyrusemilia.com](http://www.cyrusemilia.com) · 858.225.6800

CE Corporation · 536 5th Avenue, San Diego, CA 92101 · BRE #02076481

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