

# Plaza Rio Valle

844 W San Marcos Blvd.  
San Marcos, CA



**Retail Spaces Available  
for Lease**

For more information, please contact:

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11440 W. Bernardo Ct., #300  
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# 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 113: 860 SF

**Rate: \$1.95 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. V4

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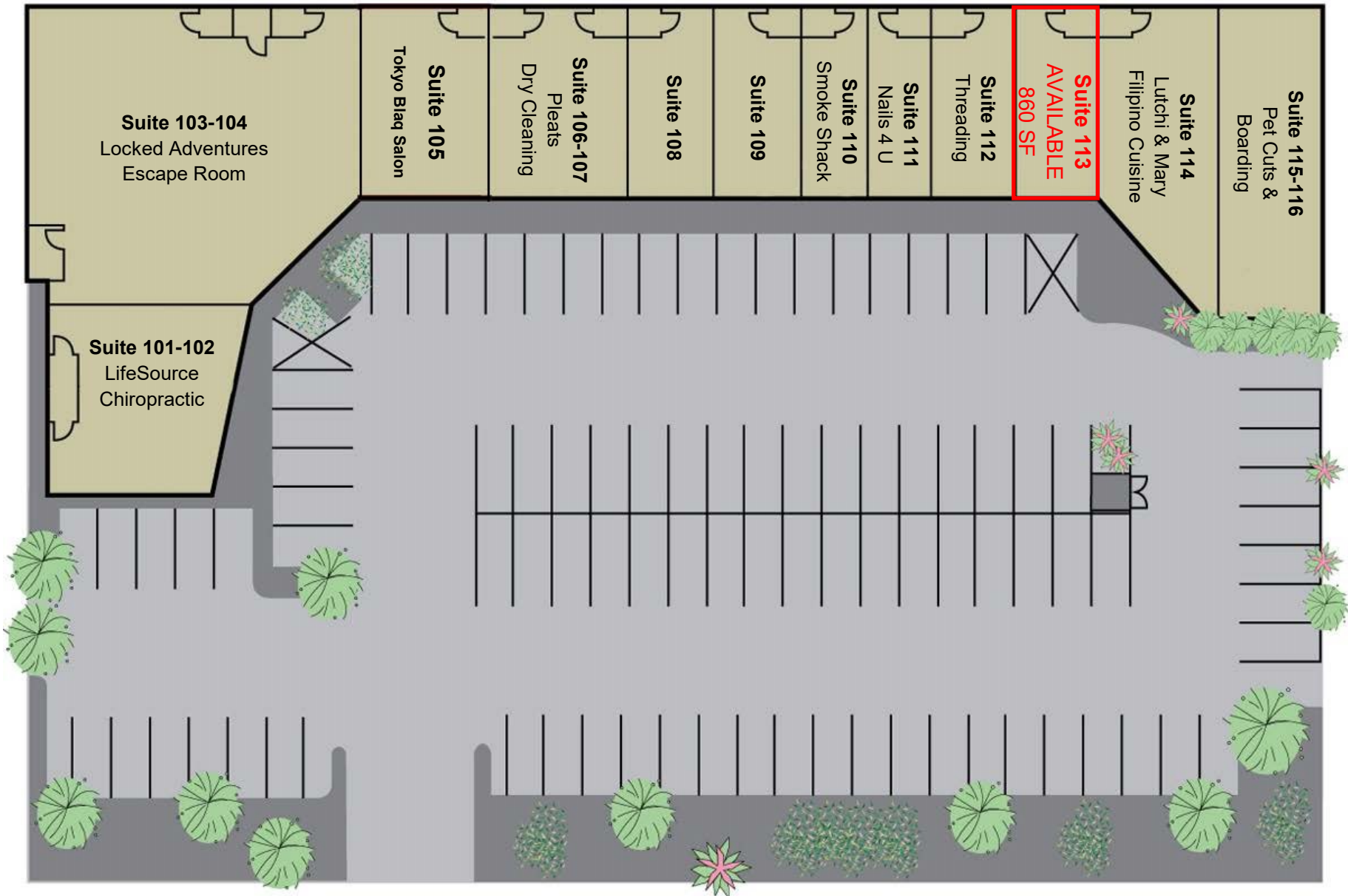
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# Site Plan



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# 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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