

FOR LEASE

**BTS WITH DRIVE-THRU
PAD SITE AVAILABLE**

**Vallecitos Village
1220 - 1364 E. Mission Road
San Marcos, California**

— Under New Management —

PROPERTY LOCATION

1220 - 1364 E MISSION RD
SAN MARCOS, CA 92069



SAN MARCOS SNAPSHOT



POPULATION

2 miles: 44,035
5 miles: 238,230
10 miles: 586,041



DAYTIME POPULATION

2 miles: 24,542
5 miles: 93,792
10 miles: 261,784



AVERAGE HH SIZE

2 miles: 2.8
5 miles: 3
10 miles: 2.9



AVERAGE HH INCOME

2 miles: \$106,722
5 miles: \$107,486
10 miles: \$130,240



RENOVATIONS UNDER WAY

The property will be completely renovated over the next two years including the addition of two new drive-thru buildings with national credit tenants.

PROPERTY HIGHLIGHTS

AVAILABILITY

1,920 SF restaurant
2000-3000 BTS with drive thru
1,750 SF dentist
2,000 SF inline retail

FEATURES

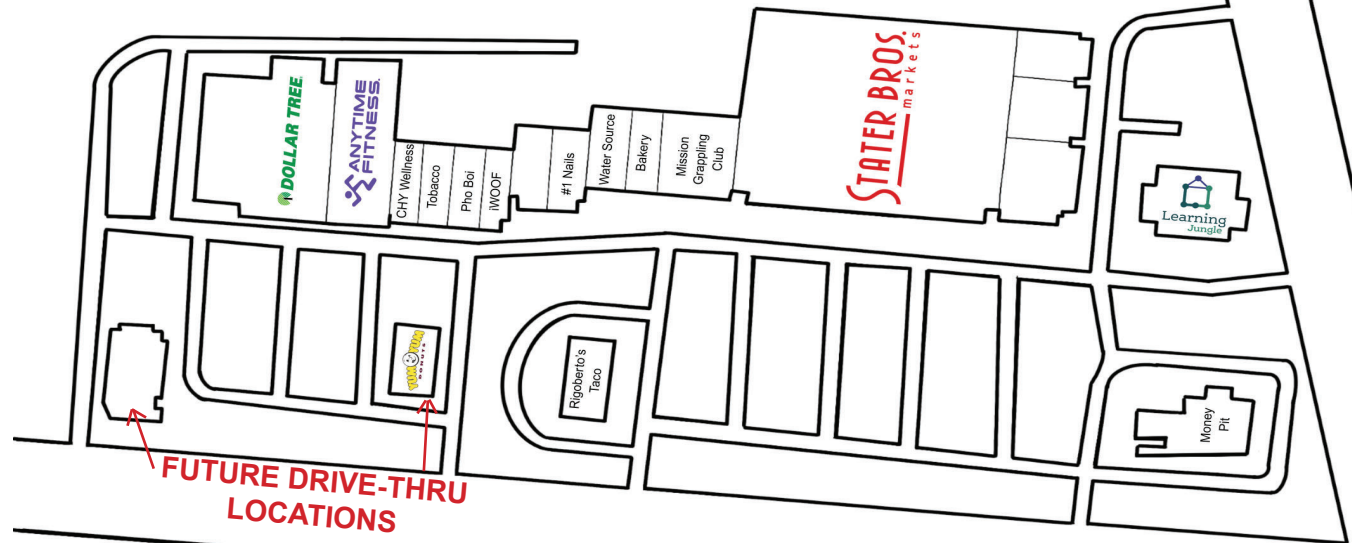
Anchored by Stater Bros and Dollar Tree
Great health/fitness tenant mix
Two high volume drive thru restaurants
Signalized intersection

JOIN NEARBY TENANTS



SITE PLAN

Suite #	Tenant	Size
1220	AVAILABLE	2,600 SF
1230	Dollar Tree	10,200 SF
1234	Anytime Fitness	5,615 SF
1240	Yum Yum Donuts	1,200 SF
1248	CHY Wellness	1,500 SF
1250	Tobacco Product	1,500 SF
1252	Pho Boi	1,080 SF
1254	iWOOF	1,200 SF
1300A	AVAILABLE	1,920 SF
1300B	#1 Nails	1,200 SF
1310	Rigoberto's Taco	2,600 SF
1318	Water Source	1,200 SF

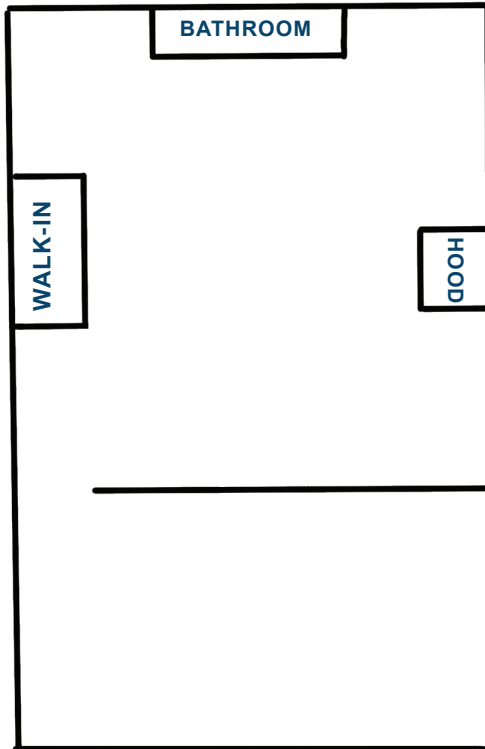


Suite #	Tenant	Size
1320	Bakery San Jorge	900 SF
1322-1326	Mission Grappling Club	4,500 SF
1330	Stater Bros Market	28,500 SF
1342B	Black Sheep Barber	750 SF
1342C	Lvlz Boxing	3,000 SF
1344	AVAILABLE	1,750 SF
1348	AVAILABLE	2,000 SF
1360	The Money Pit	3,615 SF
1364	Learning Jungle	3,000 SF

FLOOR PLANS

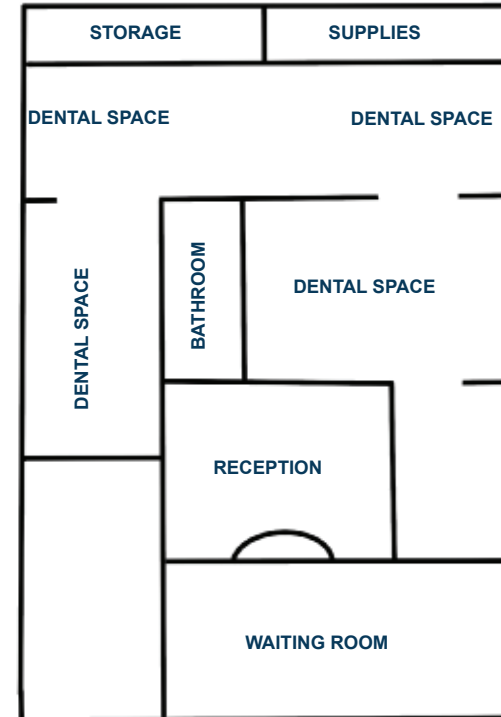
1220 - 1364 E MISSION RD
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Suite 1300A
1,920 SF



Fully Built-Out Kitchen
with walk-in, grease trap, and type I hood

Suite 1344
1,750 SF

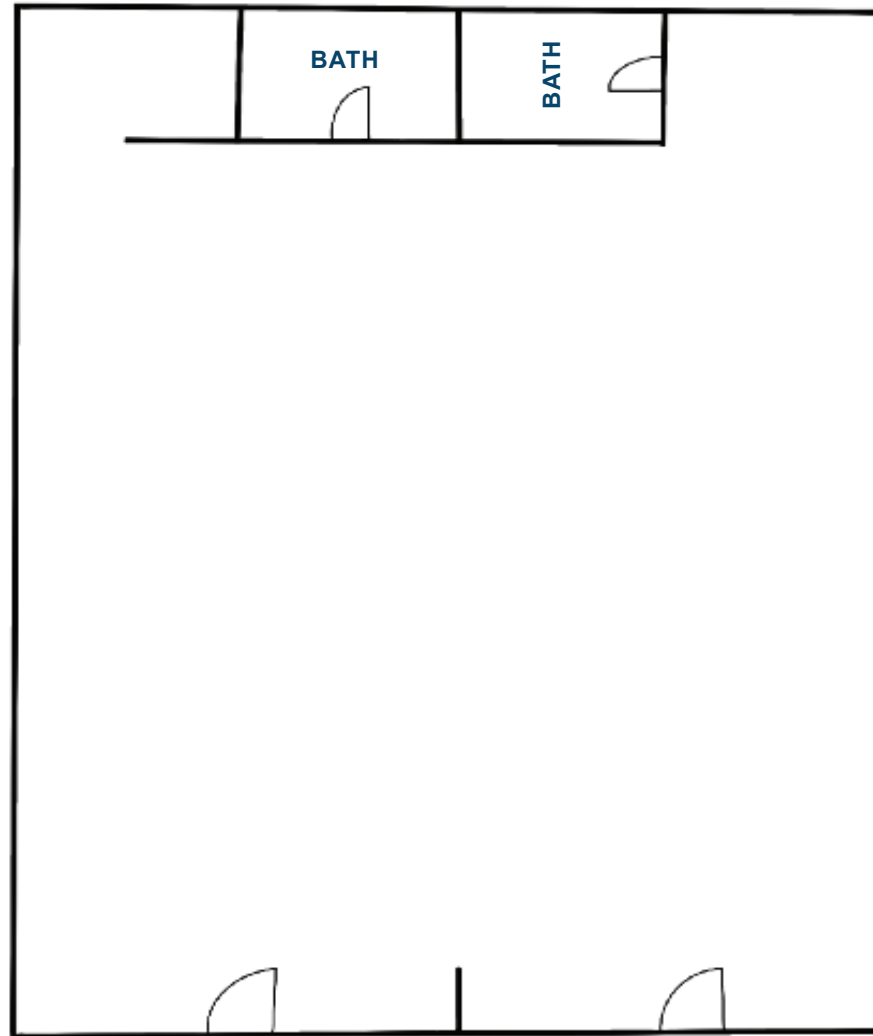


Fully Built-Out Dentist Office

FLOOR PLANS

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Suite 1348
2,000 SF



Previous Gym Use

SAN MARCOS RETAIL AERIAL



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

DEMOGRAPHICS

**1220 - 1364 E MISSION RD
SAN MARCOS, CA 92069**

POPULATION

	2 MILES	5 MILES	10 MILES
2024 Estimated Population	44,035	238,230	586,041
2029 Projected Population	43,808	235,744	580,149
2020 Census Population	43,932	244,205	599,595
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2020 to 2024	0.1%	-0.6%	-0.6%
2024 Median Age	39.5	36.9	39.8

HOUSEHOLDS

2024 Estimated Households	15,337	76,183	197,327
2029 Projected Households	15,238	75,273	195,015
2020 Census Households	15,387	78,556	203,194
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2020 to 2024	0.7%	0.2%	0.2%

RACE AND ETHNICITY

2024 Estimated White	22,227	103,528	299,945
2024 Estimated Black or African American	1,184	5,285	11,534
2024 Estimated Hispanic	16,227	111,735	209,410
2024 Estimated Asian & Pacific Islander	4,306	21,448	62,191
2024 Estimated American Indian & Native Alaskan	497	3,226	6,781
2024 Estimated Other Races	15,821	104,742	205,591

INCOME

2024 Estimated Average Household Income	\$106,722	\$107,486	\$130,240
2024 Estimated Median Household Income	\$84,488	\$80,715	\$102,506

DEMOGRAPHICS

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CONSUMER SPENDING

	2 MILES	5 MILES	10 MILES
Total Spending	\$571,877,291	\$2,848,422,725	\$8,156,998,539
Average Household	\$37,287	\$37,389	\$41,337
Per Capita	\$12,987	\$11,957	\$13,919

BUSINESS

2024 Estimated Total Business	3,086	12,266	32,158
2024 Estimated Total Employees	24,542	93,792	261,784
2024 Estimated Employee Population per Business	8	8	8

TRAFFIC COLLECTION STREET

E Mission Rd
Bennett Ave
Hwy 78
E Mission Rd
E Barham Dr
Rancheros Dr
Knobhill Rd
78
Bougher Rd
E Mission Rd

CROSS STREET

Rancheros Dr SE
Cll Crucero NE
E Mission Rd E
Hwy 78 NW
E La Moree Rd SE
Woodland Pkwy NW
Cam Mateo NW
-
Sutter Ln NE
Bougher Rd SE

TRAFFIC VOLUME

16,554
6,264
5,234
13,992
13,789
3,757
2,093
171,569
2,509
17,472

DISTANCE FROM PROPERTY

0.05 mi
0.16 mi
0.19 mi
0.26 mi
0.39 mi
0.40 mi
0.46 mi
0.48 mi
0.49 mi
0.49 mi