



**MERCADO**

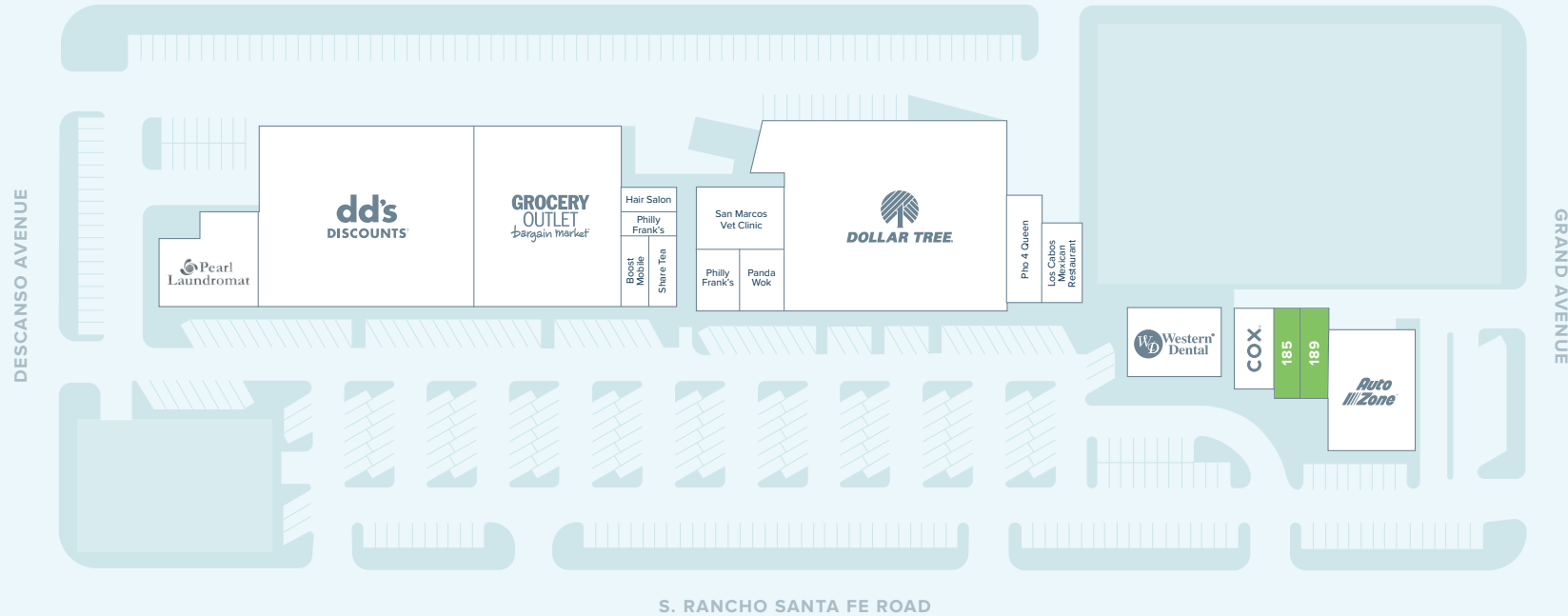
San Marcos



109-195 S. Rancho Santa Fe Road, San Marcos, CA 92078



# SITE PLAN



## CURRENT AVAILABILITIES

<b>SUITE 185</b>	1,520 SF	<b>SUITE 189</b>	1,300 SF
------------------	----------	------------------	----------

1 Potential to combine with adjacent space for a total of 2,820 SF.

# ABOUT

## MERCADO SAN MARCOS...

is an essential needs grocery and discount anchored shopping center located in the San Marcos submarket of San Diego. We are proud to offer a completed renovation of the center inclusive of new branding, signage, landscaping, parking lot and activated outdoor area. The combination of location, access, visibility and tenant mix make Mercado San Marcos a unique opportunity.



### OUTDOOR SEATING

New outdoor seating area for restaurants



### LANDSCAPE

Modernized landscape



### SIGNAGE

New project monument and tenant signage



### FREEWAY

Immediate access to Highway 78



### NEW HOMES

Over 3,500 single family homes planned, under construction or recently completed in the trade area



### VISIBILITY

Outstanding visibility and access along Rancho Santa Fe Road



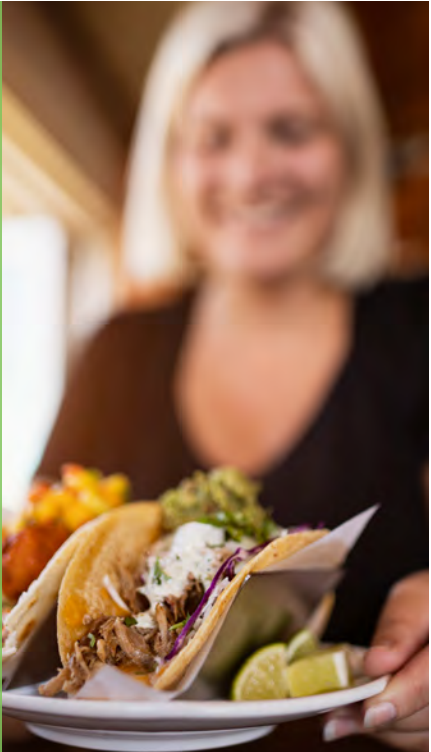
### TRAFFIC COUNTS

39,000 average cars per day at the intersection of Rancho Santa Fe Road and Grand Ave



### STUDENTS

Nearly 65,000 students enrolled at Cal State University San Marcos, Palomar Community College and San Marcos Unified School District



# TENANTS

---

**dd's**  
DISCOUNTS®

  
**DOLLAR TREE.**

**GROCERY**  
OUTLET  
*bargain market*

**Auto**  
**Zone™**

 **Western®**  
Dental

**Sharetea**

**PHO  QUEEN**

  
**LOS CABOS**  
Mexican & Seafood

 **San Marcos**  
**VETERINARY**  
CLINIC

 **Philly Frank's**  
**CHEESESTEAKS**

**COX®**

 **Pearl**  
**Laundromat**

# LOCATION



CARLSBAD

LEUCADIA

ENCINITAS

SOLANA BEACH

CAMP PENDLETON  
MARINE CORPS BASE

OCEANSIDE BLVD

PALOMAR AIRPORT RD

ENCINITAS BLVD

MANCHESTER AVE

EL CAMINO REAL

RANCHO SANTA FE RD

EL CAMINO DEL NORTE

DEL DIOS HIGHWAY

VISTA

SAN MARCOS

ESCONDIDO

RANCHO BERNARDO

POMERADO RD



1 MILE

3 MILES

5 MILES





## AVERAGE HOUSEHOLD INCOME

1 mile: **\$111,671**  
 3 miles: **\$139,462**  
 5 miles: **\$155,476**



## MEDIAN HOME VALUE

1 mile: **\$766,082**  
 3 miles: **\$898,663**  
 5 miles: **\$918,562**



## POPULATION

1 mile: **16,042**  
 3 miles: **96,811**  
 5 miles: **217,293**



## DAYTIME POPULATION

1 mile: **19,833**  
 3 miles: **100,776**  
 5 miles: **223,754**

# STATS



# MERCADO

San Marcos

109-195 S. Rancho Santa Fe Road, San Marcos, CA 92078

**NEWMARK | PACIFIC**

Corporate Lic. #01796698

**JOHN JENNINGS**

t 858-875-5927

john.jennings@nmrk.com

CA RE Lic. #01215740

**JUSTIN WESSEL**

t 858-875-5929

justin.wessel@nmrk.com

CA RE Lic. #01946177