

FOR LEASE - 1,000 - 2,000 SF HIGH DEMOGRAPHIC RETAIL SPACE



YOUR BUSINESS NAME HERE

Open
Layout
Retail
Space!

- Desirable Location Between Carlsbad, Rancho Santa Fe, San Marcos, & San Elijo Hills
- National Co-Tenants
- Modern High Image Construction
- Ample Parking
- High Demographic Area with Incredible Traffic
- Monument Signage Available!
- Lease Rate: Call for Details

1691 - 1693 MELROSE DRIVE • SAN MARCOS, CA 920878

CAACRE.COM | Call/Text: 760.525.1131 | O: 858.360.3000



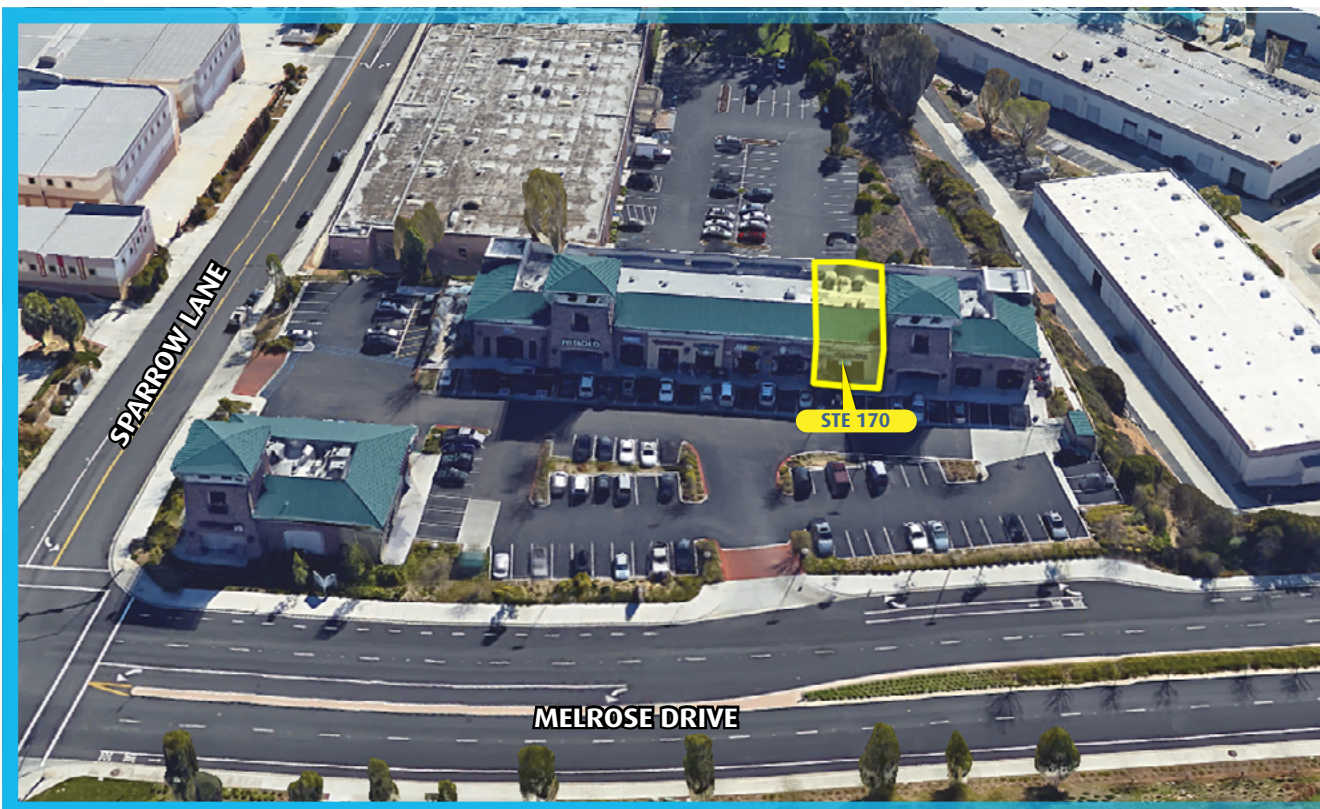
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Principal Broker
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AVAILABLE

| STE | SF | |
|-----|---------------|-------------------------------------------------------------------------------------------------------|
| 170 | 1,000 - 2,000 | <ul style="list-style-type: none">• Available with 60 Days Notice• Open Layout |



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

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DEMOGRAPHICS

| | 1 mile | 3 miles | 10 Min. Drive |
|-----------------------------|-----------|-----------|---------------|
| Population | 10,403 | 78,390 | 99,762 |
| Households | 3,876 | 28,228 | 36,037 |
| Median Age | 41.70 | 43.60 | 43.80 |
| Median HH Income | \$135,724 | \$137,523 | \$135,853 |
| Daytime Employees | 3,180 | 43,723 | 50,600 |
| Population Growth '24 - '29 | ▼-1.28% | ▼-0.91% | ▼-0.99% |
| Household Growth '24 - '29 | ▼-1.39% | ▼-1.01% | ▼-1.20% |



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