

FOR LEASE

Former Bank Building With Drive-Thru, San Marcos, CA

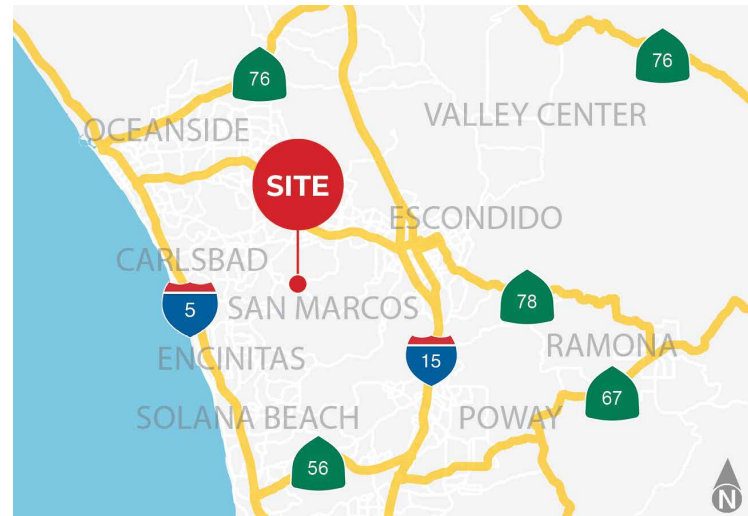
NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



1705 San Elijo Road San Marcos, CA

Property Highlights:

- Former Freestanding Bank Building of Approximately 4,264 SF with Drive-Thru (No Use of Drive-Thru for Restaurant Use)
- Pad of Albertson's Anchored Neighborhood Center
- Newer Master Planned Community of San Elijo Hills in the City of San Marcos with over 3500 Homes with Median Home Prices exceeding \$931,000.
- Great Visibility and Access from San Elijo Road with traffic count of 19,000 CPD
- Lot Size: Approximately 27,007 sf (±0.62 Acres)
- Parking: 7.04/1000 (30 spaces) + huge field of Additional Reciprocal Parking with Albertsons
- Year Built: 2011
- Zoning: SPA (Specific Plan Area) - C-2
- Restaurant Use limited to 2,200 SF with no use of Drive Thru



DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	9,211	23,966	66,936
AVG. HH INCOME	\$235,411	\$234,387	\$209,395
NO. OF EMPLOYEES	912	4,417	14,193

FOR MORE INFORMATION:

Steven H. Weiss
Executive Vice President
818 905 2400 Ext. 1634
sweiss@naicapital.com
Cal DRE License #0068554

15821 Ventura Blvd.
Suite #320
Encino, CA 91436
818 905 2400
naicapital.com

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CA BRE Lic. #02130474.

FOR LEASE

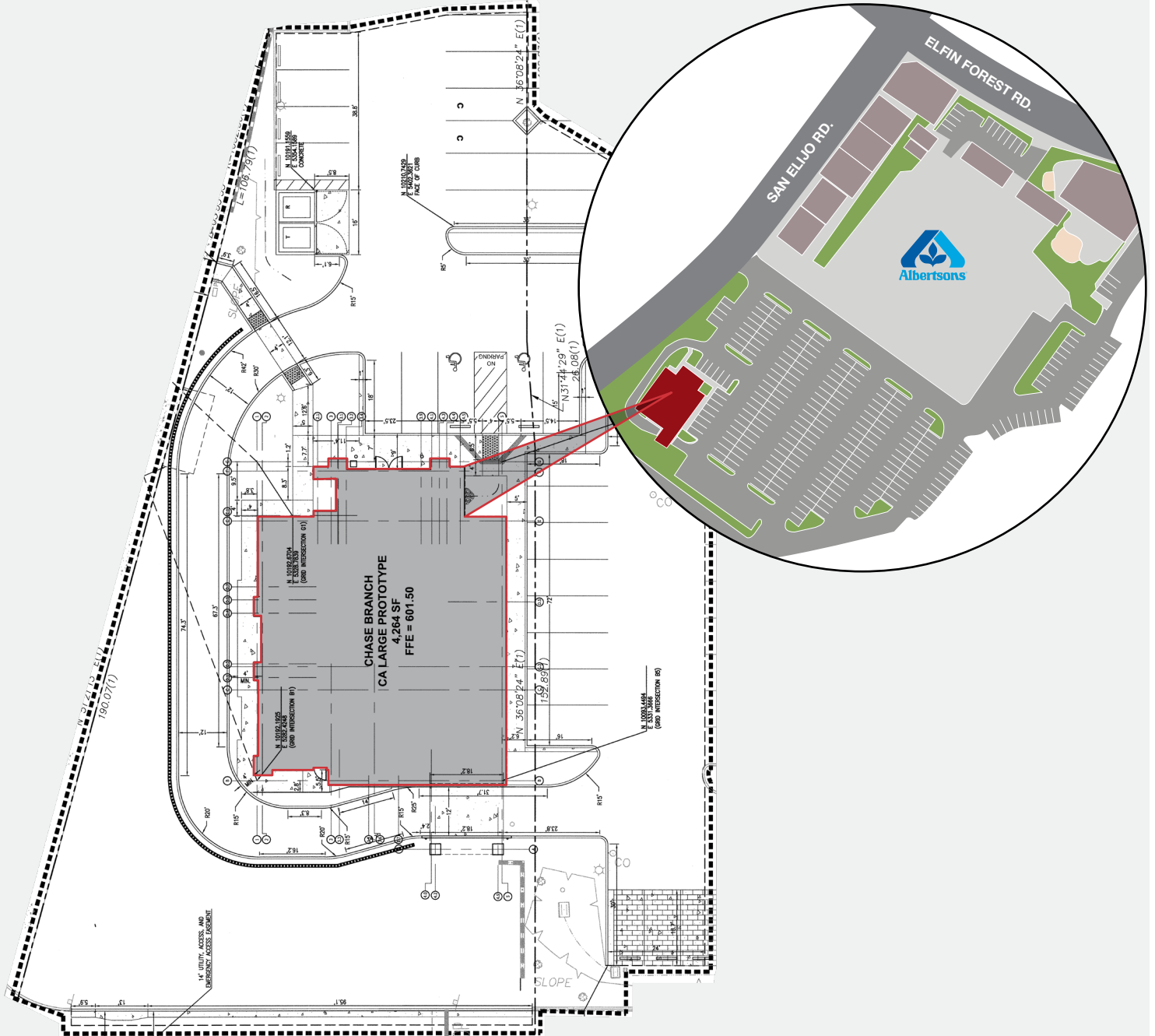
Former Bank Building With Drive-Thru

San Marcos, CA

1705 San Elijo Road

San Marcos, CA

Site Plan



For more information:

Steven H. Weiss

Executive Vice President
sweiss@naicapital.com
818.905.2400 Ext. 1634
Cal DRE License #0068554

NAI Capital Commercial

15821 Ventura Blvd.
Encino, CA 91436
818.905.2400
naicapital.com