

**FOR LEASE**



**100 N RANCHO SANTA FE RD**  
SAN MARCOS, CALIFORNIA



3990 Old Town Ave  
Suite B-208  
San Diego, CA 92110

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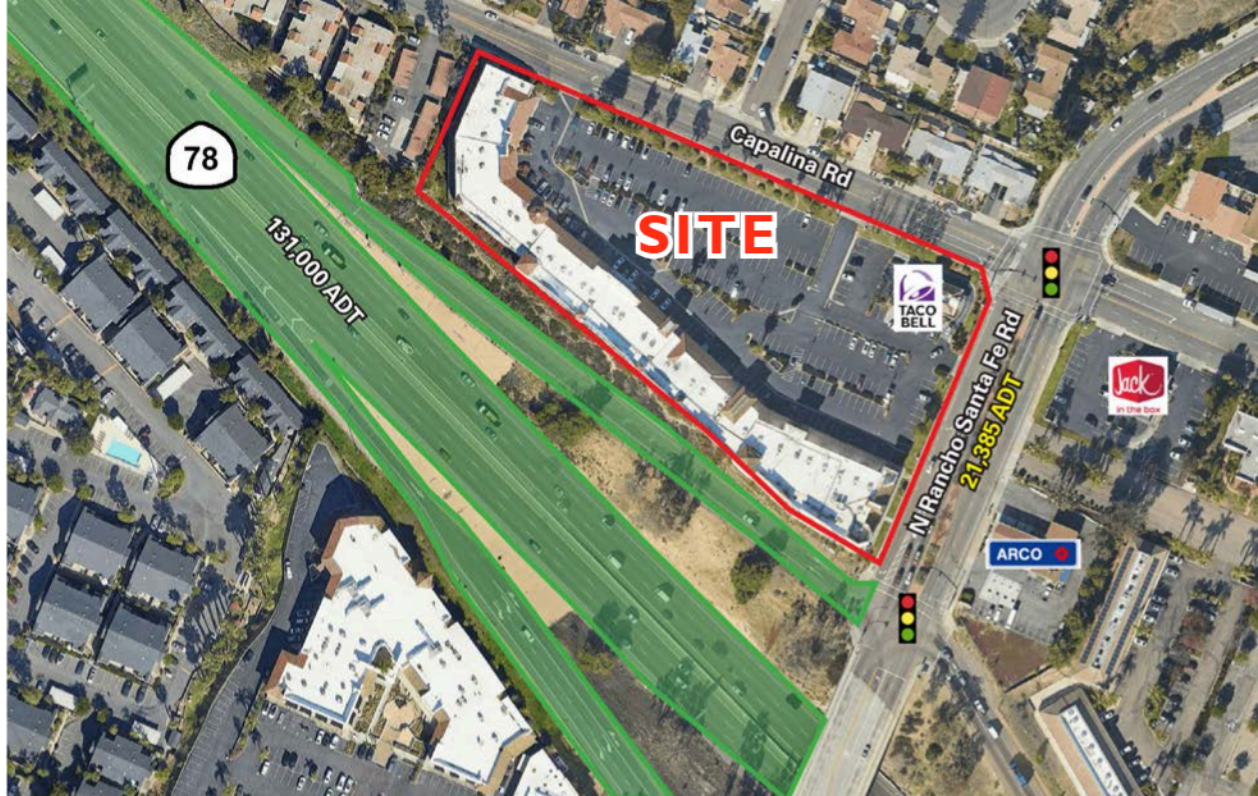
— Under New Ownership —

# PROPERTY LOCATION

100 N RANCHO SANTA FE RD  
SAN MARCOS, CA 92069



PROPERTY VIDEO



**RENOVATIONS UNDER WAY**

Exterior Painting

Remodeled Parking Lot

Updated Monument Signage

## SAN MARCOS SNAPSHOT



**POPULATION**

1 mile: 15,310  
3 miles: 92,008  
5 miles: 216,373



**DAYTIME POPULATION**

1 mile: 9,632  
3 miles: 58,551  
5 miles: 115,312



**AVERAGE HH INCOME**

1 mile: \$116,154  
3 miles: \$133,550  
5 miles: \$149,710



**AVERAGE HOUSEHOLD SIZE**

1 mile: 3.28  
3 miles: 2.84  
5 miles: 2.84

# PROPERTY HIGHLIGHTS

## AVAILABILITY

- 1,184 – 7,270 SF
- Up to 7,270 SF Contiguous Space

## FEATURES

- Freeway Signage
- Signalized Intersection
- Abundant Parking

## JOIN NEARBY TENANTS



SHOPPING CENTER RENDERING



SIGNAGE RENDERING



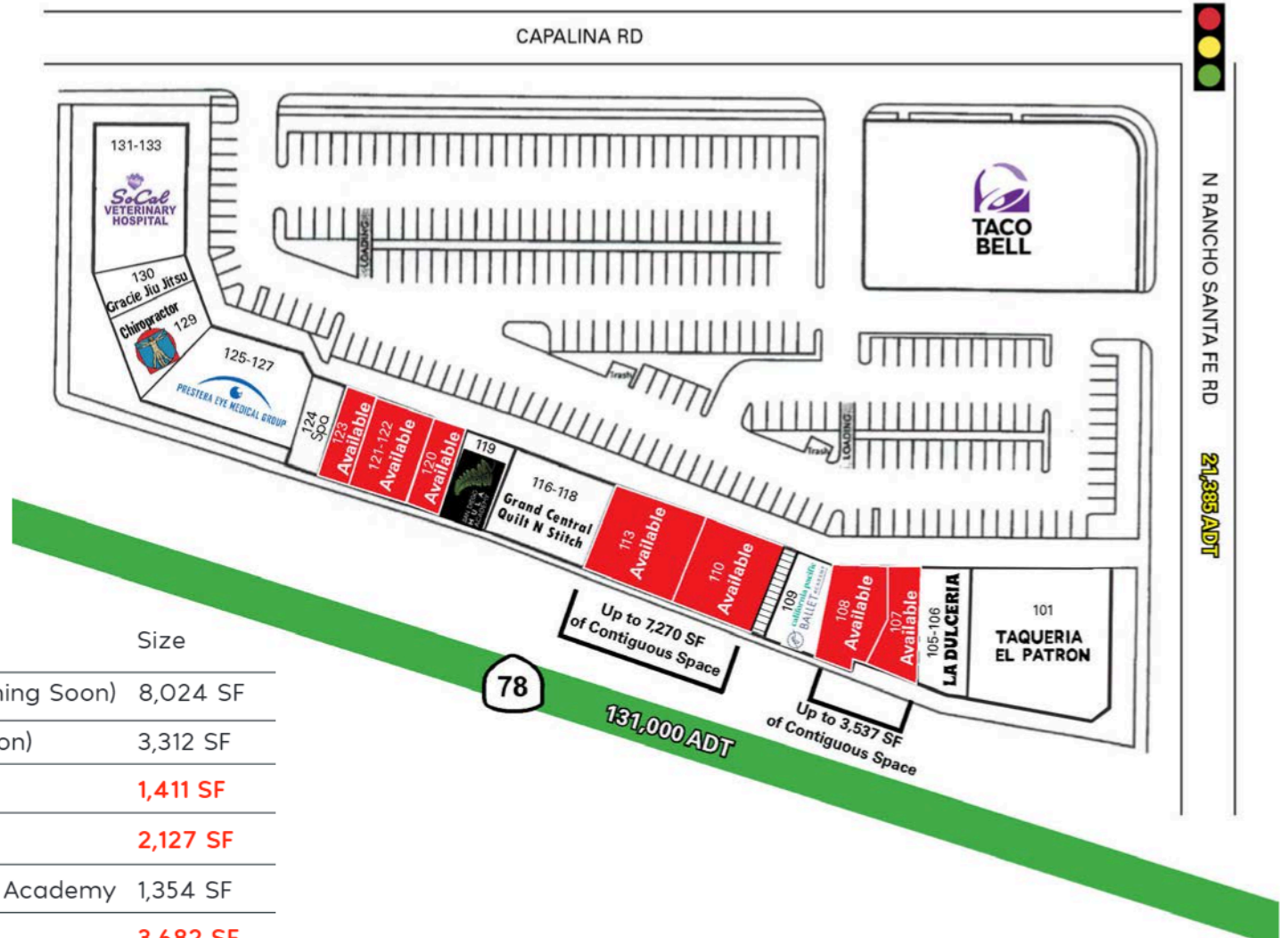
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BROKER  
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# SITE PLAN



## TENANTS

Suite #	Tenant	Size
101	Taqueria El Patron (Coming Soon)	8,024 SF
105-106	La Dulceria (Coming Soon)	3,312 SF
<b>107</b>	<b>2ND GEN GYM</b>	<b>1,411 SF</b>
<b>108</b>	<b>AVAILABLE</b>	<b>2,127 SF</b>
109	California Pacific Ballet Academy	1,354 SF
<b>110</b>	<b>AVAILABLE</b> 360°	<b>3,682 SF</b>
<b>113</b>	<b>AVAILABLE</b> 360°	<b>3,588 SF</b>
116-118	Grand Central Quilt N Stitch	4,001 SF
119	San Diego Hula Academy	1,750 SF
<b>120</b>	<b>2ND GEN HAIR SALON</b>	<b>1,189 SF</b>
<b>121-122</b>	<b>2ND GEN NAIL SALON</b> 360°	<b>2,377 SF</b>
<b>123</b>	<b>2ND GEN DENTIST</b> 360°	<b>1,184 SF</b>

Suite #	Tenant	Size
124	Spa	1,219 SF
125-127	Ophthalmology	5,068 SF
129	Chiropractor	2,058 SF
130	Gracie Jiu Jitsu	1,800 SF
131-133	Vet Hospital	5,033 SF

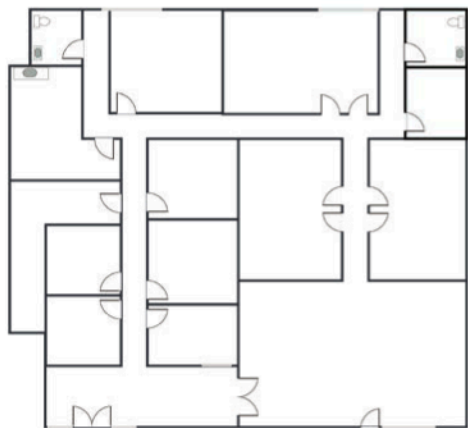
# PROPOSED EXTERIOR RENDERINGS



# FLOOR PLANS

100 N RANCHO SANTA FE RD  
SAN MARCOS, CA 92069

**Suite 110**  
+/- 3,682 SF



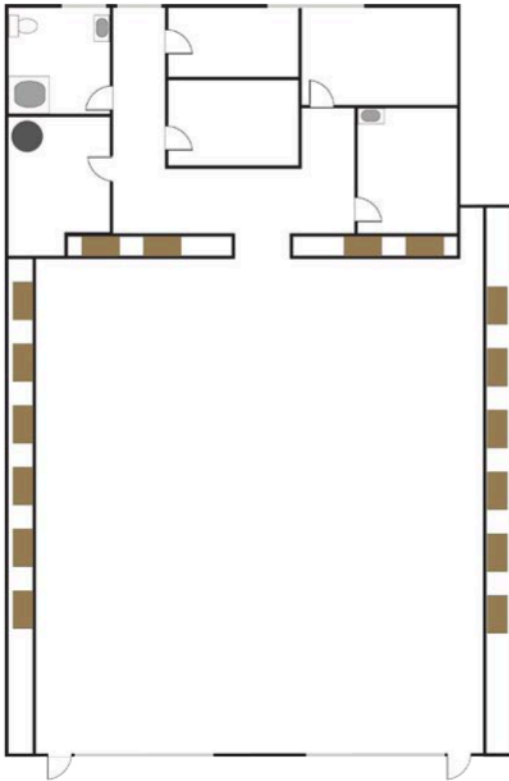
**Suite 113**  
+/- 3,588 SF



# FLOOR PLANS

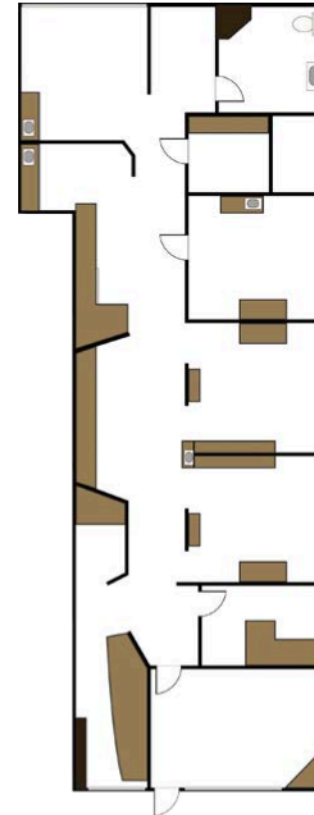
100 N RANCHO SANTA FE RD  
SAN MARCOS, CA 92069

**Suite 121-122**  
+/- 2,377 SF



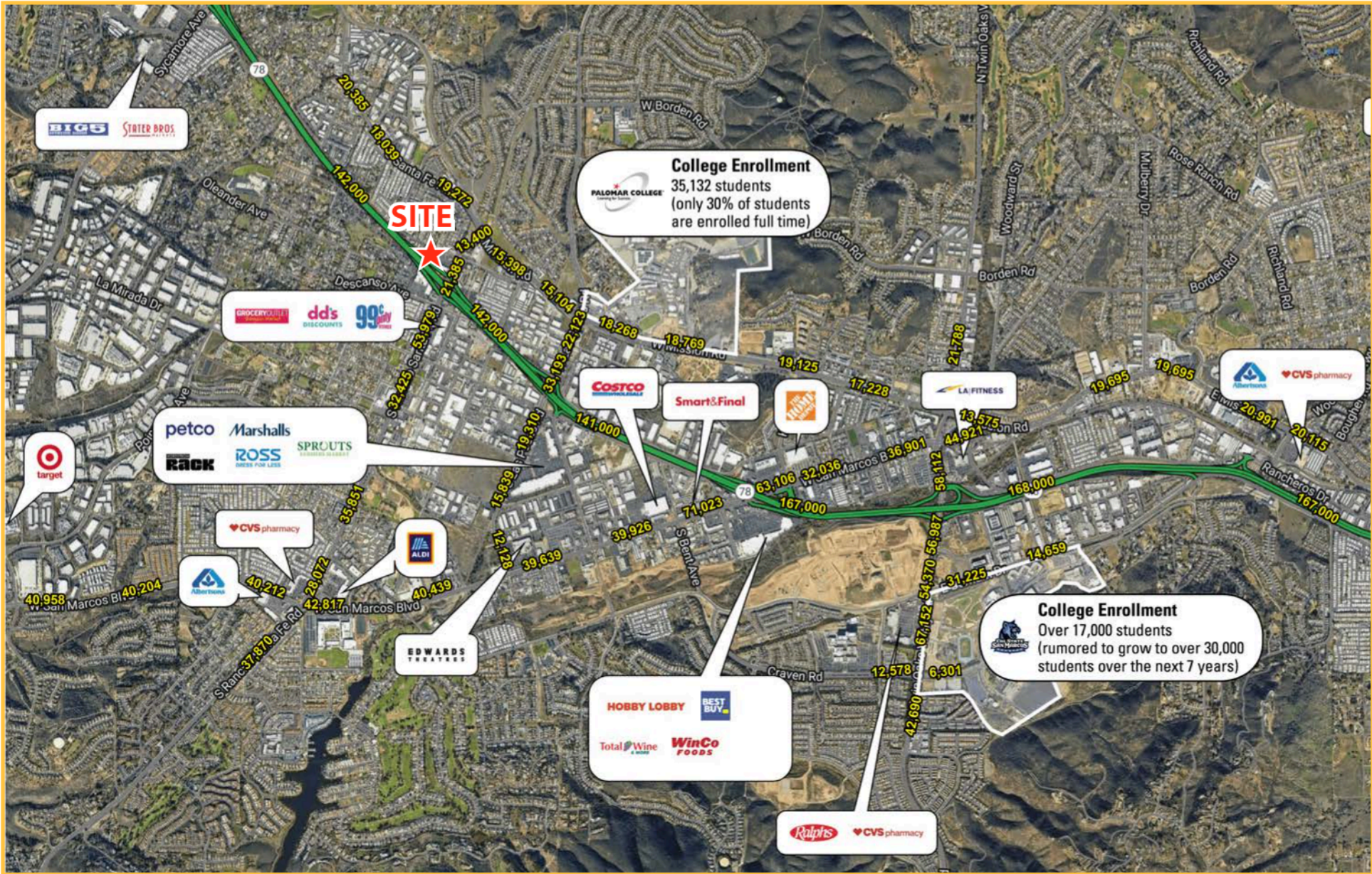
360°

**Suite 123**  
+/- 1,184 SF



360°

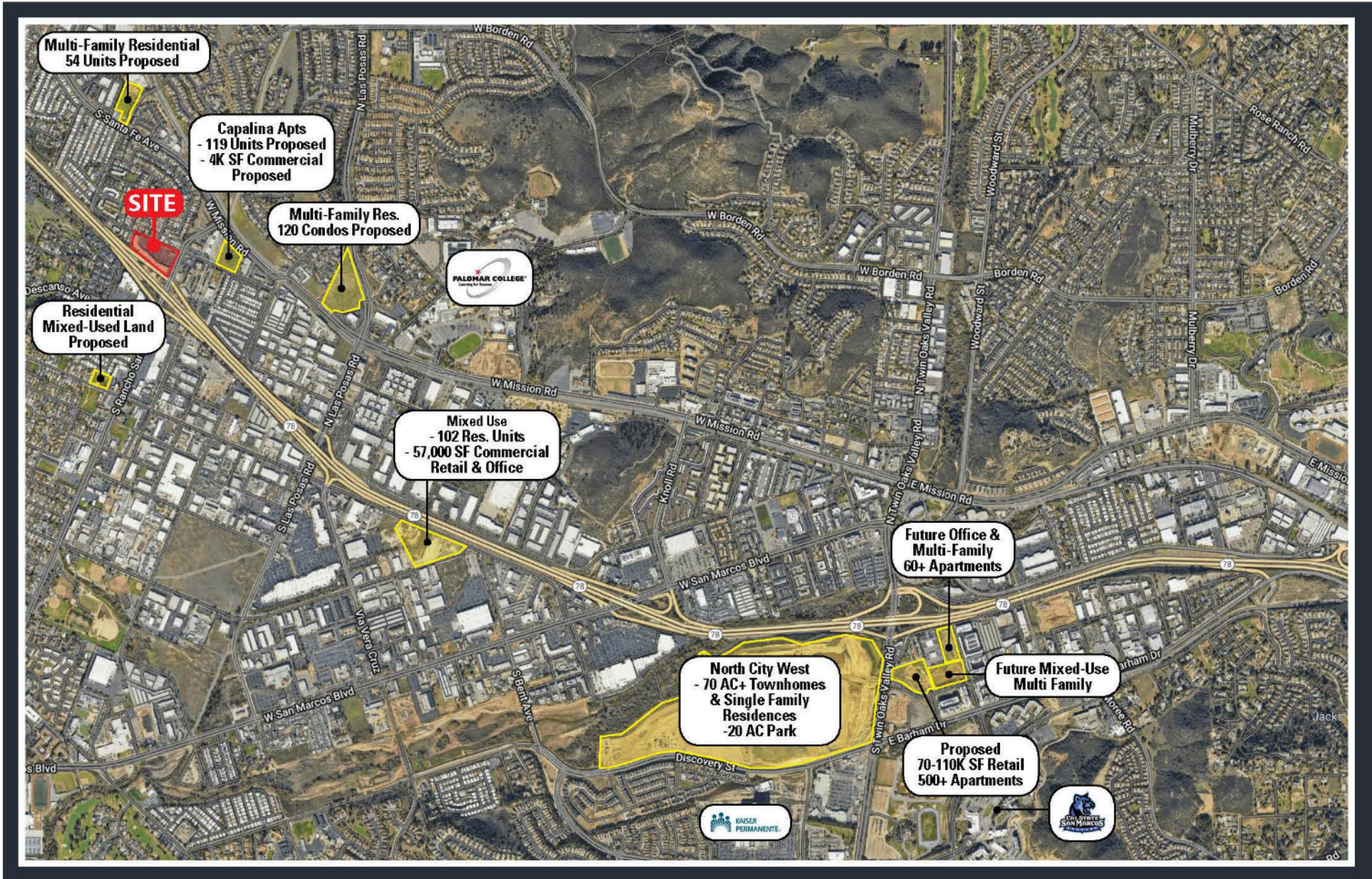
# SAN MARCOS RETAIL AERIAL



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



# FUTURE & PROPOSED RESIDENTIAL AERIAL



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# DEMOGRAPHICS

RANCHO SANTA FE RD & CAPALINA RD  
SAN MARCOS, CA 92069

## POPULATION

	1 Mile	2 Mile	3 Miles	5 Mile
2024 Estimated Population	15,310	49,395	92,008	216,373
2029 Projected Population	14,941	48,193	89,480	211,318
2020 Census Population	16,521	51,396	95,215	220,829
2010 Census Population	14,734	47,210	85,588	202,320
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.5%	0.5%
2024 Median Age	33.5	36.3	37.4	38.6

## HOUSEHOLDS

2024 Estimated Households	4,666	16,365	31,403	74,531
2029 Projected Households	4,537	15,872	30,357	72,408
2010 Census Households	4,794	16,481	31,631	75,144
2010 Census Households	4,146	15,247	29,081	68,853
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	0.9%	0.5%	0.6%	0.6%

## RACE AND ETHNICITY

2024 Estimated White	40.7%	45.0%	51.5%	55.0%
2024 Estimated Black or African American	2.9%	3.1%	3.3%	3.1%
2024 Estimated Asian & Pacific Islander	12.8%	11.1%	11.5%	10.5%
2024 Estimated American Indian & Native Alaskan	1.7%	1.5%	1.1%	1.2%
2024 Estimated Other Races	42.0%	39.3%	32.6%	30.2%
2024 Estimated Hispanic	50.4%	46.2%	38.2%	35.4%

## INCOME

2024 Estimated Average Household Income	\$116,514	\$118,422	\$133,550	\$149,710
2024 Estimated Median Household Income	\$95,956	\$96,319	\$109,850	\$119,644
2024 Estimated Per Capita Income	\$35,539	\$39,431	\$45,880	\$51,779

# DEMOGRAPHICS

RANCHO SANTA FE RD & CAPALINA RD  
SAN MARCOS, CA 92069

## INCOME

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## EDUCATION (AGE 25+)

	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Elementary (Grade Level 0 to 8)	10.4%	10.1%	7.3%	6.5%
2024 Estimated Some High School (Grade Level 9 to 11)	8.3%	6.7%	5.2%	4.7%
2024 Estimated High School Graduate	19.5%	20.4%	18.6%	17.3%
2024 Estimated Some College	20.3%	21.1%	21.2%	21.2%
2024 Estimated Associates Degree Only	7.4%	7.7%	8.5%	8.8%
2024 Estimated Bachelors Degree Only	21.1%	22.7%	26.3%	26.2%
2024 Estimated Graduate Degree	13.0%	11.3%	12.9%	15.3%

## BUSINESS

	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Total Businesses	1,059	3,134	5,268	10,752
2024 Estimated Total Employees	9,632	33,122	58,551	115,312
2024 Estimated Employee Population per Business	9.1	10.6	11.1	10.7
2024 Estimated Residential Population per Business	14.5	15.8	17.5	20.1

Source: Sites, USA, 2010 – 2020 Census, 2024 Estimates & 2029 Projections Calculated using Proportional Block Groups

# 100 N RANCHO SANTA FE RD SAN MARCOS, CALIFORNIA

**EL RANCHO**  
100 NORTH RANCHO SANTA FE CENTER



REAL ESTATE  
Lic #01977797

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## BROKER CONTACT

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