

RETAIL FOR LEASE

±1,000 SF BUILDING | ±11,325 SF (.26 AC) LOT

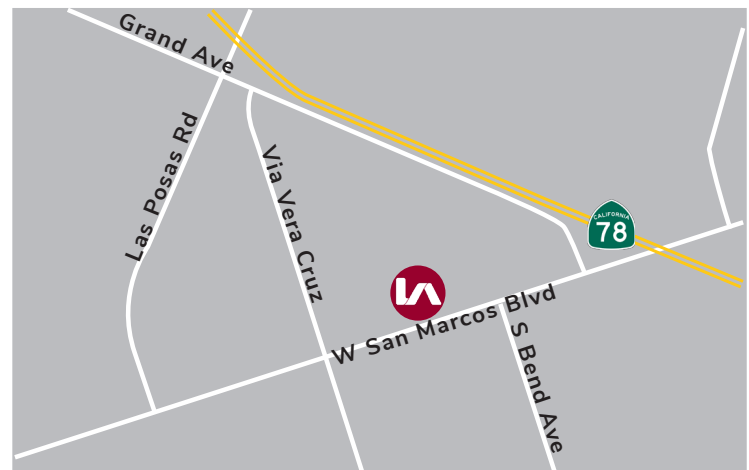
902 W SAN MARCOS BLVD. | SAN MARCOS, CA 92078



Features

- Approximately 1,000 sf building
- On 11,325 sf lot
- APN # 219-331-33-00
- Asking \$3 psf

High traffic counts. Frontage right on W San Marcos Blvd



FOR LEASING INFORMATION CALL:

Michael Golden
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D 760.448.2447

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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DEMOGRAPHICS & TRAFFIC COUNTS

*Costar Demographic Report 2020

W, San Marcos Blvd @ Via Vera Cruz: ± 35,646 Cars Per Day

W San Marcos Blvd @ S, Bend Ave: ± 37,597 Cars Per Day

DEMOGRAPHICS*	1 Mile	3 Miles	5 Miles
POPULATION	14,088	98,110	201,047
TOTAL ANNUAL RETAIL CONSUMER SPENDING	\$151.52M	\$1.13B	\$2.61B
AVERAGE HH INCOME	\$88,920	\$106,259	\$116,562
AVERAGE AGE	35.3	36.2	37.8



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