

# FORMER RESTAURANT: FOR LEASE

110 Knoll Road, San Marcos, CA 92069

## Highlights:

- Building Size- 6,962 SF
- Land Size- 1.22 Acres
- Join: Home Depot, Starbucks, McDonalds, In N Out, Chick Fil A, Phil's BBQ



For more information about this property, please contact:

Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

CA License: 01888482

Scott Duhs

(619) 491-0614

Scott@DuhsCommercial.com

CA License: 01048874



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)

# PROPERTY PHOTOS



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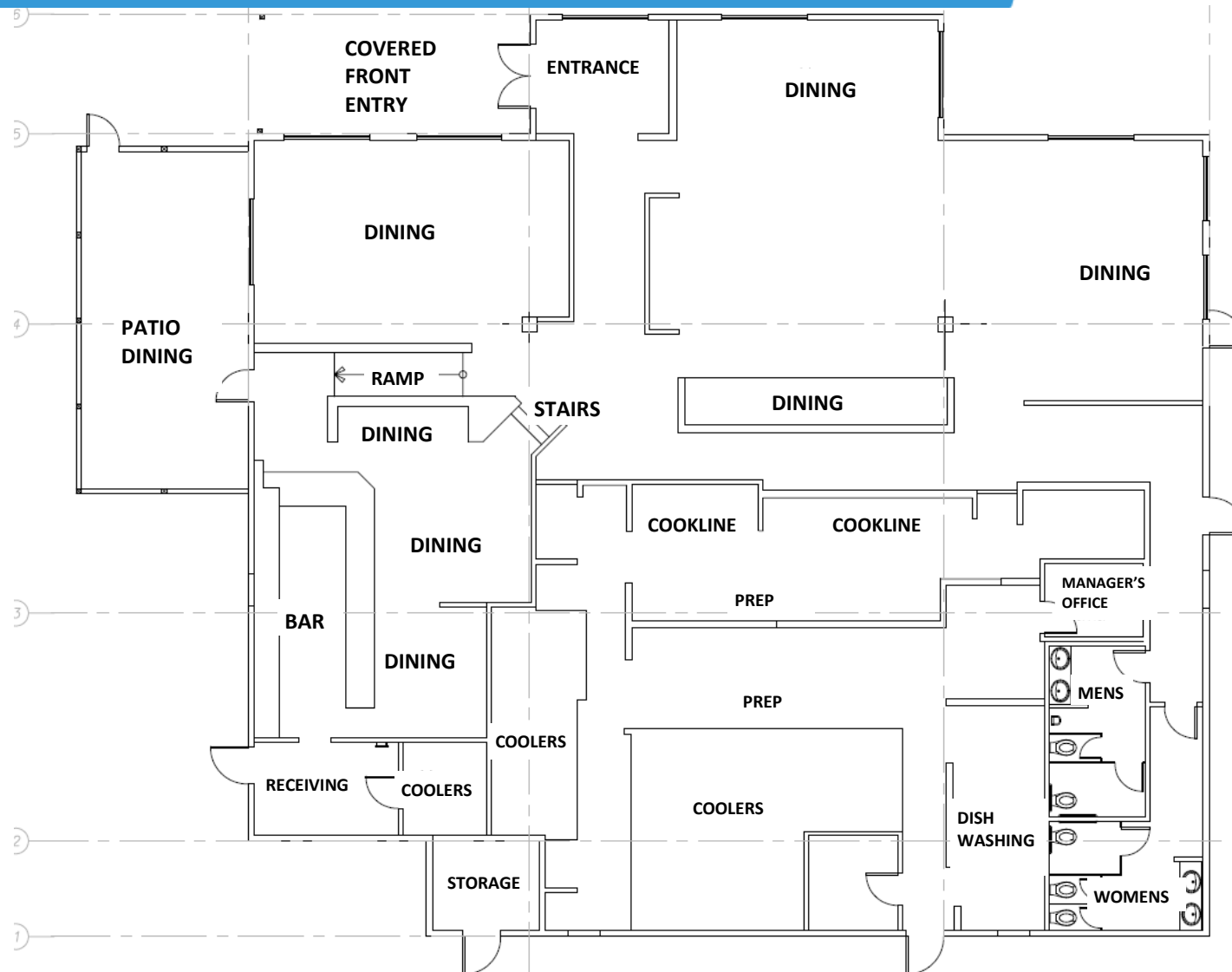
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# EXISTING FLOOR PLAN



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# REGIONAL MAP



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# DEMOGRAPHICS



## Population

2019 Population

2024 Projection

## 1 Mile

23,240

25,444

## 3 Miles

96,629

101,068

## 5 Miles

199,674

207,673



## Households

2019 Households

6,717

32,258

69,641



## Average HH Income

2019

\$51,185

\$66,574

\$71,858



## Traffic Count

W. San Marcos Blvd./Hwy 78

41,465 ADT

Hwy 78/W. San Marcos Blvd.

166,322 ADT

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