

FOR SALE OR FOR LEASE: FORMER RESTAURANT

110 Knoll Road, San Marcos, CA 92069

Highlights:

- \$3,500,000
- 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



COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT



RETAIL BROKER NETWORK

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

PROPERTY PHOTOS



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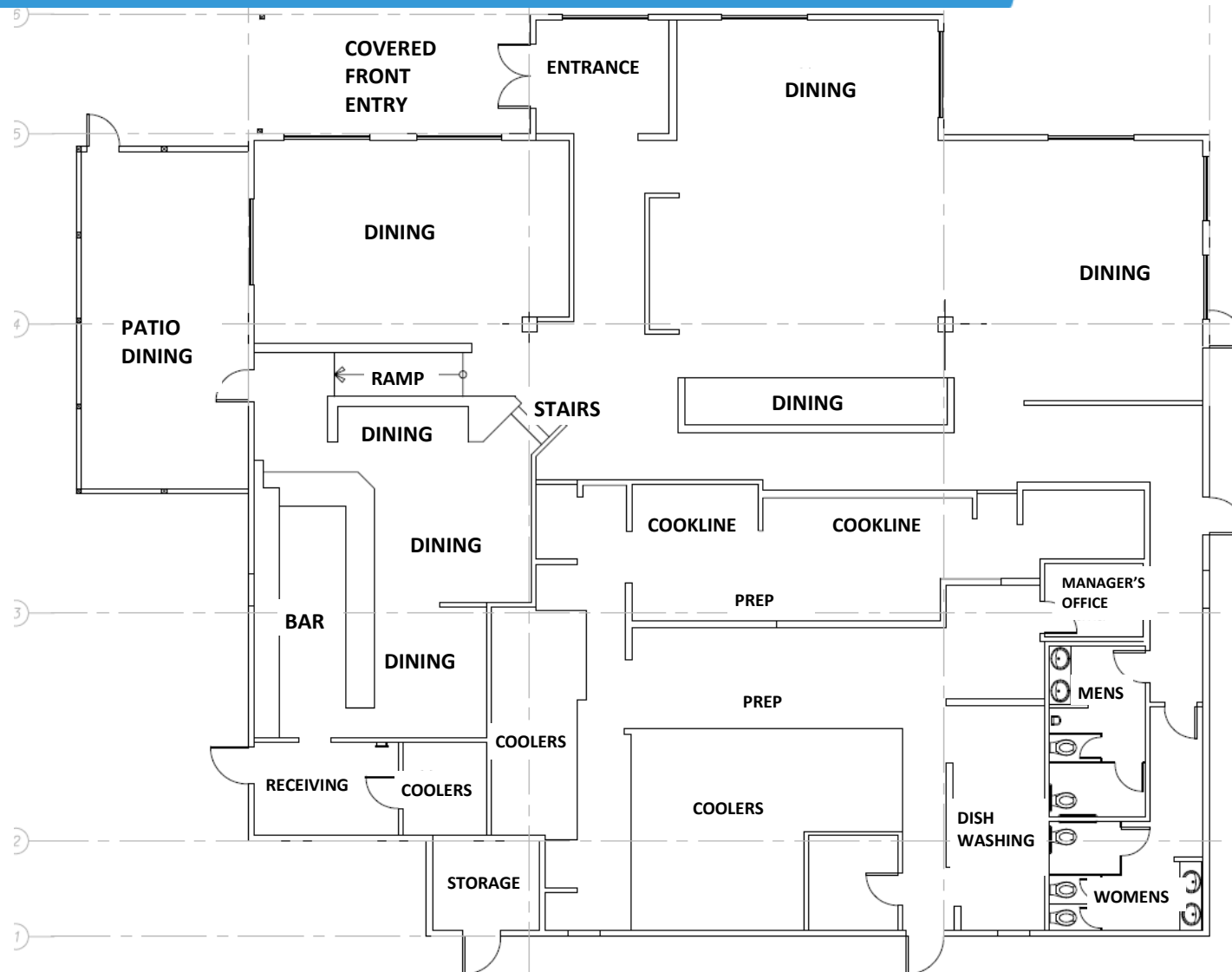
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EXISTING FLOOR PLAN



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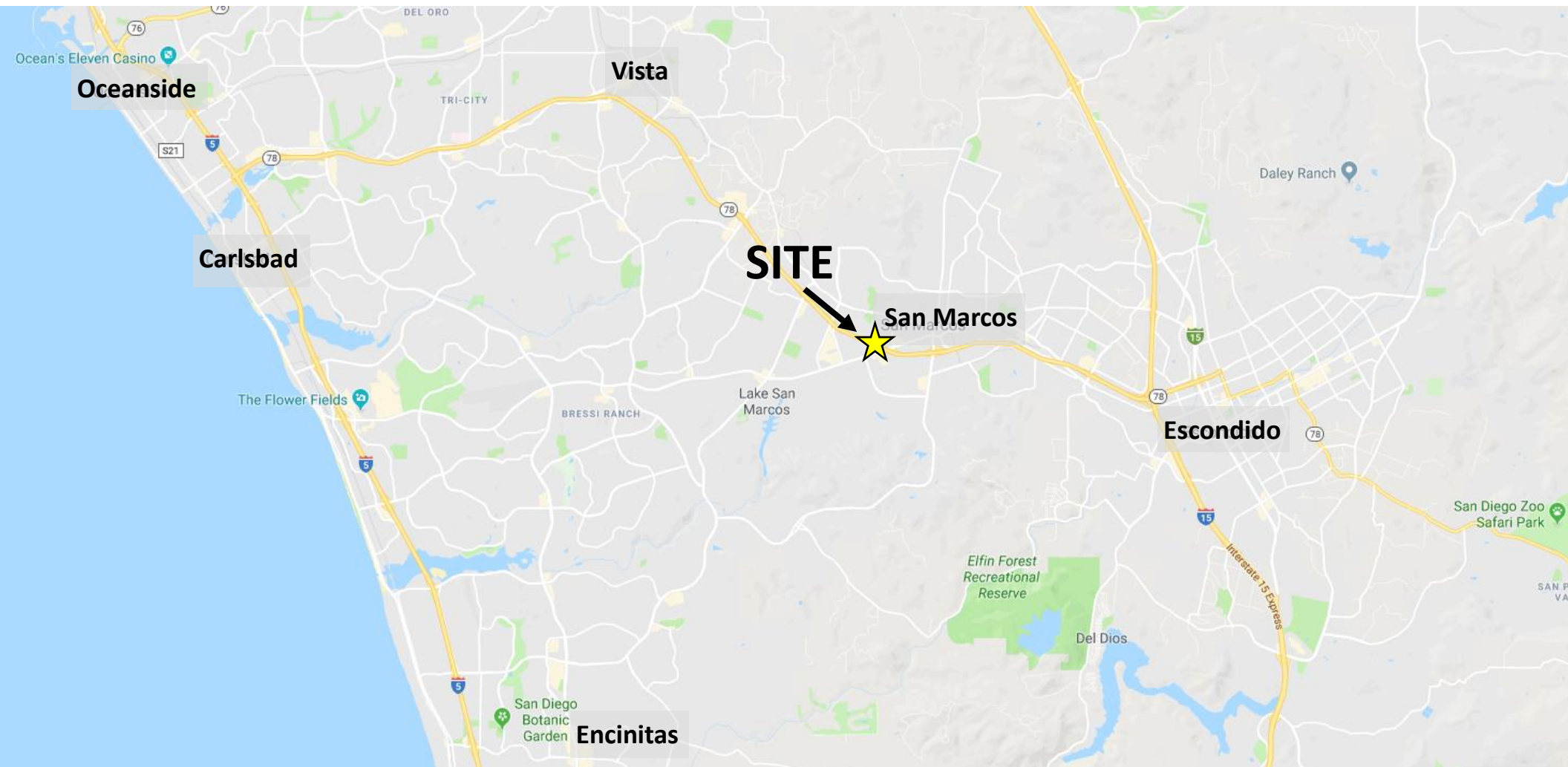
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REGIONAL MAP



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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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