

FOR LEASE

VALLECITOS VILLAGE

1220-1364 E. Mission Rd., San Marcos, CA 92069

Available: 900 – 5,400 SF

Highlights

- o Busy, Daily-Needs Neighborhood Center
- o Surrounded by Both Dense Residential & Strong Daytime Population
- o Half Mile from Mission Hills High School ($\pm 2,600$ Students)
- o Close Proximity to Highway 78 with 166,000 cpd
- Join: Stater Bros, Dollar Tree, Anytime Fitness, and More



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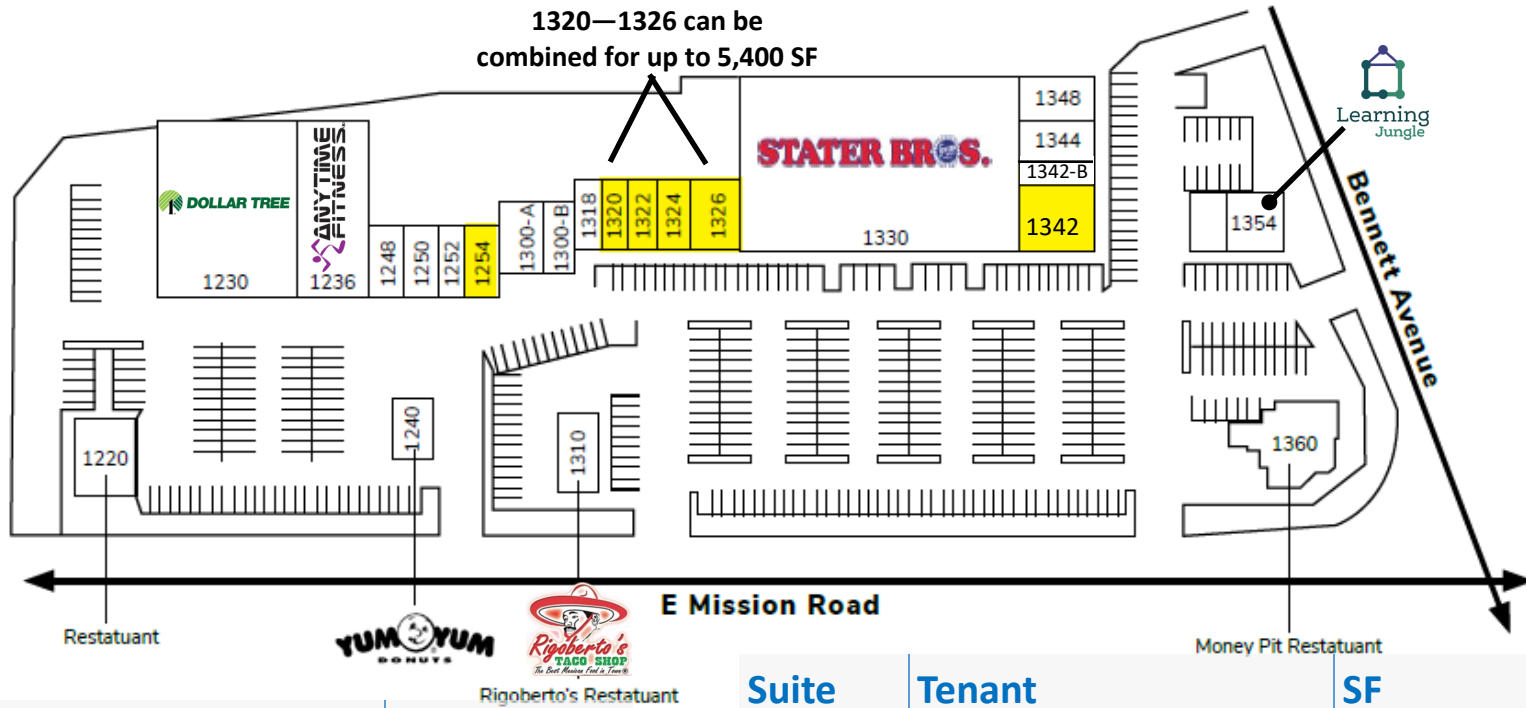
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SITE PLAN

VALLECITOS VILLAGE

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Suite	Tenant	SF
1220	Kinaly Thai Restaurant	2,600 SF
1230	Dollar Tree	10,200 SF
1236	Anytime Fitness	5,615 SF
1240	Yum Yum Donuts	1,200 SF
1248	SPA	1,500
1250	Tobacco Product #5	1,500 SF
1252	Jackson Craft Cafe	1,080 SF
1254	AVAILABLE	1,200 SF
1300-A	Chef V Juice	1,920 SF
1300-B	#1 Nail	1,200 SF
1310	Rigoberto's Taco Shop	1,591 SF

Suite	Tenant	SF
1318	Water Store	1,200 SF
1320	AVAILABLE	900 SF
1322	AVAILABLE	1,200 SF
1324	AVAILABLE	1,800 SF
1326	AVAILABLE	1,500 SF
1330	Stater Bros.	28,500 SF
1342	AVAILABLE	3,000 SF
1342-B	Barber Shop	750 SF
1344	Dr. Anna Durkin, D.D.S	1,750 SF
1348	Personal\Fitness	2,000 SF
1354	Learning Jungle	3,000 SF
1360	Money Pit Restaurant	3,615 SF



PHOTOS

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AERIAL

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DEMOGRAPHICS

VALLECITOS VILLAGE

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TRAFFIC COUNTS

E MISSION RD: 16,498 ADT
HWY 78: 175,831 ADT



DAYTIME POPULATION

1 MILE: 6,843
3 MILE: 54,781
5 MILE: 93,662



AVERAGE HOUSEHOLD INCOME

ZIP CODE: 92026
1 MILE: \$94,745
3 MILE: \$95,157
5 MILE: \$99,106



RESIDENTIAL POPULATION

1 MILE: 12,869
3 MILE: 109,085
5 MILE: 248,001



HOUSEHOLDS

1 MILE: 4,507
3 MILE: 36,700
5 MILE: 80,149

