

FOR LEASE | VALLECITOS VILLAGE

SHOPPING CENTER | 1220 - 1364 E MISSION RD, SAN MARCOS, CA 92069



PRESENTED BY

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DISCLAIMER

VALLECITOS VILLAGE - SHOPPING CENTER

1230-1254 MISSION RD, 1300-1350 E MISSION RD, SAN MARCOS, CA 92069

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

PROPERTY HIGHLIGHTS

- Lease rate: \$2.25 - \$2.50 SF + NNN
- 1.8 miles from CalState San Marcos
- Direct Freeway 78 Visibility
- Stater Bros, Dollar Tree, Anytime Fitness, and More

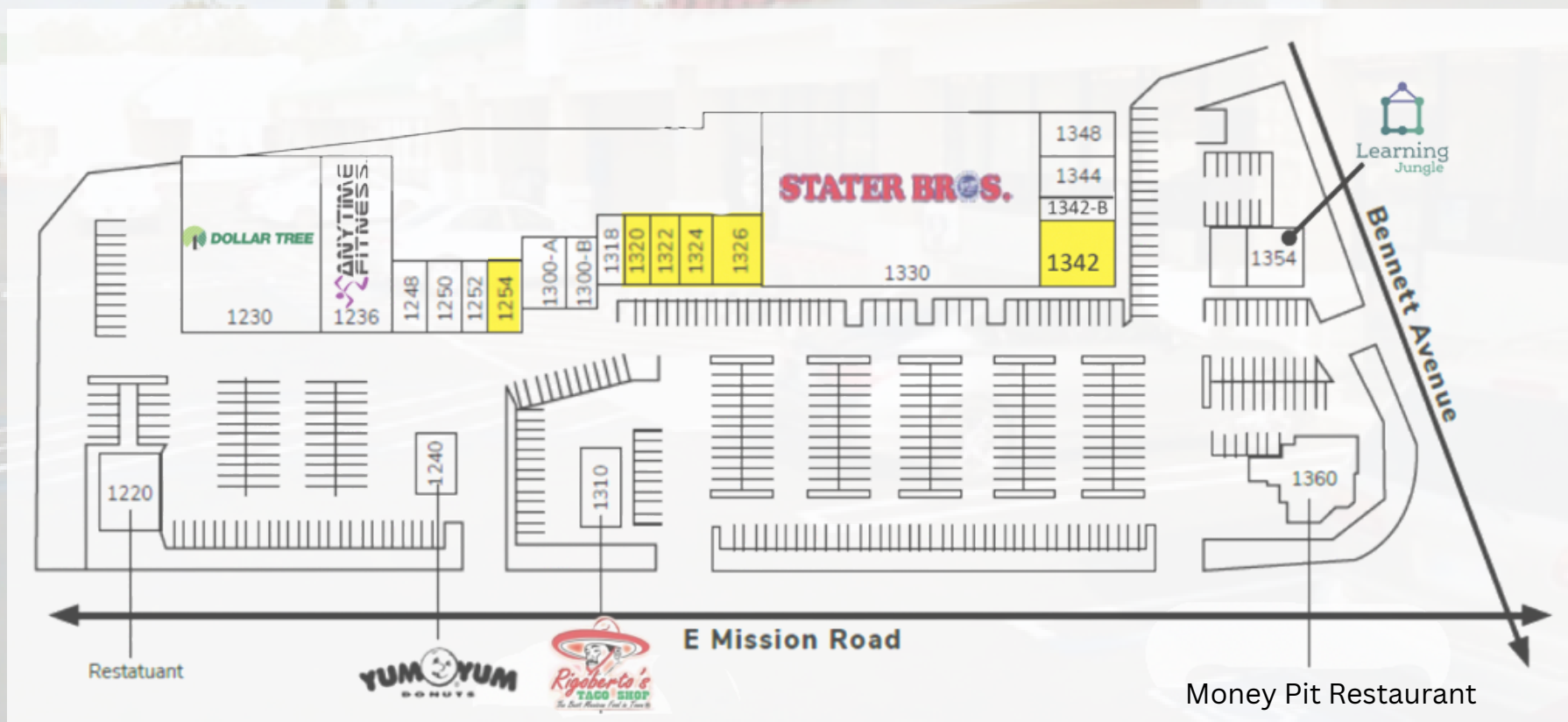


PHOTOS



SITE PLAN

| UNIT # | RENT | NNN | SF | Details |
|--------|-----------------|--------|----------|-----------------------------|
| 1254 | \$2.25 SF/month | \$0.60 | 1,200 SF | Fully Built Out Dog Groomer |
| 1320 | \$2.25 SF/month | \$0.60 | 900 SF | Fully Built Out Salon |
| 1322 | \$2.25 SF/month | \$0.60 | 1,200 SF | |
| 1324 | \$2.25 SF/month | \$0.60 | 1,800 SF | |
| 1326 | \$2.25 SF/month | \$0.60 | 1,500 SF | |
| 1342-C | \$2.50 SF/month | \$0.60 | 3,000 SF | End Cap Space |



AERIAL MAP



TENANT & REVIEWS



Money Pit *4.6 stars* 2039 reviews



Anytime Fitness *4.4 stars* 44 reviews



Stater bros *4.5 stars* 366 reviews



Dollar Tree *4.3 stars* 320 reviews



Water Source *4.9 stars* 32 reviews



Mission Smoke Shop *4.0 stars* 24 reviews



YUM YUM Donuts *4.4 stars* 506 reviews



Rigobertos *4.4 stars* 791 reviews



Black Sheep Barber Shop *4.7 Stars* 102 reviews



Kinaly Thai *4.2 stars* 349 reviews

POPULATION

San Marcos Average

96,354

HOUSEHOLD INCOME

Average Median Household Income

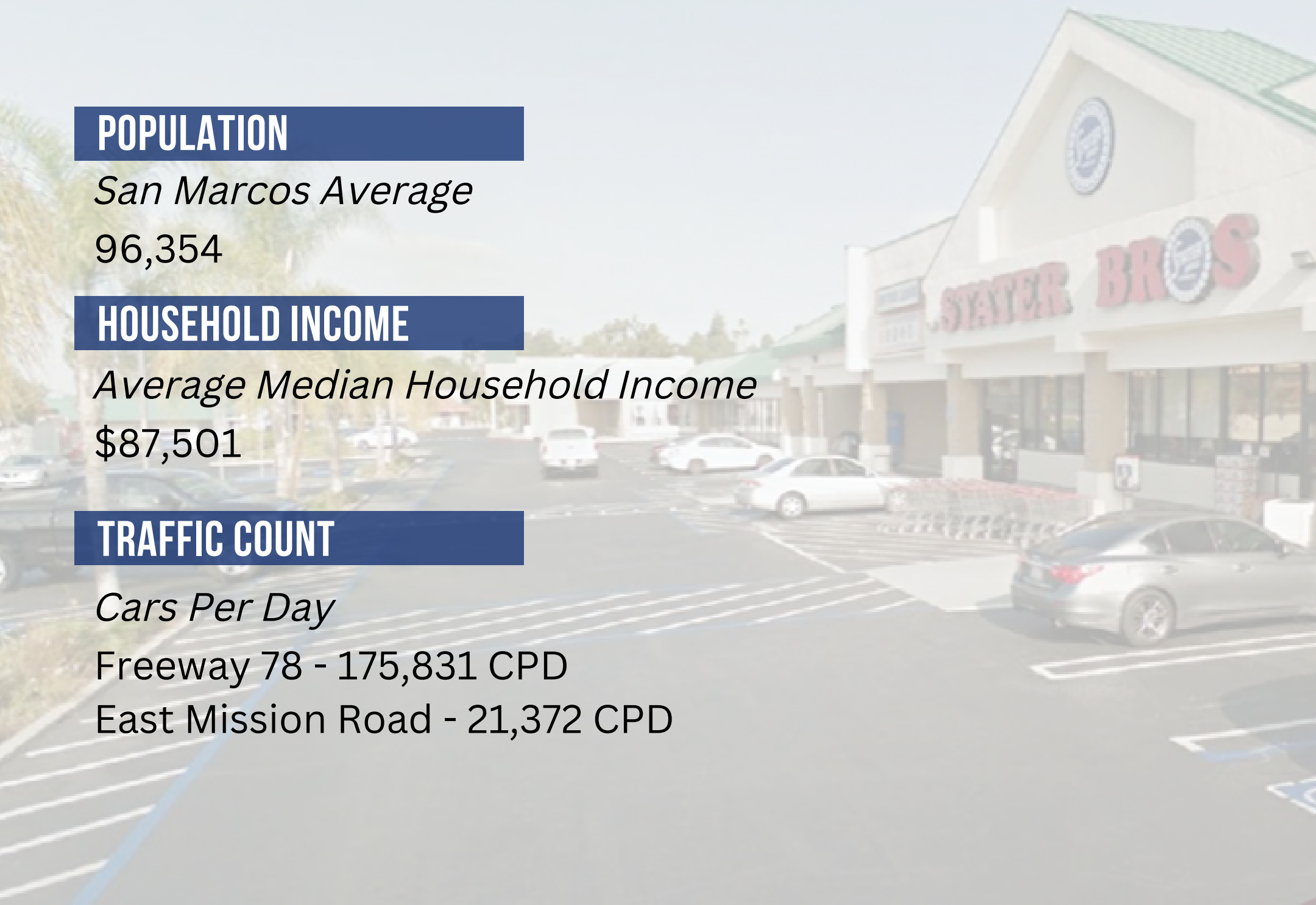
\$87,501

TRAFFIC COUNT

Cars Per Day

Freeway 78 - 175,831 CPD

East Mission Road - 21,372 CPD



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