

# FOR LEASE

Former Bank Building With Drive-Thru, San Marcos, CA

**NAI Capital**

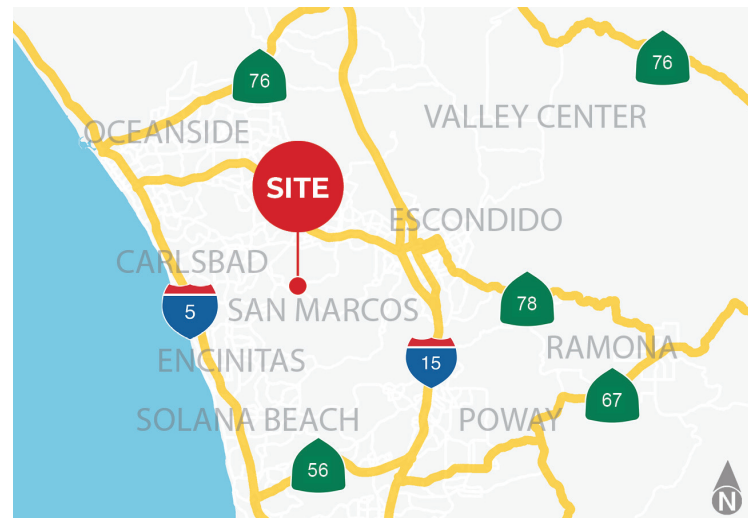
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## 1705 San Elijo Road San Marcos, CA

### Property Highlights:

- Former Freestanding Bank Building of Approximately 4,264 SF with Drive-Thru (No Use of Drive-Thru for Restaurant Use)
- Pad of Albertson's Anchored Neighborhood Center
- Newer Master Planned Community of San Elijo Hills in the City of San Marcos with over 3500 Homes with Median Home Prices exceeding \$931,000.
- Great Visibility and Access from San Elijo Road with traffic count of 19,000 CPD
- Lot Size: Approximately 27,007 sf (±0.62 Acres)
- Parking: 7.04/1000 (30 spaces) + huge field of Additional Reciprocal Parking with Albertsons
- Year Built: 2011
- Zoning: SPA (Specific Plan Area) - C-2
- Restaurant Use limited to 2,200 SF with no use of Drive Thru



DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	9,211	23,966	66,936
AVG. HH INCOME	\$235,411	\$234,387	\$209,395
NO. OF EMPLOYEES	912	4,417	14,193

### FOR MORE INFORMATION:

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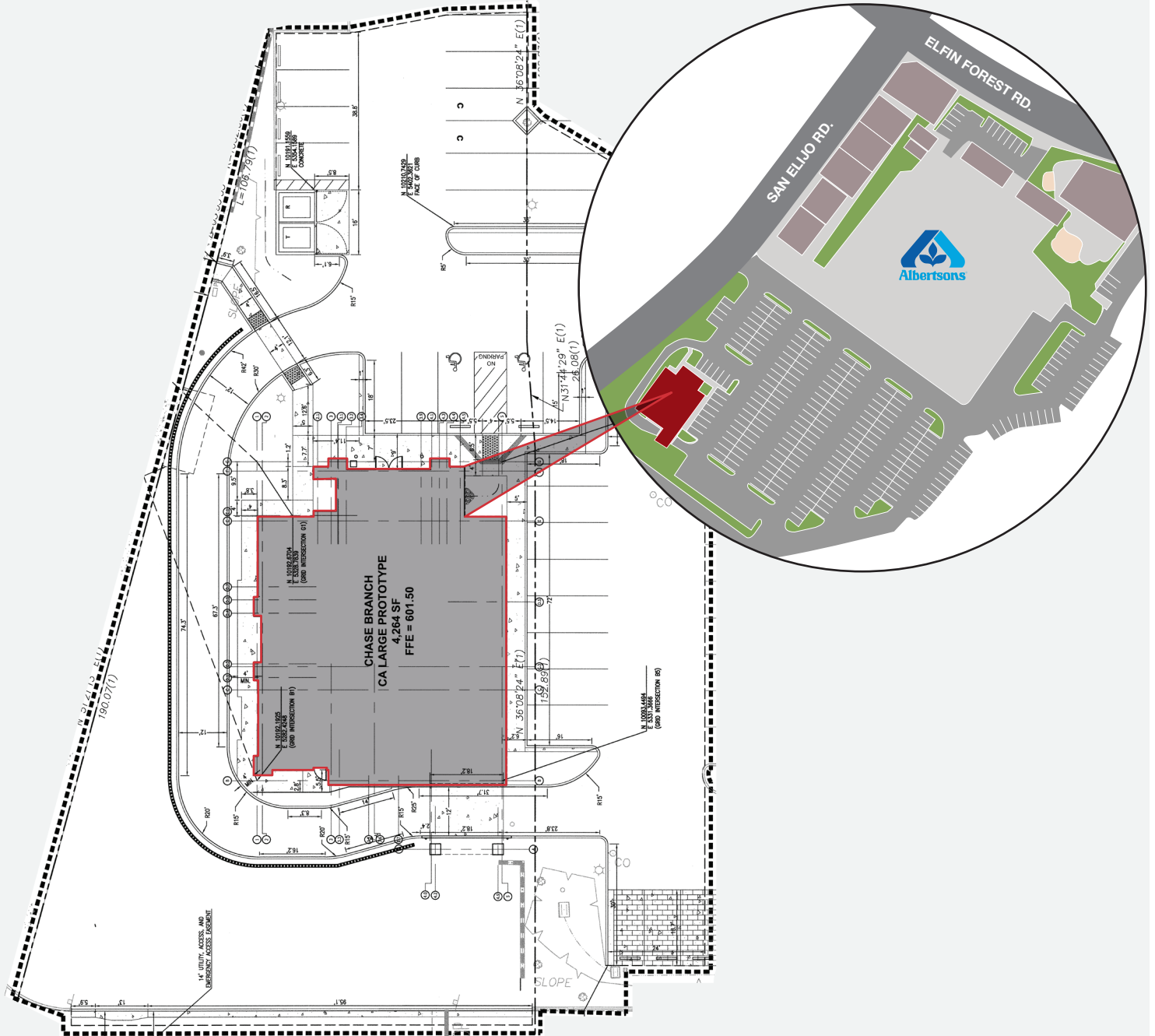
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## Site Plan



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