

# YOUR BUSINESS DESERVES A BETTER ADDRESS

2055-2085 Montiel Road  
San Marcos, CA 92069



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**CE CORPORATION**  
BROKERAGE INVESTMENT DEVELOPMENT



AERIAL VIEW — SR-78 CORRIDOR

## PROPERTY HIGHLIGHTS

# Red Rock Center

2055–2085 Montiel Road · San Marcos, CA 92069

700+ feet of premier SR-78 freeway frontage with  $\pm 168,000$  cars per day

Direct access via Nordahl Road off-ramp — first exit west of I-15

Generous parking ratio exceeding 5 spaces per 1,000 SF

Strong co-tenancy: Sola Salon Studios, La Mesa Flooring, Turners

Freeway-oriented center in one of North County's strongest retail corridors

Flexible configuration for Retail, Medical, Office, or Restaurant use

**168K**

ADT · SR-78

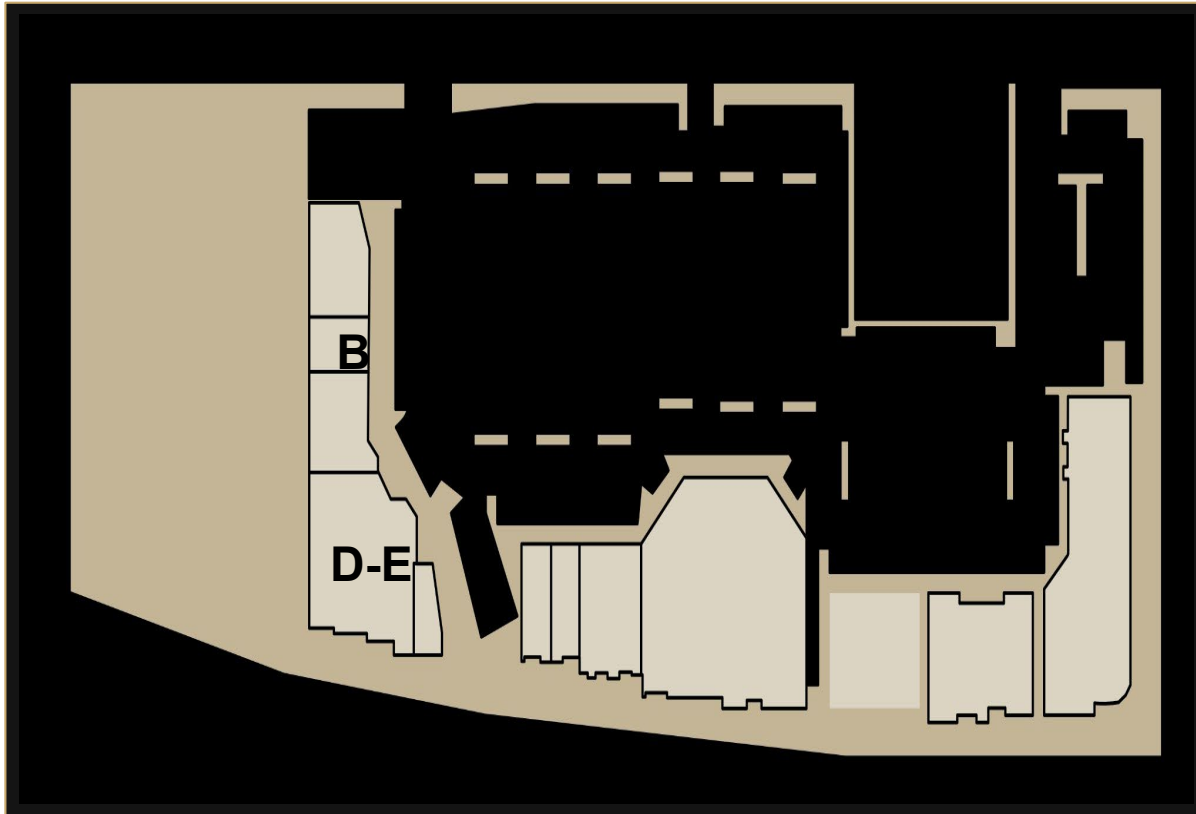
**5:1K**

Parking Ratio

**700+**

Feet Frontage

# SITE PLAN & TENANT AVAILABILITY



TENANT ROSTER		
STE	TENANT	SF
A	Sola Salon Studios	4,898
B	AVAILABLE	2,410
C	Dance FX Studios	4,820
D-E	AVAILABLE	16,337
F	La Mesa Flooring	2,260
G	San Diego Grill Pros	2,575
H	Discount Hobby	2,578
I	Turners Outdoorsman	5,479
<b>TOTAL AVAILABLE</b>		<b>18,747 SF</b>

\*Site plan is not a representation or warranty as to size, location, or tenant identity. Subject to change.

# DEMOGRAPHICS & TRAFFIC COUNTS



Red Rock Center · San Marcos, CA · SR-78 @ Nordahl Road

## TRAFFIC COUNTS

State Route 78 (Freeway)

**±168,000**

ADT

Nordahl Road

**±127,000**

ADT

Interstate 78

**±154,361**

ADT

## DEMOGRAPHICS BY RADIUS

RADIUS	POPULATION	DAYTIME POP.	AVG. HHI
1 Mile	9,236	10,365	\$76,928
3 Miles	129,193	98,669	\$82,019
5 Miles	243,175	161,713	\$91,511

**243,175**

Population · 5-Mile

**\$91,511**

Avg. HHI · 5-Mile

**161,713**

Daytime Pop. · 5-Mile

**±168K**

ADT · State Route 78

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\*All information regarding this property is deemed to be reliable, however, no representation, guarantee, or warranty is made to the accuracy thereof and is submitted subject to error, omissions, change of price, or withdrawal without notice.



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COMMERCIAL REAL ESTATE