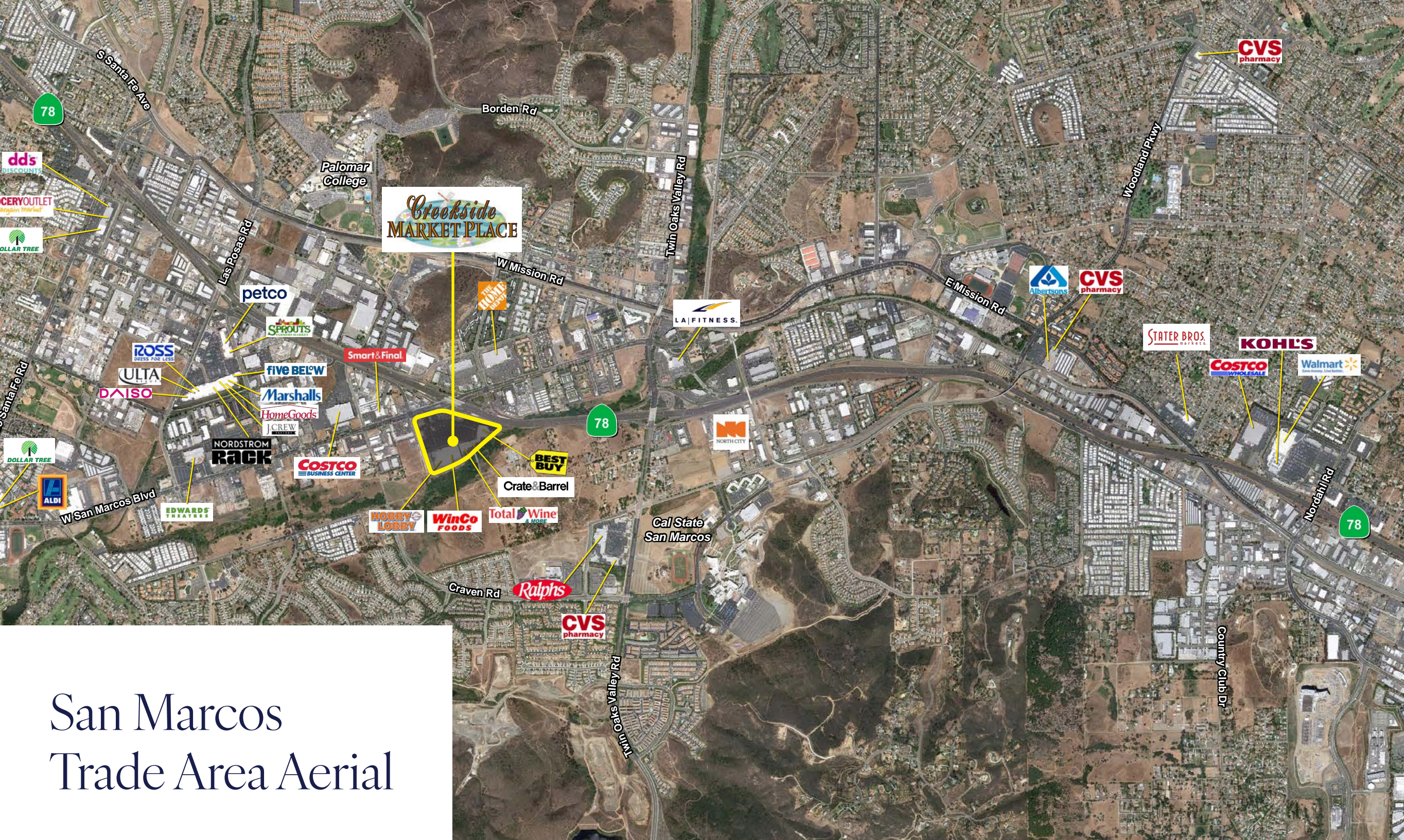




*Creekside*  
**MARKET PLACE**

SAN MARCOS, CALIFORNIA



San Marcos Trade Area Aerial

# Creekside MARKET PLACE

Join these amazing tenants!





**COSTCO**  
BUSINESS CENTER

**Panera**  
BREAD

**Denny's**

**Jack**  
in the box

**the Habit**  
BURGER GRILL

**Jersey Mike's**  
SUBS

NOTHING BUNDT CAKES

T-Mobile

78

Garland Ave

75,000 ADT

San Marcos Blvd

**Chick-fil-c**

**IN-N-OUT**  
BURGER

**SHABU-WORKS**

**CHIPOTE**  
MEXICAN GRILL

**CAVA**  
Mediterranean Grill

Urbane Cafe

CHARGING STATIONS

**TESLA**

**BEST BUY**

Crate & Barrel

**Total Wine**  
& MORE

**WinCo**  
FOODS

**HOBBY LOBBY**

250 NEW SFRS  
UNDER CONSTRUCTION

NEW HOUSING

# Property Highlights.

- 285,000 SF Regional Center anchored by Winco, Hobby Lobby, and Best Buy
- Incredible line-up of national retailers and restaurants
- Fixturized restaurant and redevelopment pad opportunities available
- Very strong sales volumes across the existing tenant/restaurant pool
- One of the most-frequented regional centers along the 78 FWY at 4.4M annual visits
- Surrounded by heavy daytime population, student/commuter traffic, medical facilities, and dense residential neighborhoods





Tenant	SF
Chick-Fil-A	±4,000
In-N-Out	±3,220
The Mining Co. Steakhouse and Saloon	±6,842
Shabu Works	±4,340
Chipotle	±1,970
CAVA	±2,145
Urbane Cafe	±2,130
Batch & Box	±945
Best Buy	±46,122
Finely Home	±2,571
Discovery Valley Animal Hospital	±3,003
<b>Bldg D Suite 100 - Available</b>	<b>±2,575</b>
Crate & Barrel	±16,880
Total Wine & More	±20,388
Winco Foods	±91,554
Hobby Lobby	±58,000
T-Mobile	±2,294
Nothing Bundt Cakes	±1,776
GNC	±1,061
Jersey Mike's	±1,354
Hydration Room	<b>±1,325</b>
VOQOZO	±2,183
Hooked on Sushi	±2,406
Two Brothers From Italy	±1,361
<b>Bldg G Suite 100 - Available</b>	<b>±1,509</b>

Site Plan.

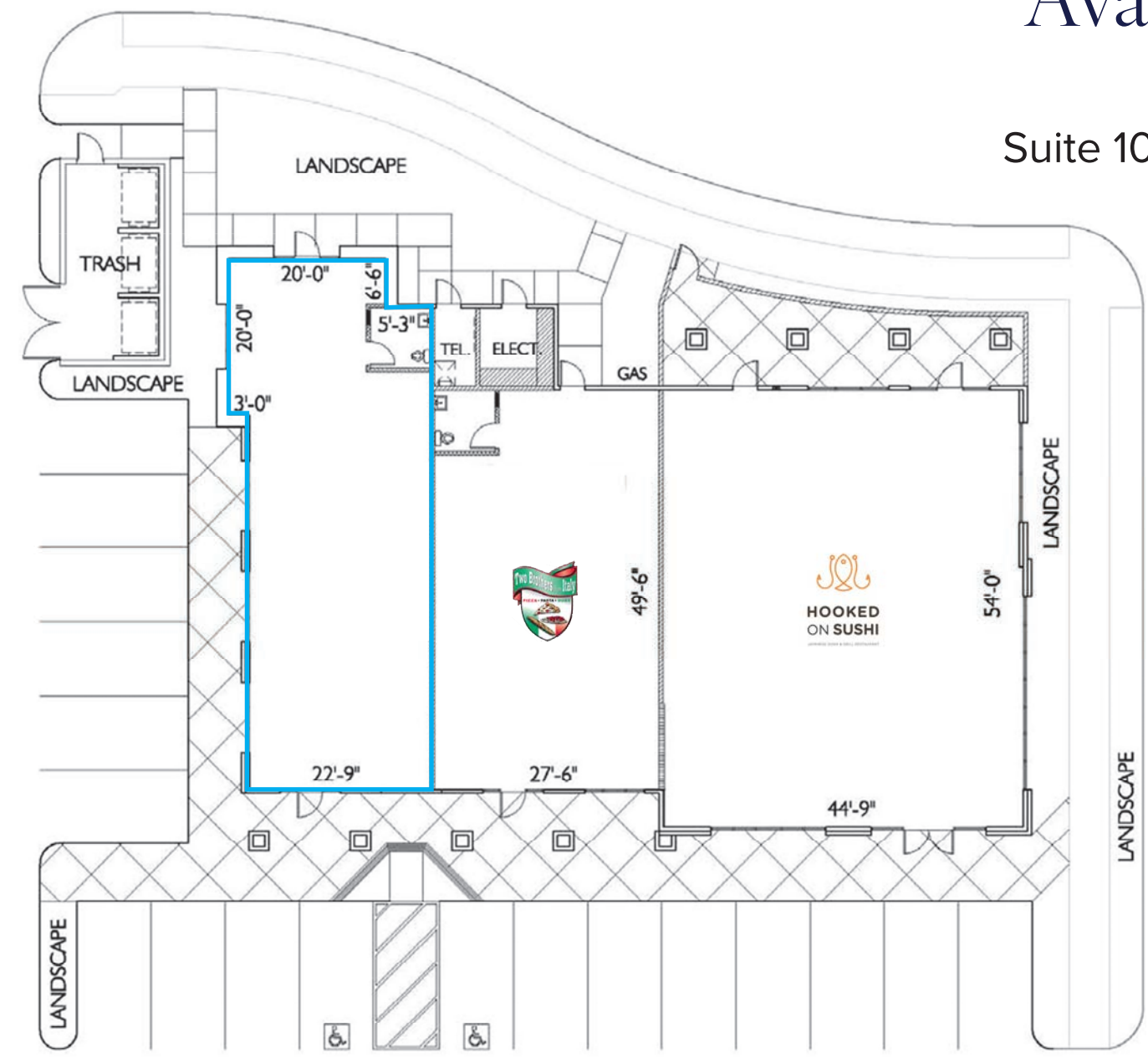


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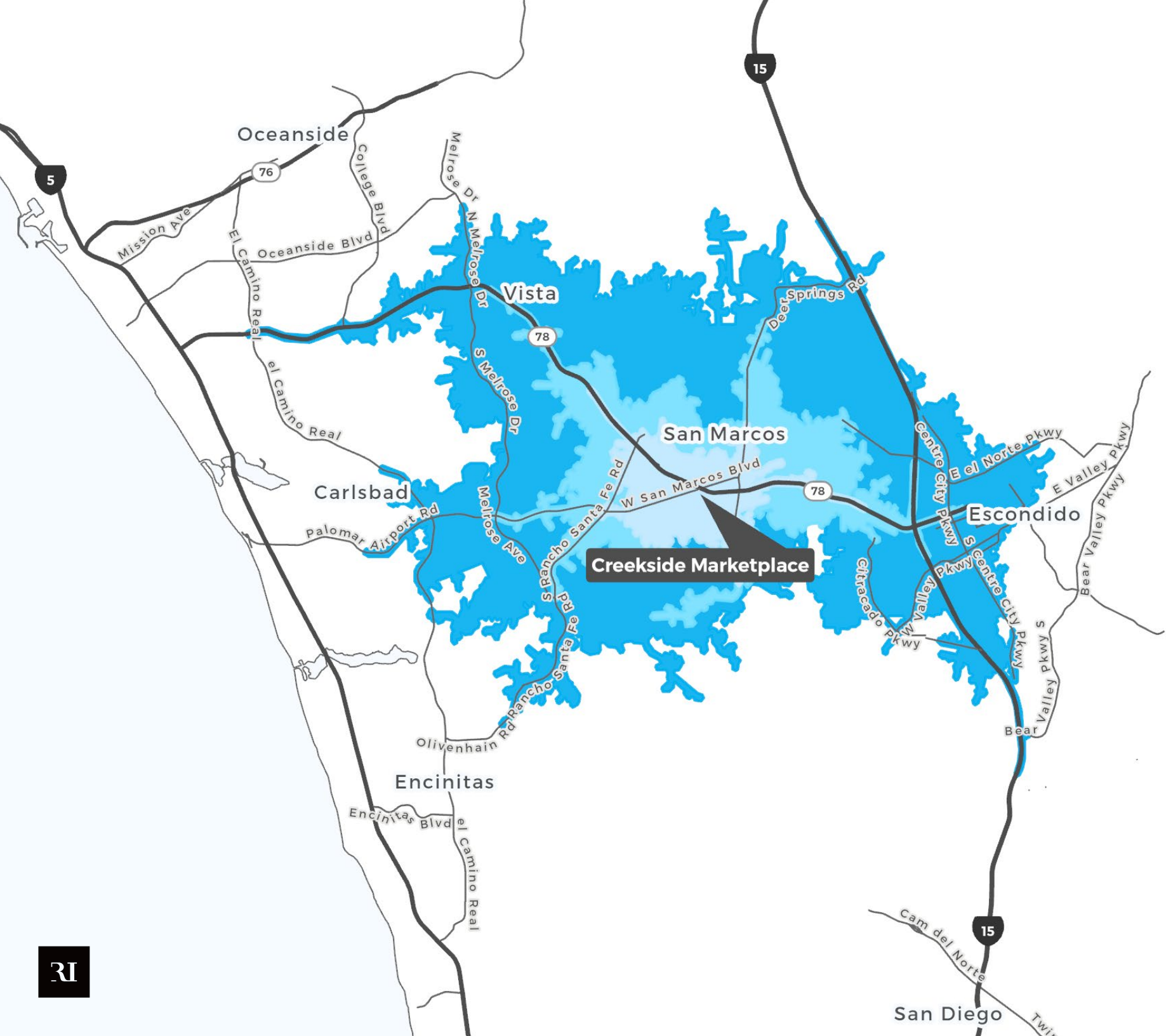
# Availability.

Building G

Suite 100: ±1,509 SF



# Area Demographics.



**4.4M**

annual visits to the center, making Creekside Marketplace one of the **busiest centers** in North County

**270K**

people in the primary trade area with **over 88,000** households making over **\$94,628** per year

**297K**

daytime employees within five minute drive time

**168K**

incredible auto traffic with 75,000 ADTs at the intersection and 168,000 ADTs along Hwy 78

**78 Corridor**

wide-ranged regional pull because of food & grocery options

**Analytics**

mobile data shows consistent traffic at the center throughout the day

	7 MINUTES	10 MINUTES	15 MINUTES
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**Total Population**

20,812

78,796

270,037

**Average Household Income**

\$80,449

\$85,795

\$94,628

**Total Households**

6,406

26,087

88,658

**Daytime Population**

30,724

81,234

296,927

**Median Age**

30.8

34.5

34.8

# Creekside MARKET PLACE

SAN MARCOS, CALIFORNIA



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