

FOR SALE

1.61 ACRE COMMERCIAL LOT



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CLICK # TO
ACCESS PAGE

3 PROPERTY
OVERVIEW

4 SITE
LAYOUT

7 RETAIL
AERIAL

PROPERTY OVERVIEW

HIGHLIGHTS



PROXIMITY

Close proximity to Highway 78, CSU San Marcos, restaurants, hotels & retail amenities



TRAFFIC

N. Twin Oaks Rd +/- 20,163 ADT
W. Borden Rd +/- 11,882 ADT
Woodward St. +/- 3,244 ADT



COMMUNITY GROWTH

Located in one of the fastest growing communities in N. San Diego County

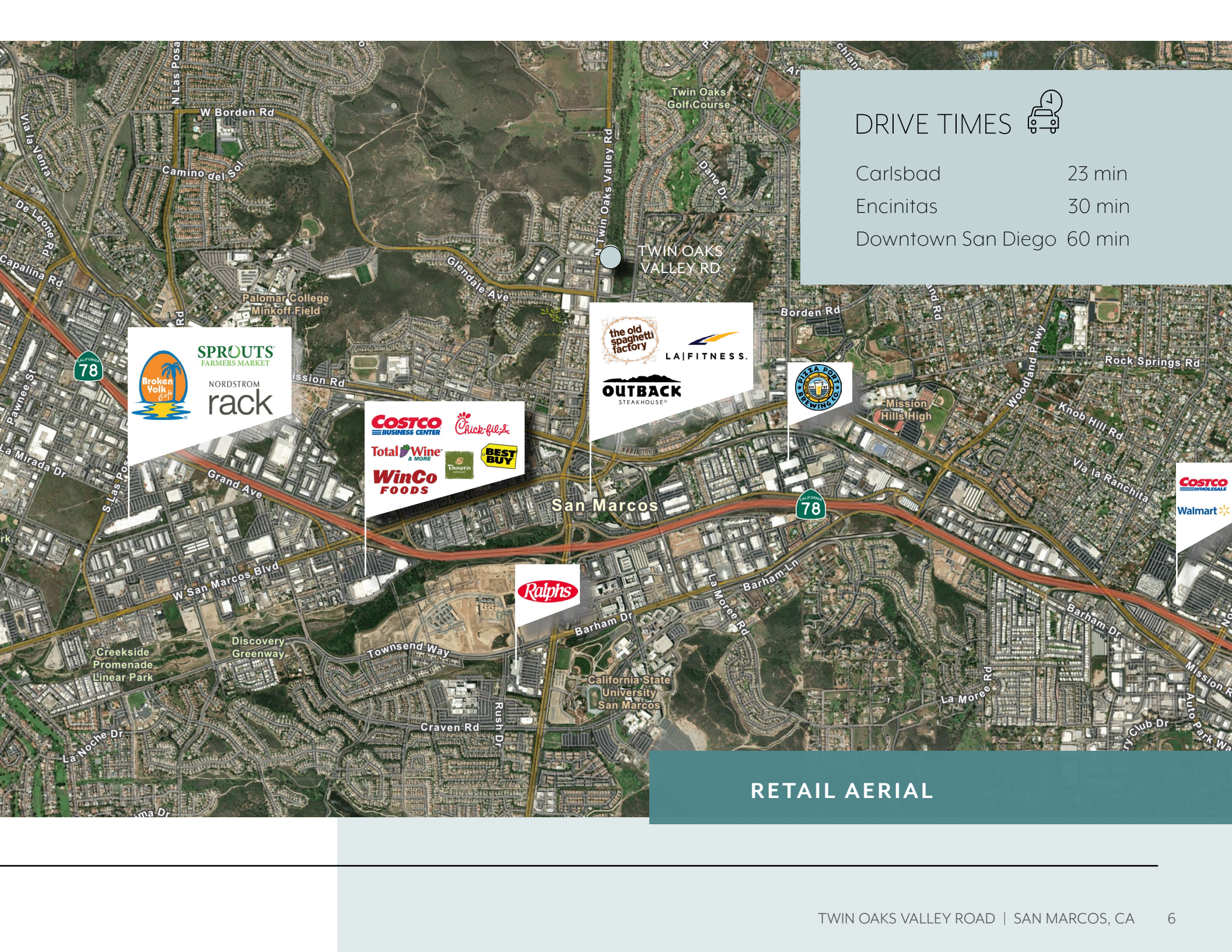
Location	NEC of N. Twin Oaks Valley Rd & Windy Way San Marcos, CA 92069
APN	218-120-30-00
Gross Acreage	1.61 Acres
Municipality	City of San Marcos
Property Condition	Vacant Unimproved Lot
Adjacent Uses	North: Twin Oaks Golf Course South: Commercial East: Residential West: Light Industrial
Access	Public street N. Twin Oaks Valley Road
Zoning More Info	Commercial (C) (allowable uses: office, medical, retail, car wash, & daycare)
Utilities	<p>Water: Vallecitos Water District</p> <p>Sewer: Septic until City upsizes sewer line (anticipated within next +/- 3 years). The Vallecitos water district has an active improvement project that will provide Sewer to the site by end of year 2029. The Twin Oaks Valley Road Sewer Improvement Project Phase I is scheduled for construction beginning in February of 2027 and completing November 2029. The preliminary design for this improvement was submitted and the District is in review. More info.</p> <p>Electric: SDG&E</p>
Fire Zone	High Fire Severity Zone (Cal Fire)



SITE LAYOUT



SOUTHWEST-FACING AERIAL



DRIVE TIMES



Carlsbad	23 min
Encinitas	30 min
Downtown San Diego	60 min



SPROUTS
FARMERS MARKET

NORDSTROM
rack

COSTCO
BUSINESS CENTER

Chick-fil-A

Total Wine
& MORE

BEST BUY

WinCo
FOODS

Tangerine

the old
spaghetti
factory

LAIFITNESS.

OUTBACK
STEAKHOUSE®



Ralphs

COSTCO
WHOLESALE

Walmart

RETAIL AERIAL

SAN MARCOS, CA

San Marcos, California, is a thriving city in northern San Diego County that blends suburban charm with urban convenience. Known as the “Valley of Discovery,” it offers a warm, Mediterranean climate and a relaxed, family-friendly atmosphere that appeals to residents of all ages. The city is clean, safe, and well-maintained, with a strong sense of community. Residents enjoy a high quality of life supported by excellent amenities, scenic parks, and a commitment to sustainability.

Since its incorporation in 1963, San Marcos has grown steadily from a quiet agricultural town into a vibrant suburban hub. Strategic investments in infrastructure and housing have supported this growth, attracting families, students, and professionals. The city’s economy is diverse, with strong sectors in education, healthcare, retail, and light manufacturing. The presence of California State University San Marcos (CSUSM) and Palomar College not only fuels the local economy but also enriches the cultural and intellectual life of the community. The San Marcos Unified School District is highly rated, offering quality education from elementary through high school.

San Marcos also boasts a lively dining scene, with the well-known Old California Restaurant Row offering a variety of cuisines, from seafood and Mexican to gastropub fare. The city features numerous shopping centers and boutiques, and residents enjoy easy access to major retail destinations in nearby Carlsbad and Escondido. San Marcos is just a short drive from coastal cities like Carlsbad and Encinitas, as well as urban centers like Escondido and Vista, making it an ideal home base for both work and leisure. San Marcos continues to attract those seeking a balanced lifestyle in Southern California.



2025 POPULATION
90,770



AVG HOUSEHOLD INCOME
\$138,728



MEDIAN HOME VALUE
\$836,607

DEMOGRAPHICS | 3 MILES

2025 Businesses	4,208
2025 Employees	38,590
2025 Population	90,770
2025 Daytime Population	85,445
2030 Population	92,622
2025 Avg Household Income	\$138,728
2025 Median Home Value	\$836,607
2030 Median Home Value	\$920,937



**TWIN OAKS
VALLEY RD
SAN MARCOS, CA**

CONTACT

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