



W BORDEN RD - ±11,882 ADT

N TWIN OAKS VALLEY RD - ±20,163 ADT

WINDY WAY

SUBJECT

FOR SALE
1.61 ACRE COMMERCIAL LOT

NEC OF N. TWIN OAKS VALLEY RD & WINDY WAY
SAN MARCOS, CA 92069

IDEAL FOR DAYCARE, MEDICAL OR CAR WASH

CBRE



CAL STATE UNIVERSITY
SAN MARCOS
14,943 STUDENTS

Ralphs
CVS

NORTH CITY

SAN MARCOS
ELEMENTARY SCHOOL

LABOY Bassett
HARBOR FREIGHT
Total Wine
HOBBY LOBBY
BEST BUY
WinCo FOODS
COSTCO BUSINESS CENTER

THE HOME DEPOT

SAN MARCOS CITY CENTER
SAN MARCOS CITY HALL

LA FITNESS
PIZZA HUT
SUBWAY

OUTBACK

PAPA JOHN'S

7 ELEVEN

UNITED STATES
POSTAL SERVICE

SUNSHINE
SUPPLY COMPANY
INCORPORATED

KAC ROCK

W BORDEN RD - ±11,882 ADT

RUPE'S
HYDRAULICS

MOA

Sustainable
Clam

WORKHORSE

D&D Cycle

Dallmann

North
County

T

WINDY WAY

SUBJECT

N TWIN OAKS VALLEY RD - ±20,163 ADT

WOODWARD ST - ±3,244 ADT



LOCATION

NEC of N. Twin Oaks Valley Rd & Windy Way
San Marcos, CA 92069



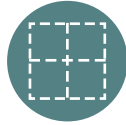
PRICE

Price Reduced
Motivated Seller



SIZE

1.61 acres



APN

218-120-30-00



TRAFFIC

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



ZONING

C (Commercial)

HIGHLIGHTS

- Signalized Intersection
- Zoned C (Commercial) with approved use for office, medical, retail, car wash and daycare
- Close proximity to Highway 78, restaurants, hotels and retail amenities
- Located in one of the fastest growing communities in North San Diego County

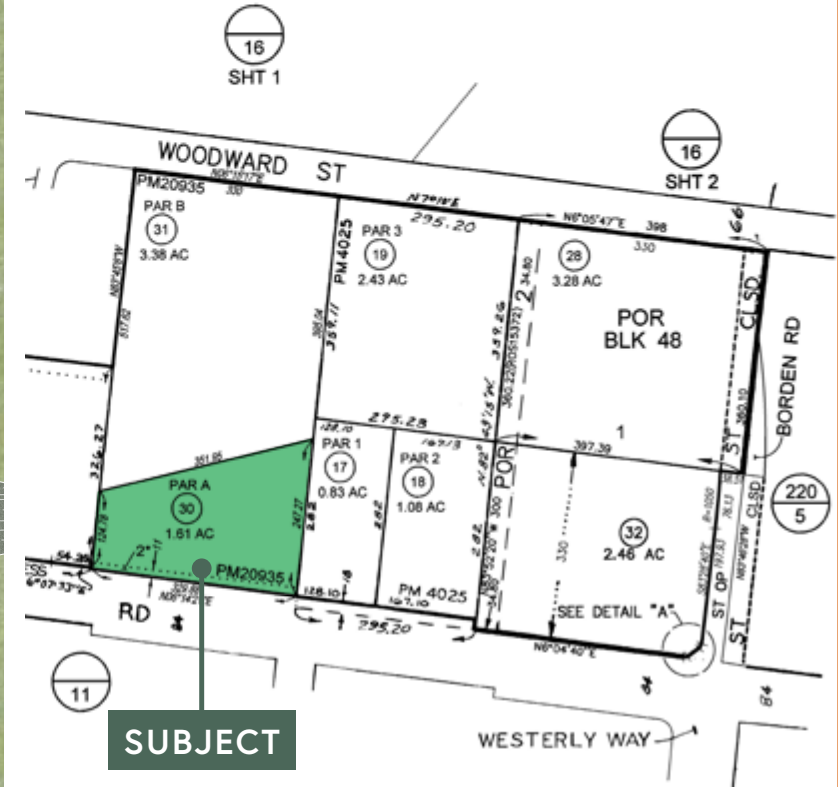
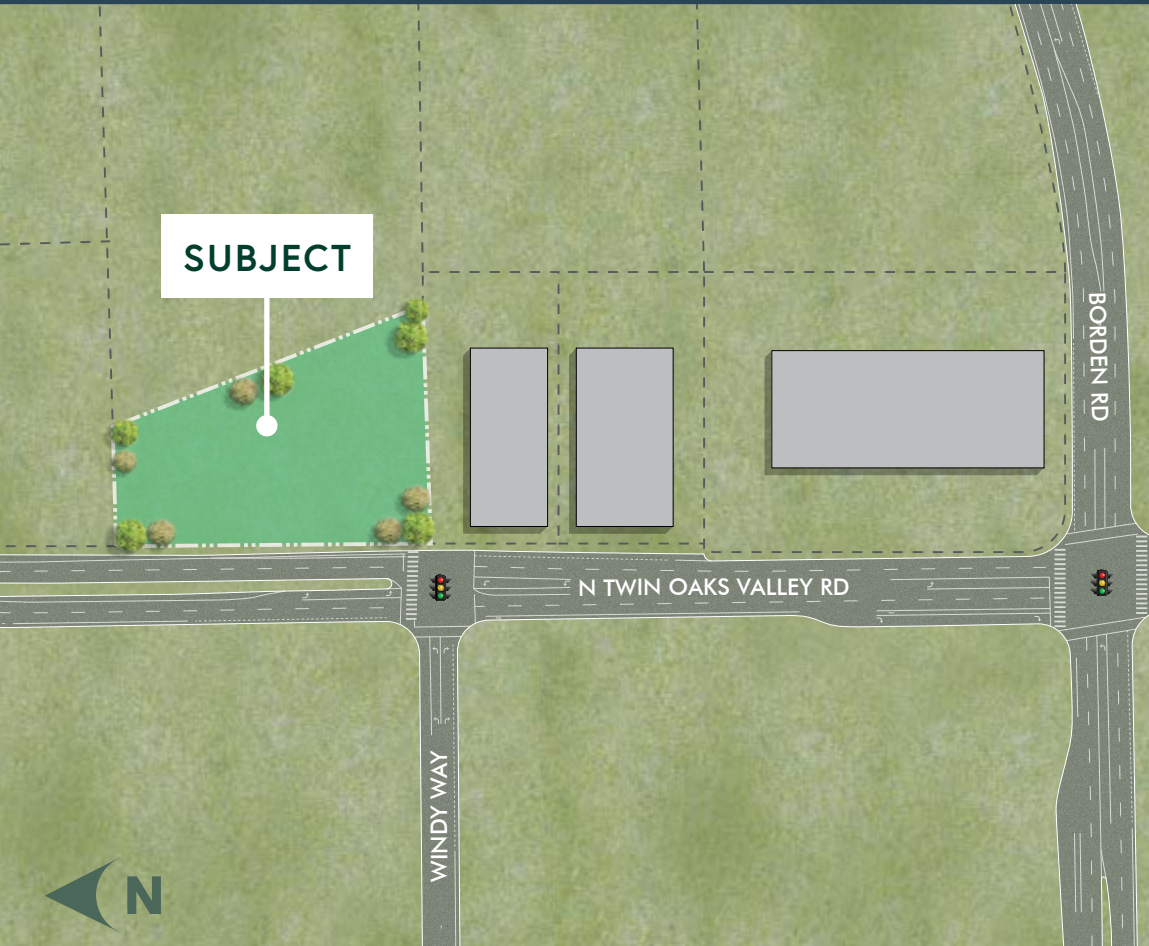


PRELIMINARY DAYCARE LAYOUT



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice

SITE PLAN



PARCEL MAP

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COMMERCIAL ZONE PERMITTED USES

Residential Uses

Adult Residential Facility, Continuing Care Retirement Community, Residential Care Facility, Supportive Housing, Transitional Housing, Senior/Age-Restricted Dwelling

Recreation, Education, and Public Assembly Uses

P: Museum, Library, or Gallery, ATM, Automotive Sales (Wholesale), Catering, Cigar Lounge/Smoke Shop, Commercial Entertainment, Lodging, Hotel, Motels, Market (Grocery/Supermarket, Specialty Food & Beverage, Liquor, Convenience), Merchandise Sales, New Retail, Showrooms, Nursery (Retail-Plant), Outdoor Dining, Restaurant, Sit-Down & Take-out

A: Outdoor Recreation Facility, Employee Services

DP: Child Care Facility, Daycare Center, Club, College, Nontraditional, Campus Setting, College, Traditional Campus, Places of Assembly

CUP: Conference/Convention Center, School

General Retail Uses

DP: Animal Shelter, Conference/Convention Center, School, Commercial, Recreation - Indoor, Kiosk (stand-alone), Merchandise Sales (Discount, Used/Pawn)

CUP: Adult Entertainment Business, Automotive Fueling Station Automotive Sales, Bar, Drive-Through Facility, Funeral Home/Mortuary, Lodging, Motel, Nightclub, Parking Facility, Enclosed Freestanding

Office, Professional, and Business Support Services

Business Support Service, Financial Institution, Internet-Based Sales, Office; Corporate, Regional, Administrative, Business, and Professional, Office; Medical, Dental, and Holistic

P: Museum, Library, or Gallery, ATM

DP: Medical; Urgent Care, Office; Government, Technical/Scientific/Medical Laboratory, Incidental Uses

CUP: Financial Institution with Drive-Through, Medical; Hospital

Service Uses

Industrial Design and Services

P: Animal Sales and Services, Dry Cleaning or Laundry, Agency, Massage, Accessory Use, Massage Establishment, Personal Services, General, Tattoo and/or Body Art Facility

DP: Automotive Services - Repair, Personal Services - Fitness/Health Facility, Personal Services - Instructional

CUP: Automotive Services - Washing/Detailing

Industrial, Manufacturing, and Processing Uses

Industrial Design and Services

P: Commercial Bakery

Recycling Facilities

P: Small Collection Facility, Reverse Vending

Transportation, Communication, and Utility Uses

P: Non-Public Antenna or Communication Facility, Antenna or Communication Facility, Transportation Dispatch Only

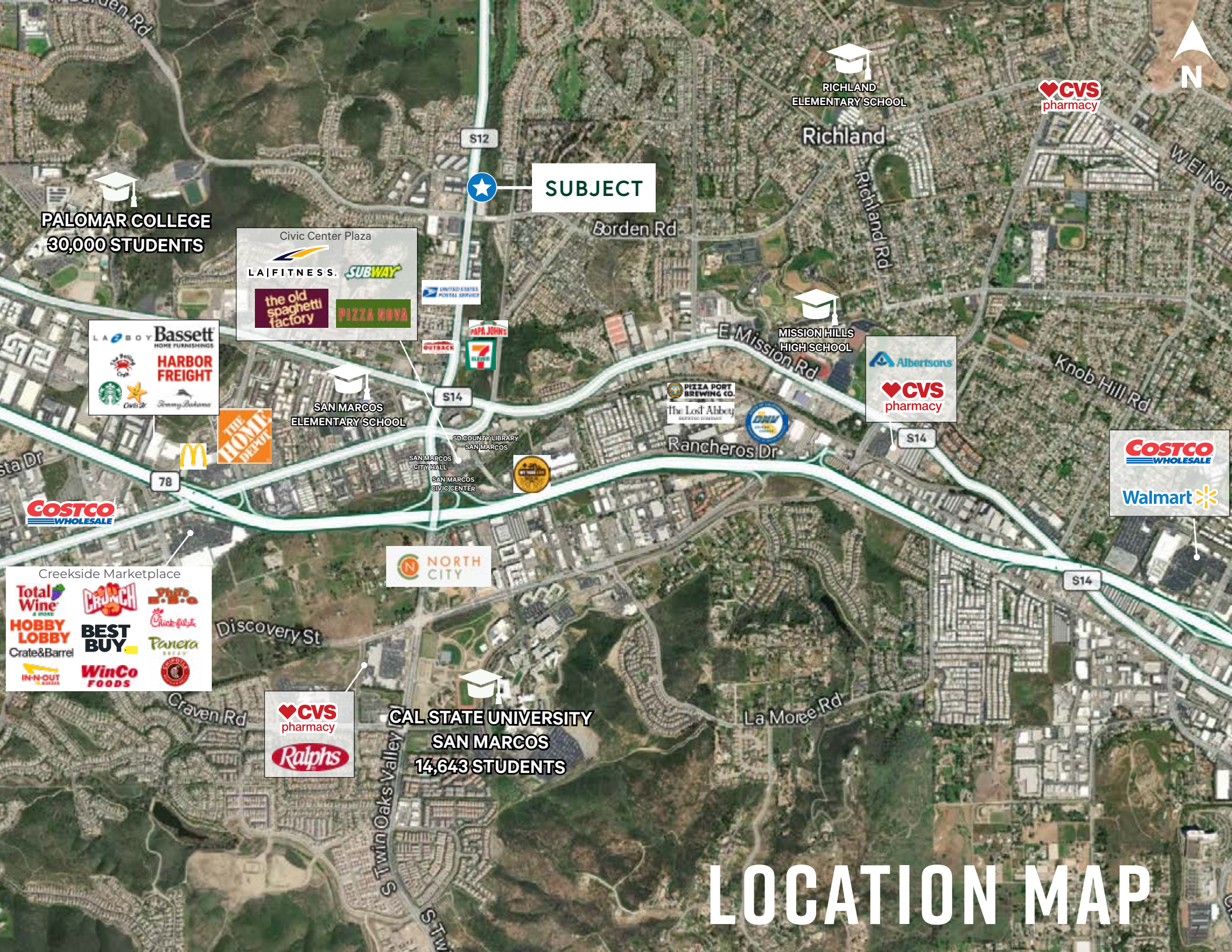
Permit Requirements (P) All permit requirements shall be subject to the process standards of Chapter 20.500 (Permits and Applications Process).

Additional Use Regulations (A) refer to the referenced sections for additional operational standards and regulations applicable to the use.

A **Director's Permit (DP)** shall be required for the establishment of the land use in an existing building to ensure that adequate parking and student services are provided and to minimize effects on other land uses within the building or site.

A **CUP** shall be required for the establishment of a use in conjunction with a new building (development of the building in conjunction with the use).

For more information visit: www.san-marcos.net



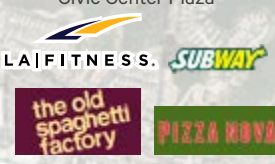
PALOMAR COLLEGE
30,000 STUDENTS


RICHLAND
ELEMENTARY SCHOOL

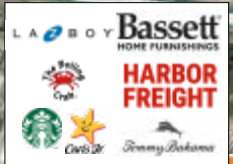


 **SUBJECT**

Civic Center Plaza




MISSION HILLS
HIGH SCHOOL




SAN MARCOS
ELEMENTARY SCHOOL









Creekside Marketplace





Discovery St





CAL STATE UNIVERSITY
SAN MARCOS
14,643 STUDENTS

LOCATION MAP



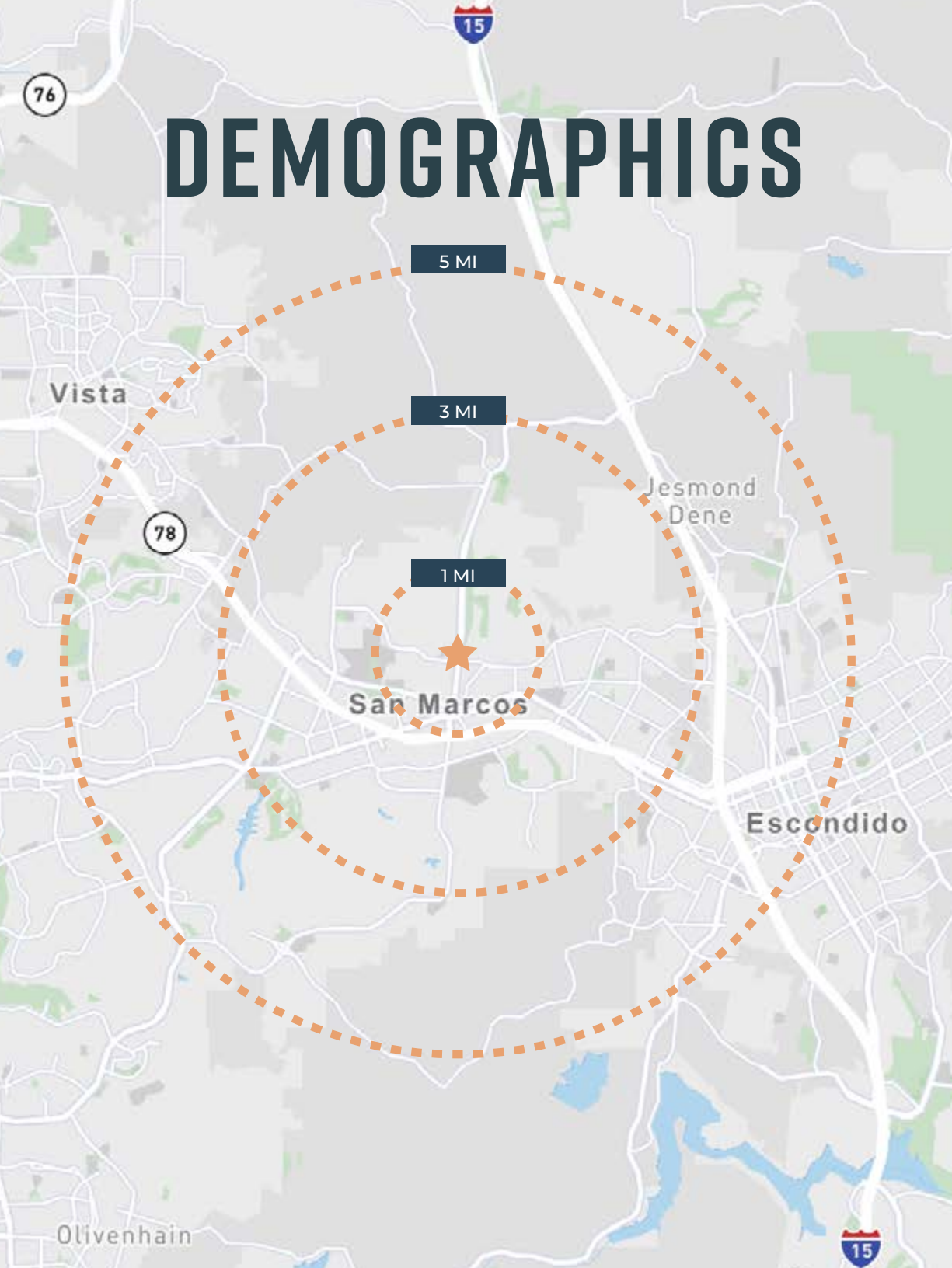
SAN MARCOS AREA OVERVIEW

Locating in the foothills of North San Diego County, San Marcos is a well-rounded, vibrant and progressive community offering a high quality life. While retaining its small-town atmosphere, the city continues to experience rapid growth. Containing unique dining and shopping options, maintaining a low crime rate, and acting as the center for education in North San Diego, San Marcos continues to draw people in.

San Marcos is not isolated either. Working with four other cities in the 78 corridor, Carlsbad, Escondido, Oceanside, and Vista, the collaboration is home to leading companies and universities, cutting edge research institutions and hospitals. Also, the city is only 35 miles from Downtown San Diego and just over 5 miles to the ocean. This proximity gives its access to the headquarters of top companies like MobilOne, Scripps Health, Petco, LPL Financial, and many others.

This North County Coastal region is home to some of San Diego's top attractions, including Legoland California and Legoland Water Park, SeaLife Aquarium, The Flower Fields at Carlsbad, Wave Waterpark, Del Mar Fairgrounds and the Del Mar Racetrack. All of this works towards San Marcos' draw of a city with a small-town atmosphere but with a multitude of things to do.

DEMOGRAPHICS



DEMOGRAPHICS	3 MILES
2023 Businesses	4,089
2023 Employees	38,570
2023 Daytime Population	87,038
Daytime Workers	41,374
Daytime Residents	45,664
2023 Population	92,433
2028 Population	93,281
2023 Average Household Income	\$125,044
2028 Average Household Income	\$144,801
2023 Average Value Housing Units	\$759,121
2023 Housing Units	31,269

POPULATION		INCOME	
	1 Miles 18,199		1 Miles \$115,297
	3 Miles 92,433		3 Miles \$125,044
	5 Miles 204,293		5 Miles \$129,716





AREA OVERVIEW



North City is generally bound by State Route 78, Industrial Street, Barham Drive/ Discovery Street and the San Marcos Creek. Spanning 195 acres, the proposed development for the University District Specific Plan calls for 2,600 mixed use residential units, 800 student housing units, hotel use (up to 450 rooms), 652,000 square feet of general office, 300,000 square feet of medical office, 700,000 square feet of mixed use retail/commercial, and 30,000 square feet of civic/community use.

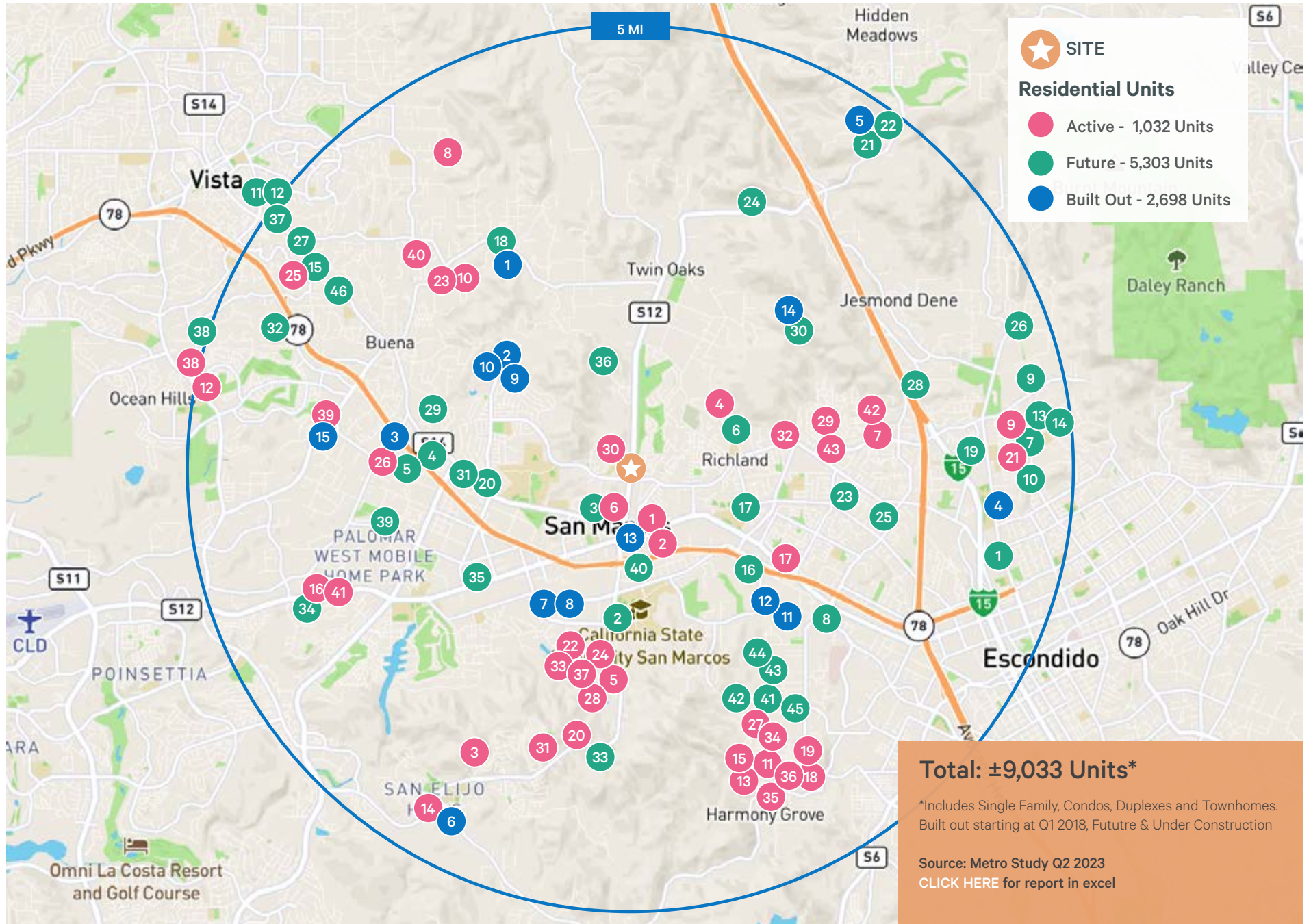


Palomar College, founded in 1946, is in San Marcos approximately 30 miles north of San Diego. Palomar enrolls approximately 30,000 full-time and part-time students. Palomar College is a public community college in San Diego County, California. The main campus is in San Marcos and three centers and four education sites are located elsewhere throughout north San Diego County.



California State University San Marcos (CSUSM or Cal State San Marcos) is a public university on 340 acres in San Marcos. Ranked #85 in 2019 edition of Best Colleges and has an enrollment of 14,643 students.

HOUSING IN DEVELOPMENT

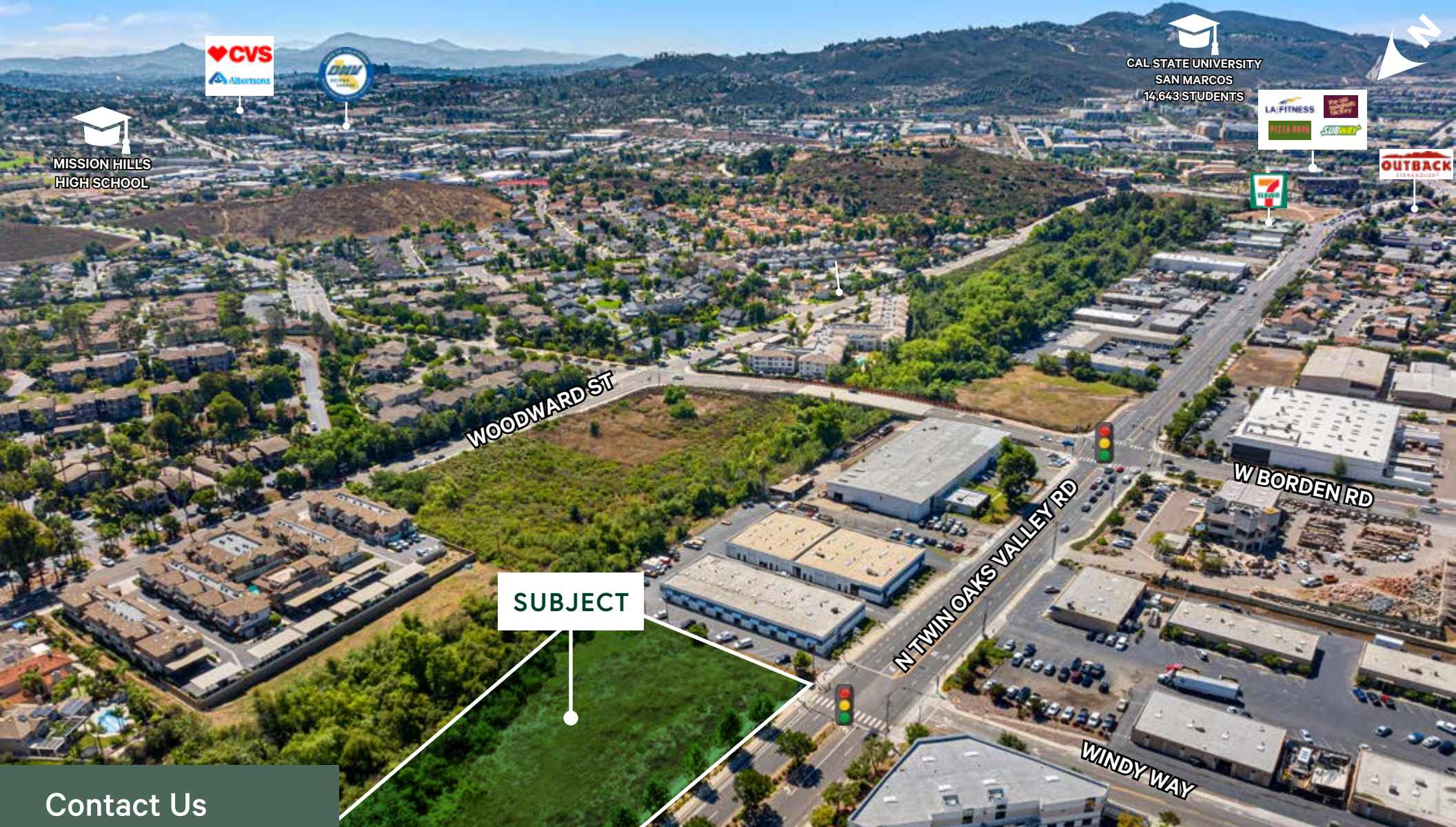




CAL STATE UNIVERSITY
SAN MARCOS
14,643 STUDENTS



MISSION HILLS
HIGH SCHOOL



SUBJECT

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