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BLINAILS & SPA



SITE



Restaurant Endcap Opportunity

AVAILABILITY

- 1,472 SF + Outdoor Patio
- 2nd Generation Restaurant Space (Available 1/1/2027)
- Do Not Disturb Existing Tenant

FEATURES

- Next to Cal State San Marcos (One of the Fastest Growing Universities in California)
- On Regional Arterial
- Signage Visibility to Twin Oaks Valley Rd
- High Growth Area (0.43% annual growth)



Contact Information

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CRAVEN RD

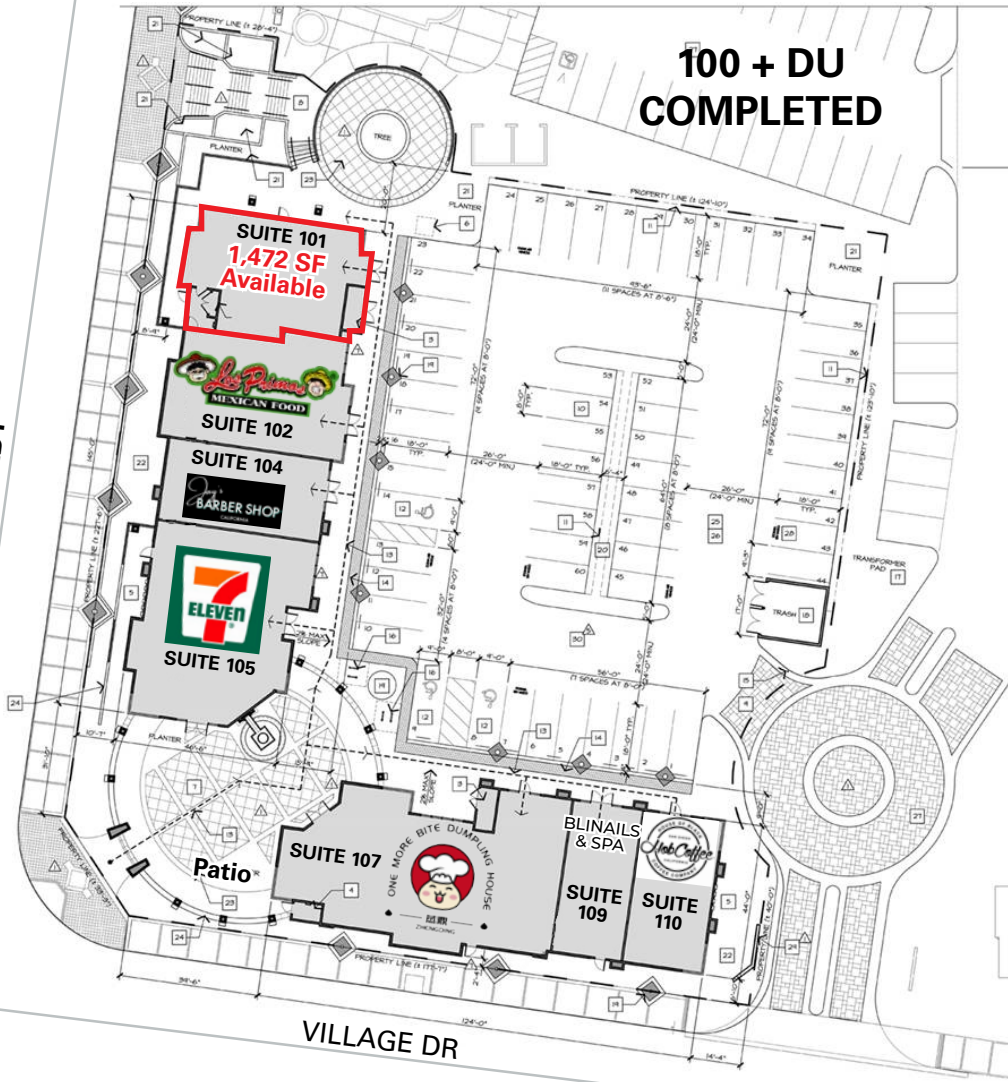
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SINGLE FAMILY
RESIDENTIAL

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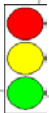
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COMPLETED**



MULTI FAMILY
RESIDENTIAL

TWIN OAKS VALLEY RD 27,752 ADT



SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL

MULTI FAMILY
RESIDENTIAL



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



ENDURING REAL ESTATE

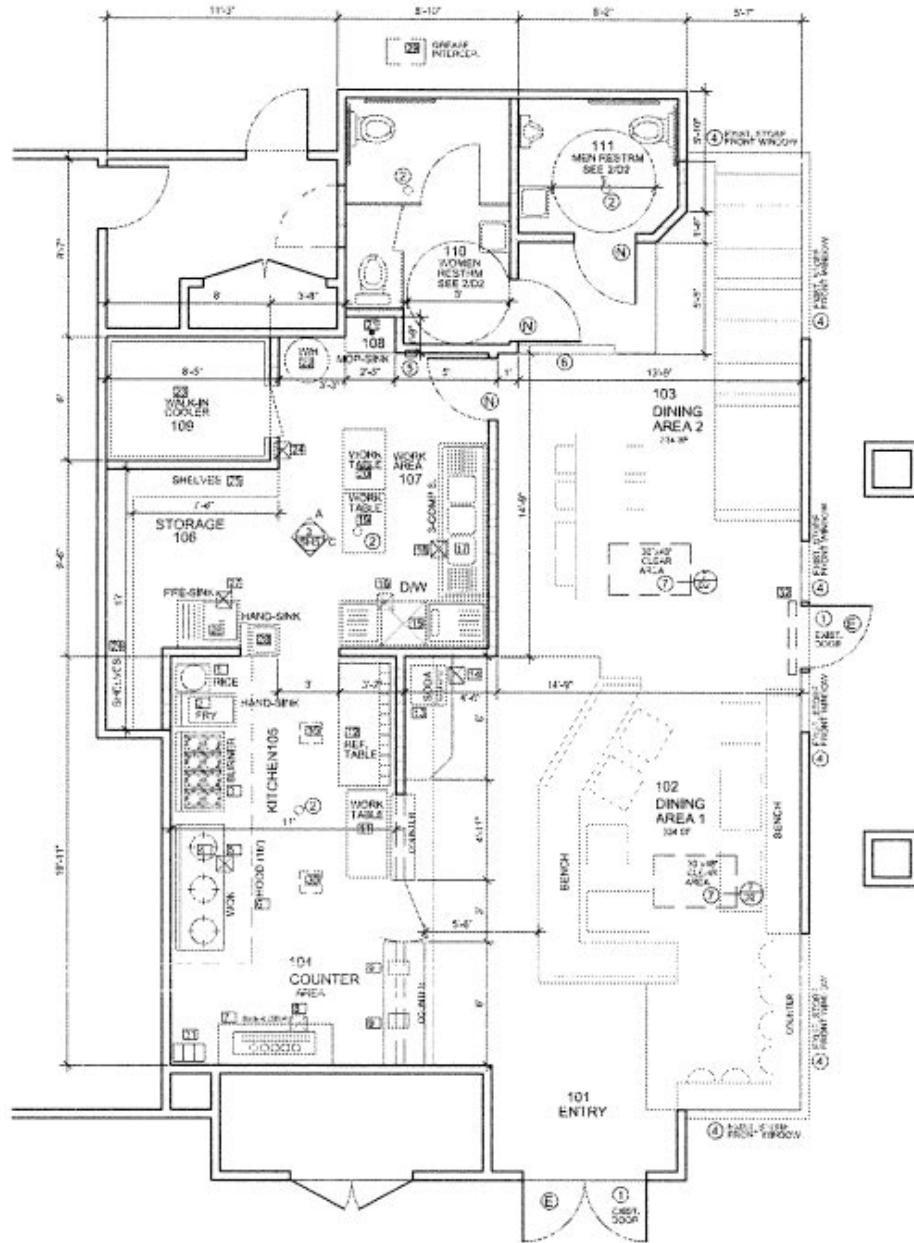
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SUITE 101



PROPERTY HIGHLIGHTS

2ND GEN
Restaurant Space

AVAILABILITY
1,472 SF
(Available 1/1/2027)

OUTDOOR
Patio

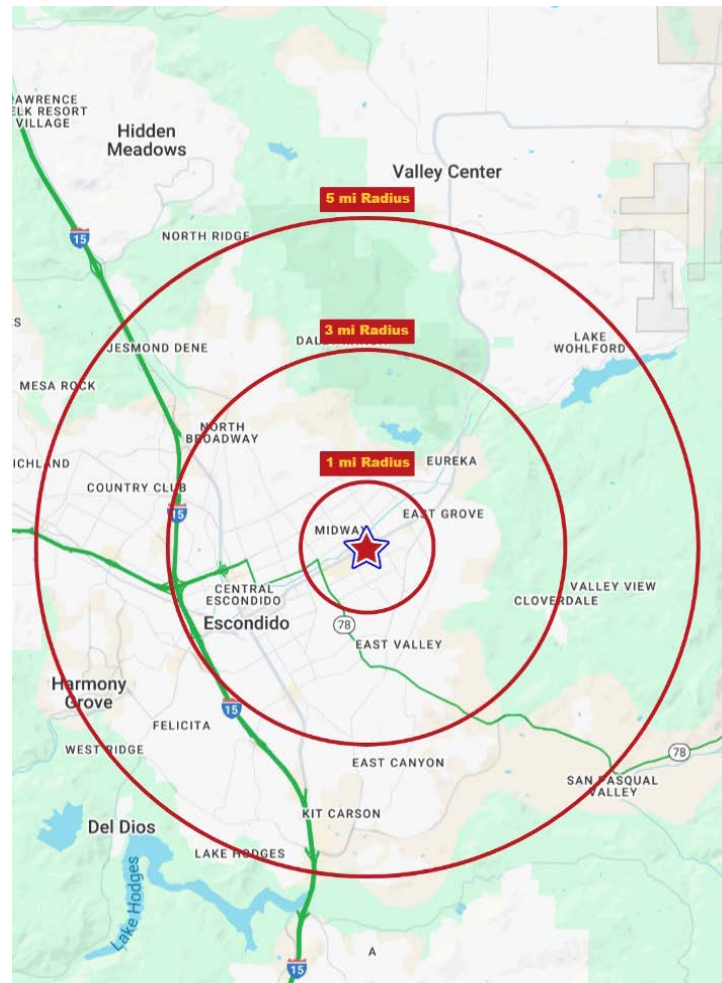


DEMOGRAPHICS



TWIN OAKS VALLEY RD & VILLAGE DR SAN MARCOS, CA 92078

POPULATION	1 Mile	3 Miles	5 Mile
2025 Estimated Population	10,836	76,862	199,241
2030 Projected Population	10,780	75,427	193,753
2020 Census Population	10,176	77,002	201,954
2010 Census Population	7,852	65,107	182,062
Projected Annual Growth 2025 to 2030	-0.1%	-0.4%	-0.6%
Historical Annual Growth 2010 to 2025	2.5%	1.2%	0.6%
2025 Median Age	32.9	37.7	38.5
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Estimated Households	3,424	25,729	68,597
2030 Projected Households	3,444	25,495	67,386
2020 Census Households	3,192	25,471	68,622
2010 Census Households	2,811	22,046	62,401
Projected Annual Growth 2025 to 2030	0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	1.5%	1.1%	0.7%
RACE AND ETHNICITY	1 Mile	3 Mile	5 Mile
2025 Estimated White	55.4%	52.6%	52.7%
2025 Estimated Black or African American	4.1%	3.3%	3.1%
2025 Estimated Asian & Pacific Islander	18.0%	13.0%	12.0%
2025 Estimated American Indian & Native Alaskan	0.5%	1.0%	1.1%
2025 Estimated Other Races	22.0%	30.2%	31.1%
2025 Estimated Hispanic	25.8%	34.9%	36.1%
INCOME	1 Mile	3 Mile	5 Mile
2025 Estimated Average Household Income	\$184,852	\$154,281	\$153,336
2025 Estimated Median Household Income	\$167,796	\$130,065	\$123,066
2025 Estimated Per Capita Income	\$59,101	\$51,983	\$53,024
EDUCATION (AGE 25+)	1 Mile	3 Mile	5 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	7.6%	8.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.6%	4.7%
2025 Estimated High School Graduate	9.7%	16.0%	16.6%
2025 Estimated Some College	22.1%	18.6%	19.6%
2025 Estimated Associates Degree Only	9.4%	9.3%	8.5%
2025 Estimated Bachelors Degree Only	36.5%	28.7%	26.8%
2025 Estimated Graduate Degree	18.4%	15.3%	15.4%
BUSINESS	1 Mile	3 Mile	5 Mile
2025 Estimated Total Businesses	236	4,216	10,749
2025 Estimated Total Employees	1,581	33,671	98,741
2025 Estimated Employee Population per Business	6.7	8.0	9.2
2025 Estimated Residential Population per Business	45.9	18.2	18.5



Source:

Sites, USA, 2000 - 2020 Census, 2025 Estimates
& 2030 Projections Calculated using Proportional Block Groups