

100 E SAN MARCOS BLVD,
SAN MARCOS, CA

GATEWAY

AT SAN MARCOS

CBRE



66,130 SF four-story
Class A office building



Steel frame construction with
floor-to-ceiling glass and stone
clad exterior



Recently
renovated two-
story lobby



Solar vehicle charging
stations



Fitness
center



On-site guard
concierge in the lobby

BUILDING FEATURES



Free Wifi in
lobby



Parking ratio:
4.0/1,000 SF



Immediate freeway
access



Located in the heart of the
Highway 78 corridor at Twin
Oaks Valley Rd



Close proximity to restaurants, retail
services, residential communities,
and San Marcos City Hall



Across the street from San Marcos
Civic Center, next door to the Sprinter
Trolley Station and ½ mile from Cal
State San Marcos

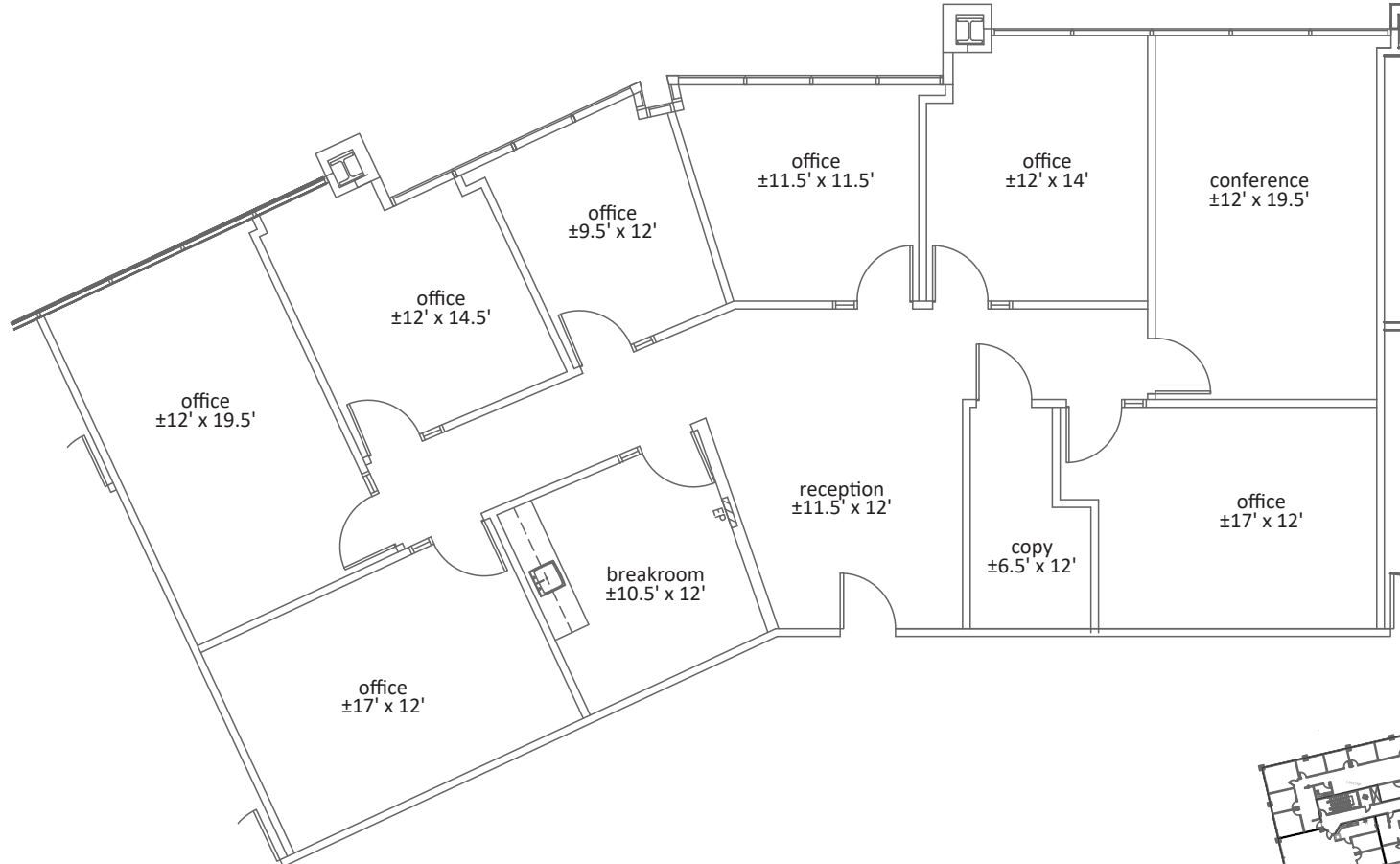
AVAILABILITY

AVAILABLE 1/1/2026

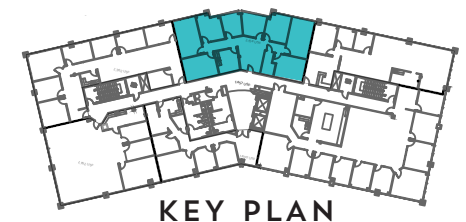
SUITE 350 - 2,473 SF

Suite features a reception area, breakroom, 7 private offices, 1 conference room, and a copy room. **Contiguous with Suite 370 for 4,587 SF.**

ASKING RATE: \$2.75/SF/MONTH + E



SUITE 370 →



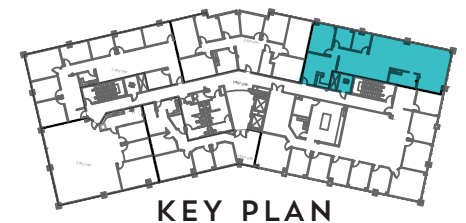
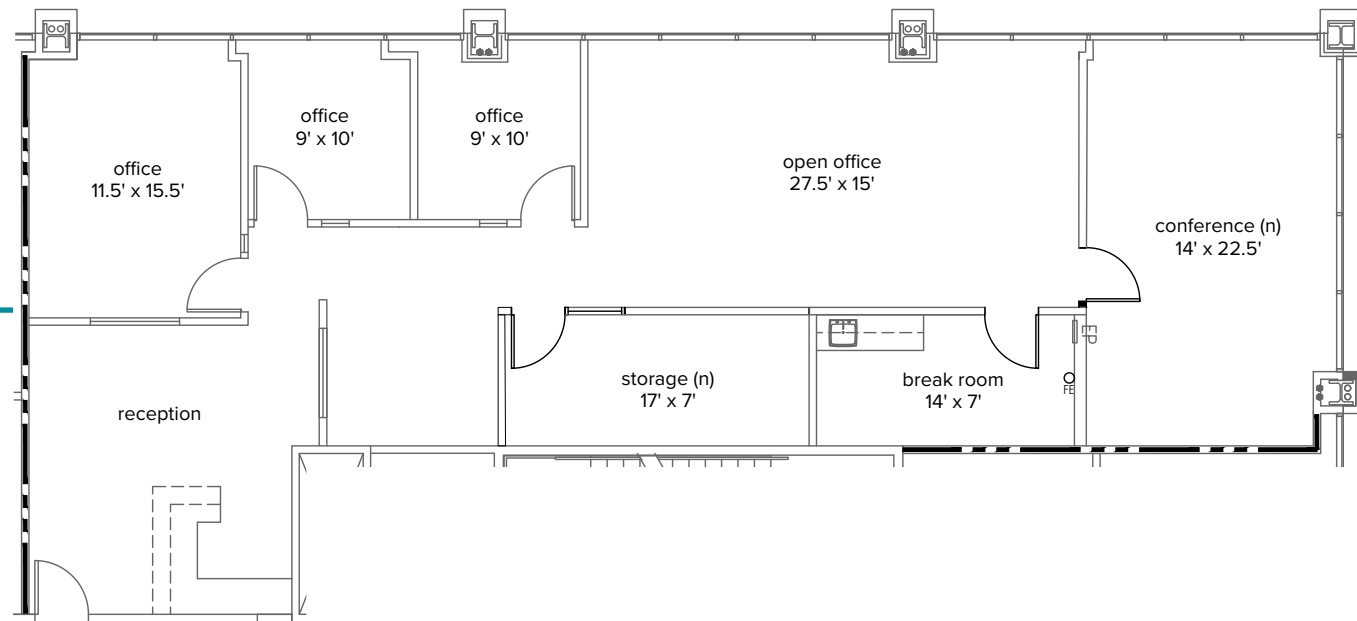
AVAILABILITY

VACANT

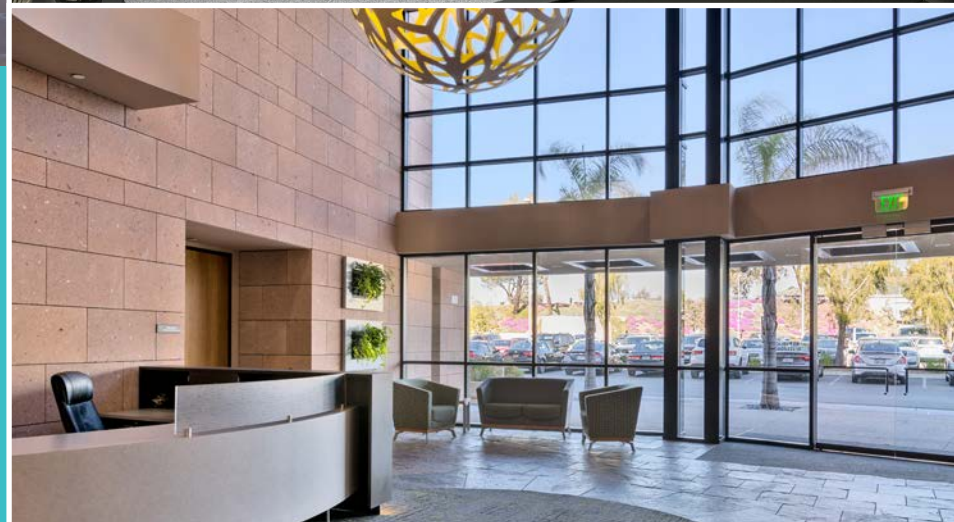
SUITE 370 - 2,114 SF

Suite features a reception area, 3 private offices, 1 conference room, storage room, break room, and open office area. **Contiguous with Suite 350 for 4,587 SF.**

ASKING RATE: \$2.75/SF/MONTH + E



KEY PLAN



GATEWAY

AT SAN MARCOS

LOCATION

Adjacent to San Marcos Sprinter Light
Rail Station

Across the street from San Marcos City Hall, San Marcos
Public Library, Community Center and Civic Center Plaza
food court

Across the freeway from
CSU-San Marcos

Proximity to restaurants, hotels, and
residential communities of San Marcos



AMENITIES



San Marcos Library

San Marcos City Hall

San Marcos Civic Center



New 650 unit residential development by Shea/Lennar

North City - Future Downtown of all North County
(www.northcity.com)





GATEWAY AT SAN MARCOS

78

Twin Oaks Valley Road

CAL STATE SAN MARCOS

CHRIS WILLIAMS

Senior Vice President

Lic. 01791013

+1 858 761 7376

chris.williams1@cbre.com

VICTORIA SOTO

Sales Assistant

Lic. 02139648

+1 858 546 2675

victoria.soto@cbre.com