



FOR LEASE

Twin Oaks Industrial Center

800-810 N.Twin Oaks Valley Road | San Marcos, CA 92078



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804 N. TWIN OAKS VALLEY ROAD, UNIT 118

±1,969
Available SF

Now
Available Date

\$1.35/SF
Lease Rate

NNN (\$0.46/SF)
Lease Type

PROPERTY HIGHLIGHTS

- 62,989 SF industrial park
- Located on a signalized corner
- Three points of ingress/egress
- Sprinklered buildings
- 2.75/1,000 parking ratio
- Excellent access to SR-78 and I-15 freeways
- Light industrial zoning



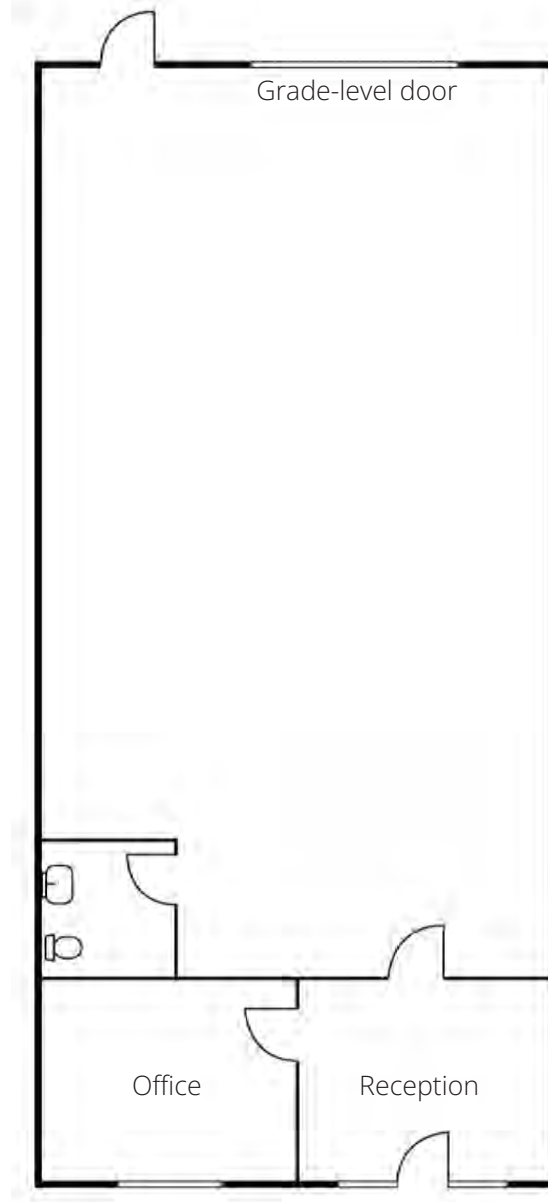
Floor Plan

800-810 N. Twin Oaks Valley Road | San Marcos, CA 92078



UNIT 118

- ±1,969 SF space
- 20' clear height
- Reception, office, restroom
- 14' x 14' roll-up door
- 225 amp / 220 volt power



Space plan is not to scale and is for reference purposes only.

Site Plan

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SITE



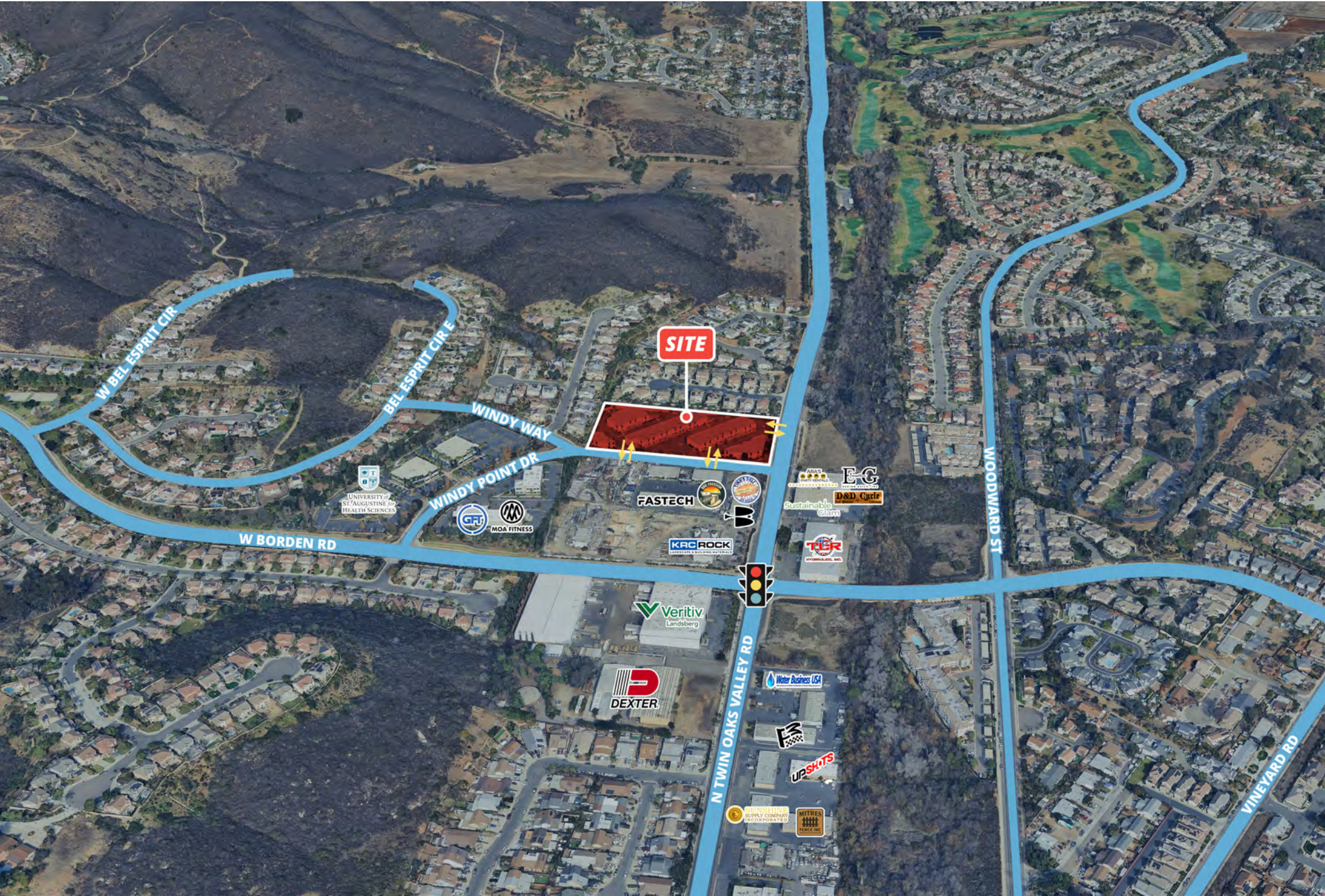
N TWIN OAKS VALLEY ROAD

WINDY WAY



Site Aerial

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Corporate Neighbors & Access

800-810 N. Twin Oaks Valley Road | San Marcos, CA 92078



SITE

Richland Elementary School

Palomar College

San Marcos Middle School

Woodland Park Middle School

School (Mhhs)

W MISSION RD

W BORDEN RD

RAIL ROAD

Vallecitos Town Center Shopping Center

Grand Plaza

- SPROUTS FARMERS MARKET
- Rack
- Marshall's
- ROSS DRESSES FOR LESS
- HomeGoods
- petco
- FIVE BELOW
- DAISO
- carter's
- Starbucks

Smart & Final

- BURGER KING

cricket DISCOUNT TIRE

- Polyspro
- Starbucks
- McDonald's
- Days Inn

San Marcos Elementary School

- metro
- 76
- OUTBACK
- LA PIZZERIA
- trucare
- AutonCom
- Smith Christian College
- STANBROOK UNIVERSITY
- Wingspot

SERVICE PARTNERS

- EASY NGLEX
- UPS
- 7 ELEVEN
- ABC
- STAX STORAGE
- 7 ELEVEN
- ABC

Albertsons

- CVS
- Little Caesars
- SUBWAY

STATER BROS. MARKETS

San Marcos Pavilion

- FAS TRAINING
- Habit BURGER GRILL
- QUINCY'S

Creekside Marketplace

- HOBBY LOBBY
- WinCo FOODS
- Best Buy
- CAVA
- Crate&Barrel
- Total Wine
- IN-N-OUT

Creekside Marketplace

- Ralphs
- CVS
- OrangeTheory
- SUBWAY
- Starbucks

Kaiser Permanente San Marcos Medical Offices

California State University San Marcos

78

DISCOVERY ST

RAIL ROAD

E BARHAM DR



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