

LAST RETAIL SUITE AVAILABLE FOR LEASE | NEIGHBORHOOD RETAIL CENTER



403-407

TWIN OAKS TOWN CENTER

N. Twin Oaks Valley Rd

San Marcos, CA 92069

\$1/SF BROKER BONUS!

**Motivated Landlord
Bring ALL OFFERS**



PROPERTY FEATURES

Availability:	Suite 108: ±950 SF Retail Suite For Lease
Project Size:	21,390 SF - 3 Building Retail Project Built in 2006
Ample Parking:	4.77/1,000/SF
Tenant Improvements:	Available
Major Tenants:	7-Eleven, Papa Johns, Cal Copy, Jazzercise Fitness
Lease Rate:	Contact Agent for Details



LOCATION HIGHLIGHTS



San Marcos Neighborhood Retail Center



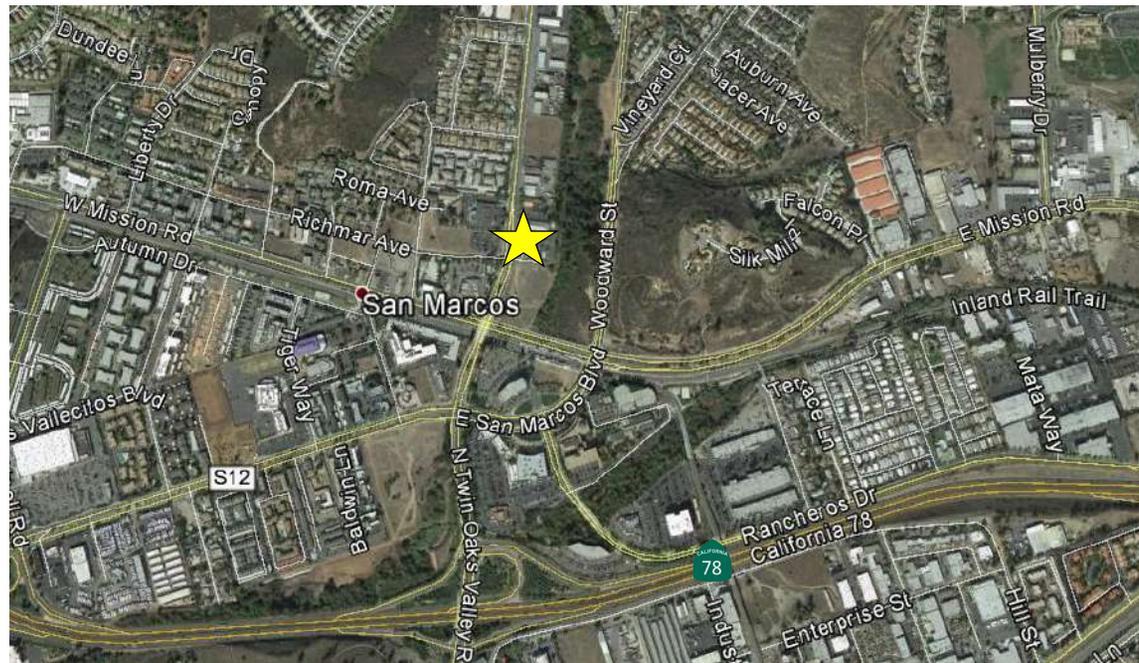
- Neighborhood Retail Center located on one of San Marcos's busiest retail thoroughfares (245,700 Average Daily Traffic Count).



- Twin Oaks Valley Rd has traditionally served as a major North/South arterial and continues to serve a large majority of San Marcos's population.

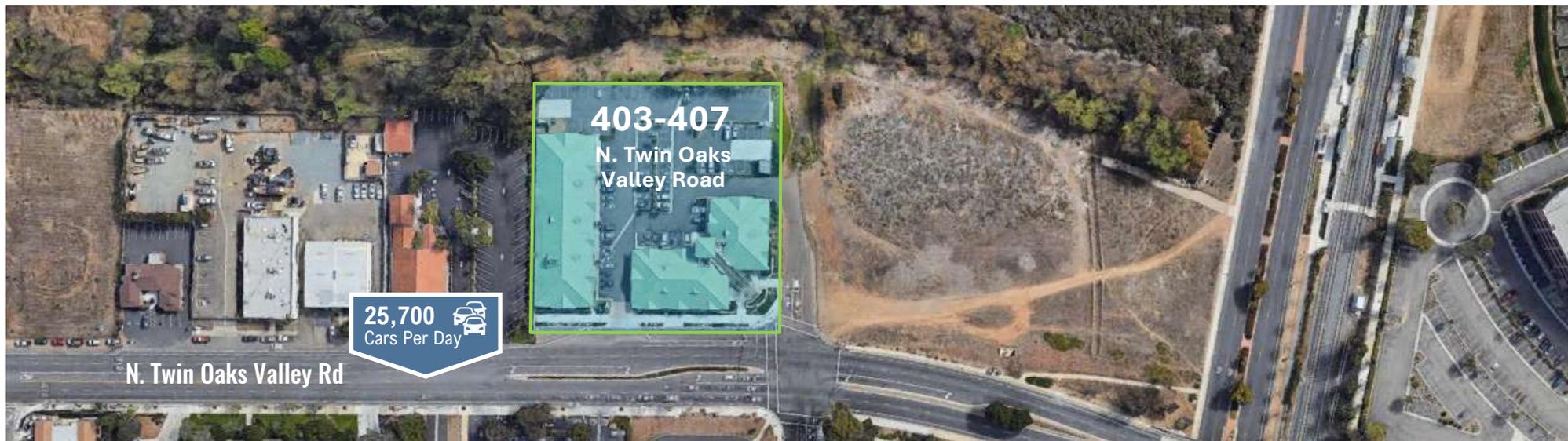
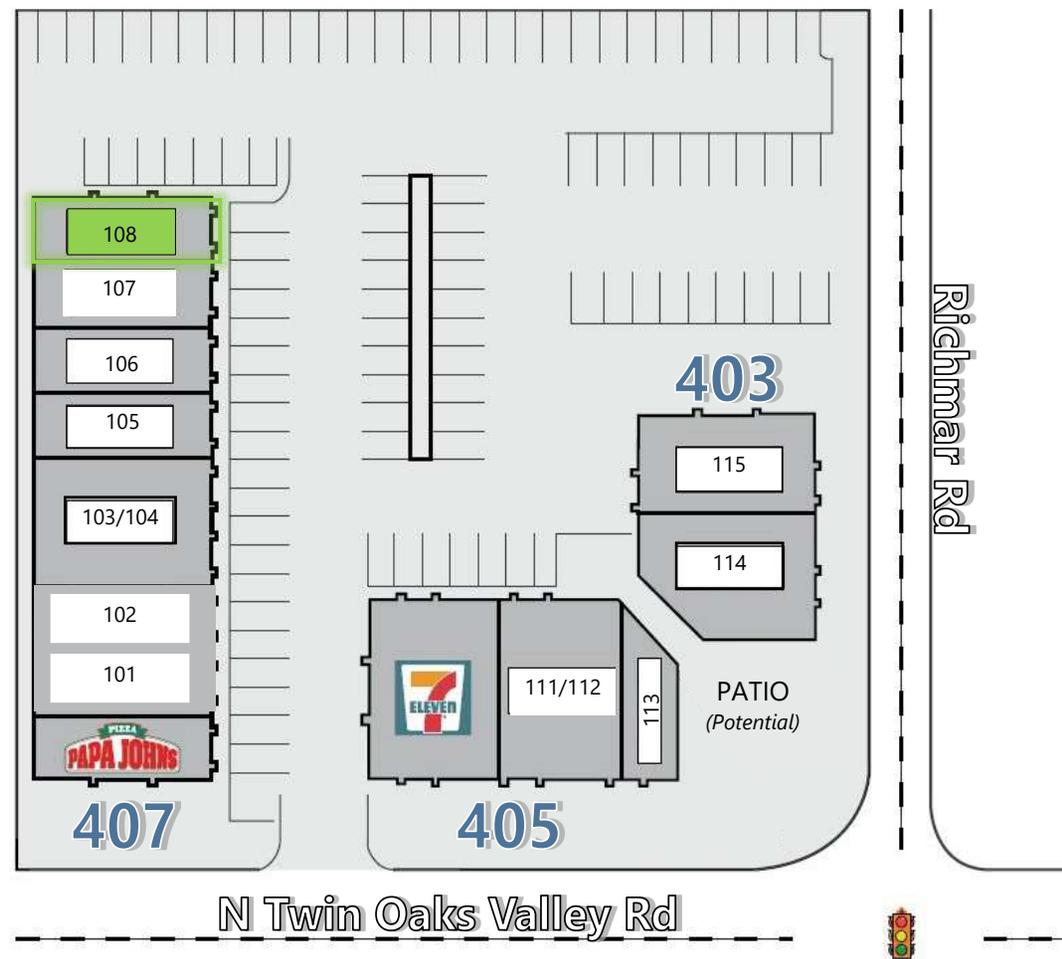


- Close proximity to a Highway 78 on/off ramp, San Marcos City Hall, a 5 minute walk from the San Marcos Civic Center Sprinter Station and a rapidly growing CSU San Marcos (approx. 14,179 Students).

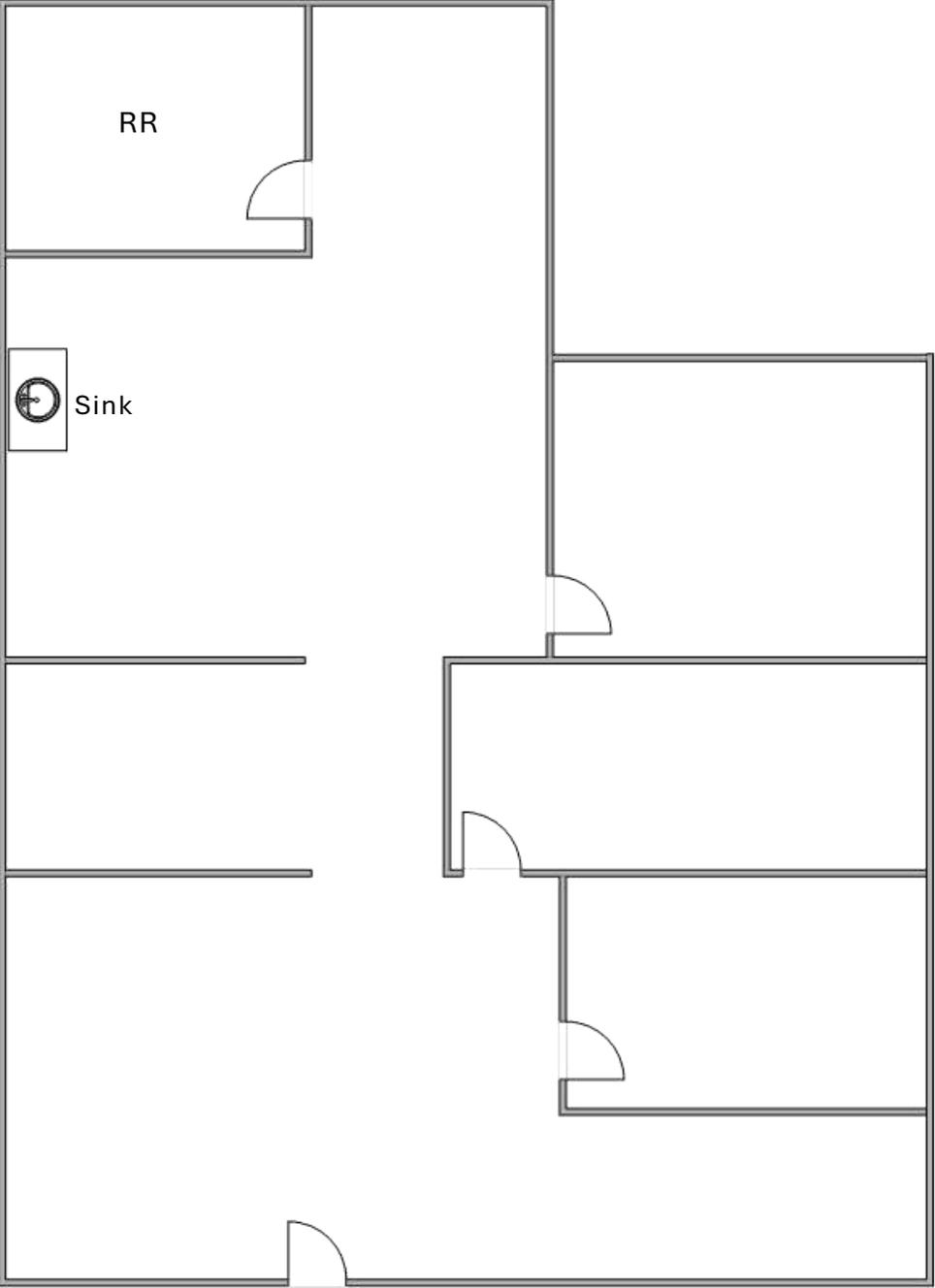


SITE PLAN

Suite	Tenant	Square Feet
100	Papa John's	1,288
101	Spa/Massage	1,384
102	Nara Hookah	1,583
103/104	Jazzercise	1,800
105	Nail Salon	2,025
106	Dog Grooming	1,032
107	California Shots for Pets	1,272
108	AVAILABLE	950
109/110	7-11	2,273
111/112	Spine Zone	2,425
113	Cal Copy	1,050
114/115	Preschool	4,436



FLOOR PLAN | SUITE 108: ±950 SF



Floor Plan is not to scale; for reference purposes only.



AREA DEMOGRAPHICS



	1 mile	3 mile	5 mile
POPULATION			
Total Population (2020)	18,762	90,076	206,982
Total Population (2024)	18,684	88,973	204,18266
Population Projection (2029)	18,563	88,261	202,600
Average Age	31.2	37	38.2
HOUSEHOLDS			
Average Household Size	3.2	2.9	2.9
2024 Total Households	5,527	28,835	68,579
HH Growth (2020-2024)	0.4%	0.5%	0.4%
INCOME			
Average Household Income	\$96,690	\$115,161	\$117,053
Median Household Income	\$78,129	\$91,846	\$90,541
RACE/ETHNICITY			
White	5,949	41,716	100,563
Black	473	2,097	4,613
Asian	1,564	9,393	19,203
Other	21,661	70,572	156,787
REAL ESTATE MARKET SNAPSHOT			
Renter Occupied Housing	3,683	11,437	28,119
Owner Occupied Housing	1,797	17,136	39,799
Median Home Value	\$688,515	\$699,055	\$727,817
Median Year Built	1989	1987	1986
Total Businesses	1,065	5,192	11,693
Total Employees	10,222	40,543	103,516



CITY OF
SAN MARCOS
California



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

