

TWIN OAKS TOWN CENTER

403-407

N. Twin Oaks Valley Rd

San Marcos, CA 92069

**\$1/SF BROKER BONUS!**

**Motivated Landlord  
Bring ALL OFFERS**





## PROPERTY FEATURES

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





# LOCATION HIGHLIGHTS



## San Marcos Neighborhood Retail Center



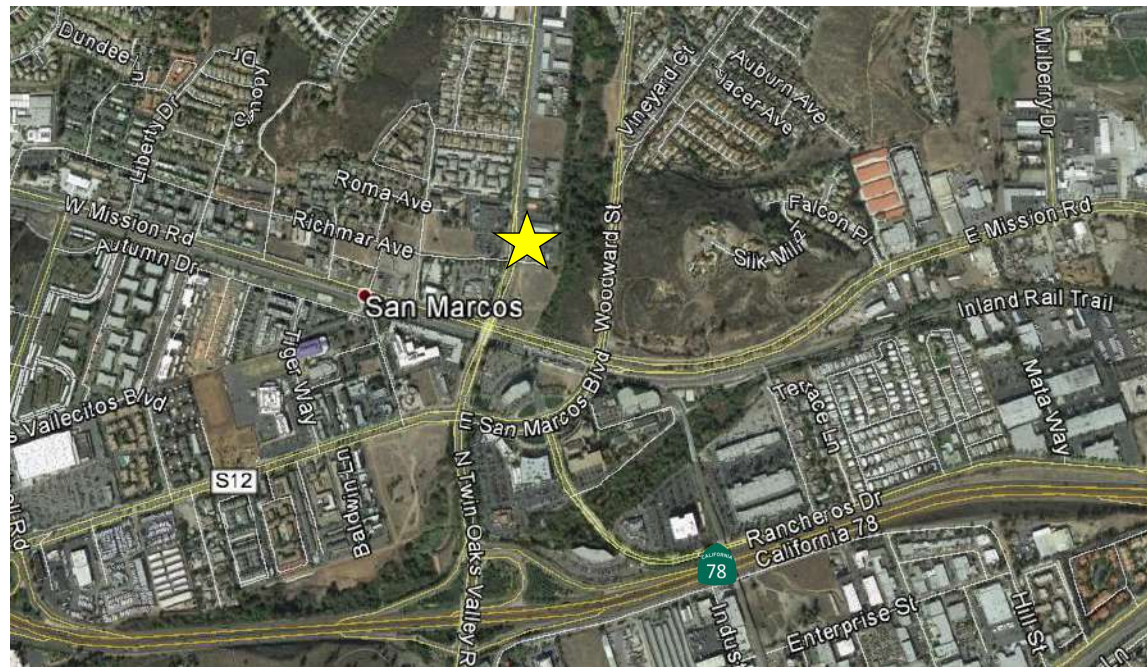
- Neighborhood Retail Center located on one of San Marcos's busiest retail thoroughfares (245,700 Average Daily Traffic Count).



- 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.



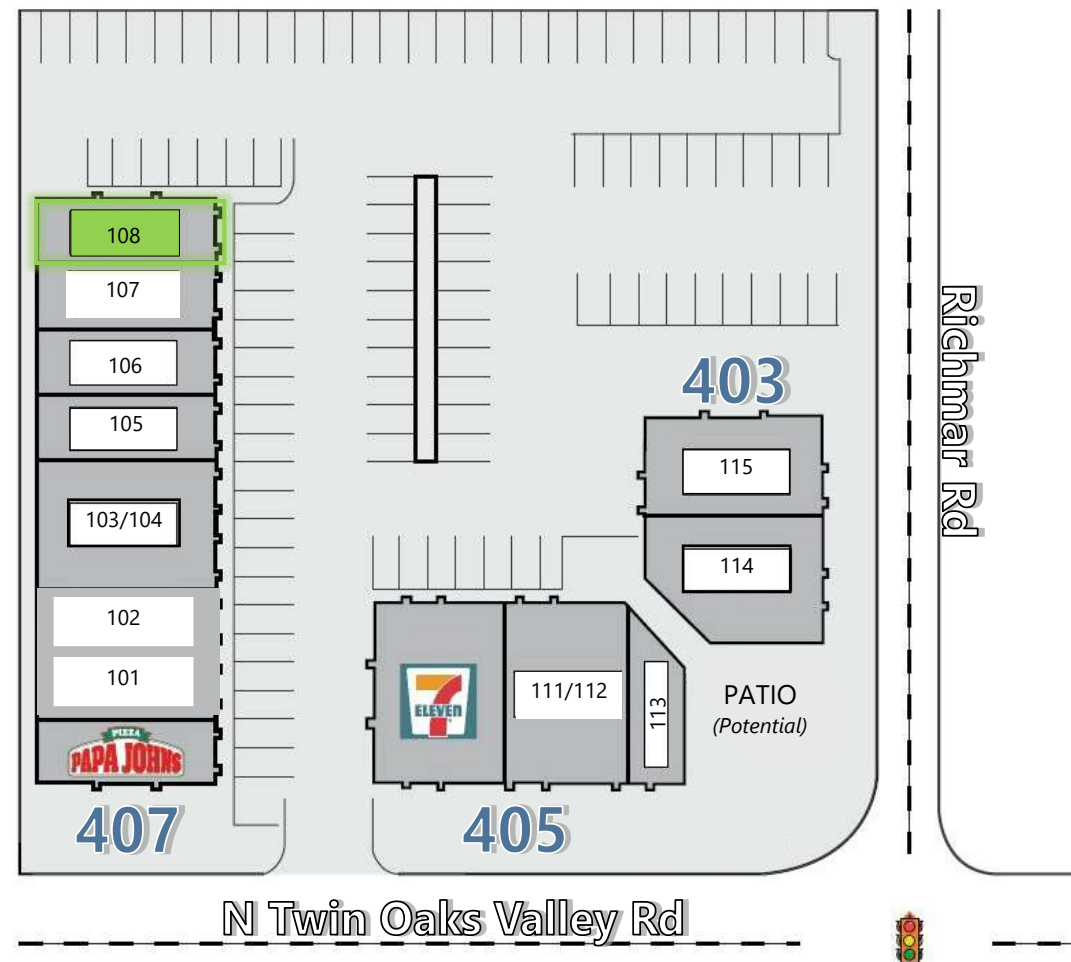
- Close proximity to a Highway 78 on/off ramp, San Marcos City Hall, a 5 minute walk from the San Marcos Civic Center Sprinter Station and a rapidly growing CSU San Marcos (approx. 14,179 Students).



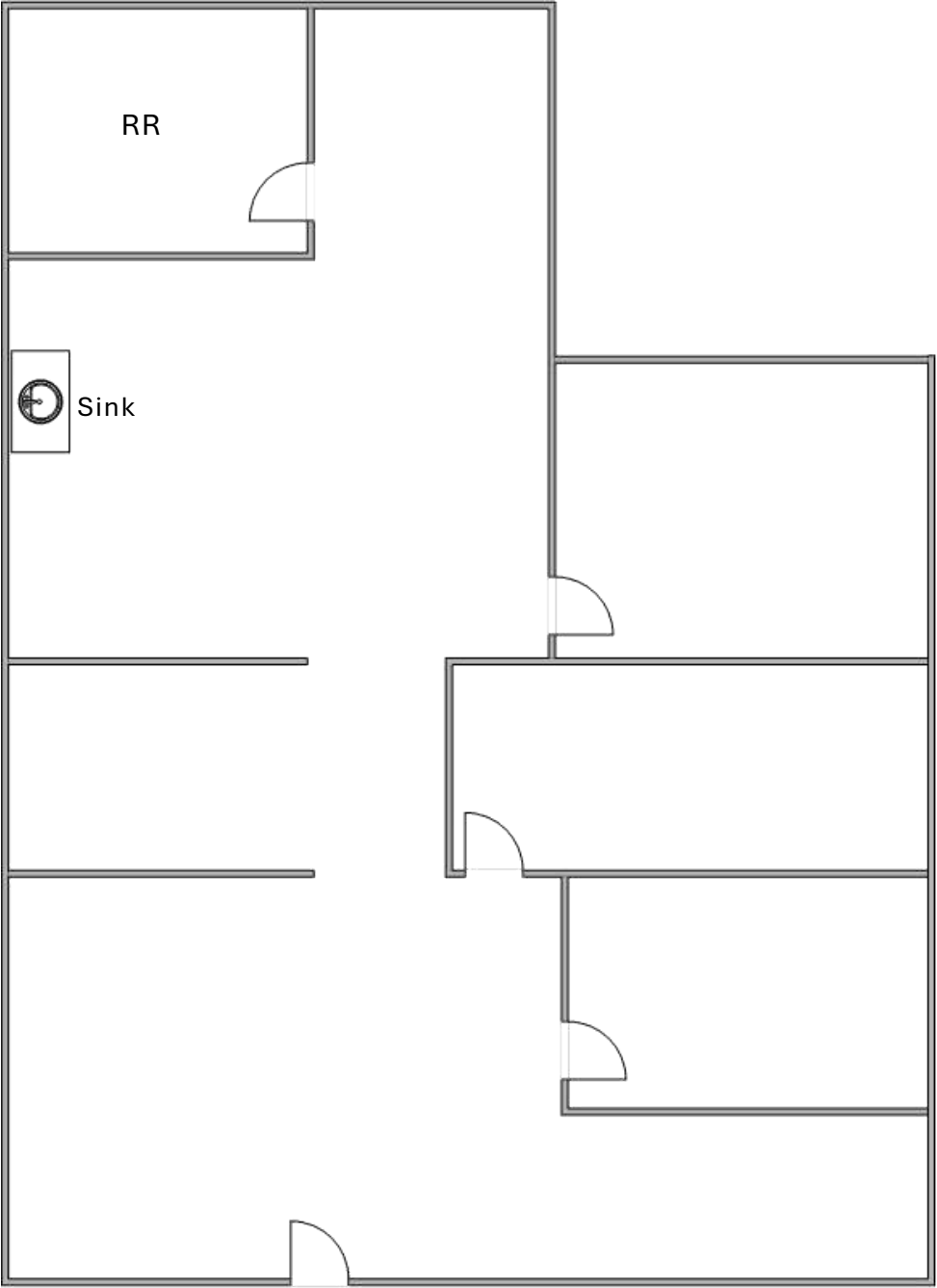


# SITE PLAN

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
<b>108</b>	<b>AVAILABLE</b>	<b>950</b>
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



# AREA DEMOGRAPHICS



	1 mile	3 mile	5 mile
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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%
<b>INCOME</b>			
Average Household Income	\$96,690	\$115,161	\$117,053
Median Household Income	\$78,129	\$91,846	\$90,541
<b>RACE/ETHNICITY</b>			
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
<b>REAL ESTATE MARKET SNAPSHOT</b>			
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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NEIGHBORHOOD RETAIL CENTER  
Retail Suite For Lease

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## CONTACT INFORMATION

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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.

