

**FOR SALE**

**1.61 ACRE COMMERCIAL LOT**



**TWIN OAKS  
VALLEY RD  
SAN MARCOS, CA**



**CONTACT US**

**DAVID SANTISTEVAN**

619 994 8896  
Lic. No. 00913491  
david.santistevan@colliers.com

**ERIN MCKINLEY**

858 945 8227  
Lic. No. 01939372  
erin.mckinley@colliers.com



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# PROPERTY OVERVIEW

## HIGHLIGHTS



### TRAFFIC

N. Twin Oaks Rd +/- 20,163 ADT  
W. Borden Rd +/- 11,882 ADT  
Woodward St. +/- 3,244 ADT



### PROXIMITY

Close proximity to  
Highway 78, CSU San  
Marcos, restaurants,  
hotels & retail amenities



### COMMUNITY GROWTH

Located in one of  
the fastest growing  
communities in N. San  
Diego County

## RELEVANT LINKS

GEOTECH

SEWER

TRAFFIC

ALTA SURVEY

PLOTTED  
EASEMENTS

PHASE I  
ESA

**Location** NEC of N. Twin Oaks Valley Rd & Windy Way San Marcos, CA 92069

**APN** 218-120-30-00

**Gross Acreage** 1.61 Acres

**Municipality** City of San Marcos

**Property Condition** Vacant Unimproved Lot

**Adjacent Uses**  
North: Twin Oaks Golf Course  
South: Commercial  
East: Residential  
West: Light Industrial

**Access** Public street N. Twin Oaks Valley Road

**Zoning**  
[More Info](#) Commercial (C) (allowable uses: office, medical, retail, car wash, & daycare)

**Utilities**  
**Water:** Vallecitos Water District  
**Sewer:** Septic until City upsizes sewer line (anticipated within next +/- 3 years). The Vallecitos water district has an active improvement project that will provide Sewer to the site by end of year 2029. The Twin Oaks Valley Road Sewer Improvement Project Phase I is scheduled for construction beginning in February of 2027 and completing November 2029. The preliminary design for this improvement was submitted and the District is in review. [More info.](#)  
**Electric:** SDG&E

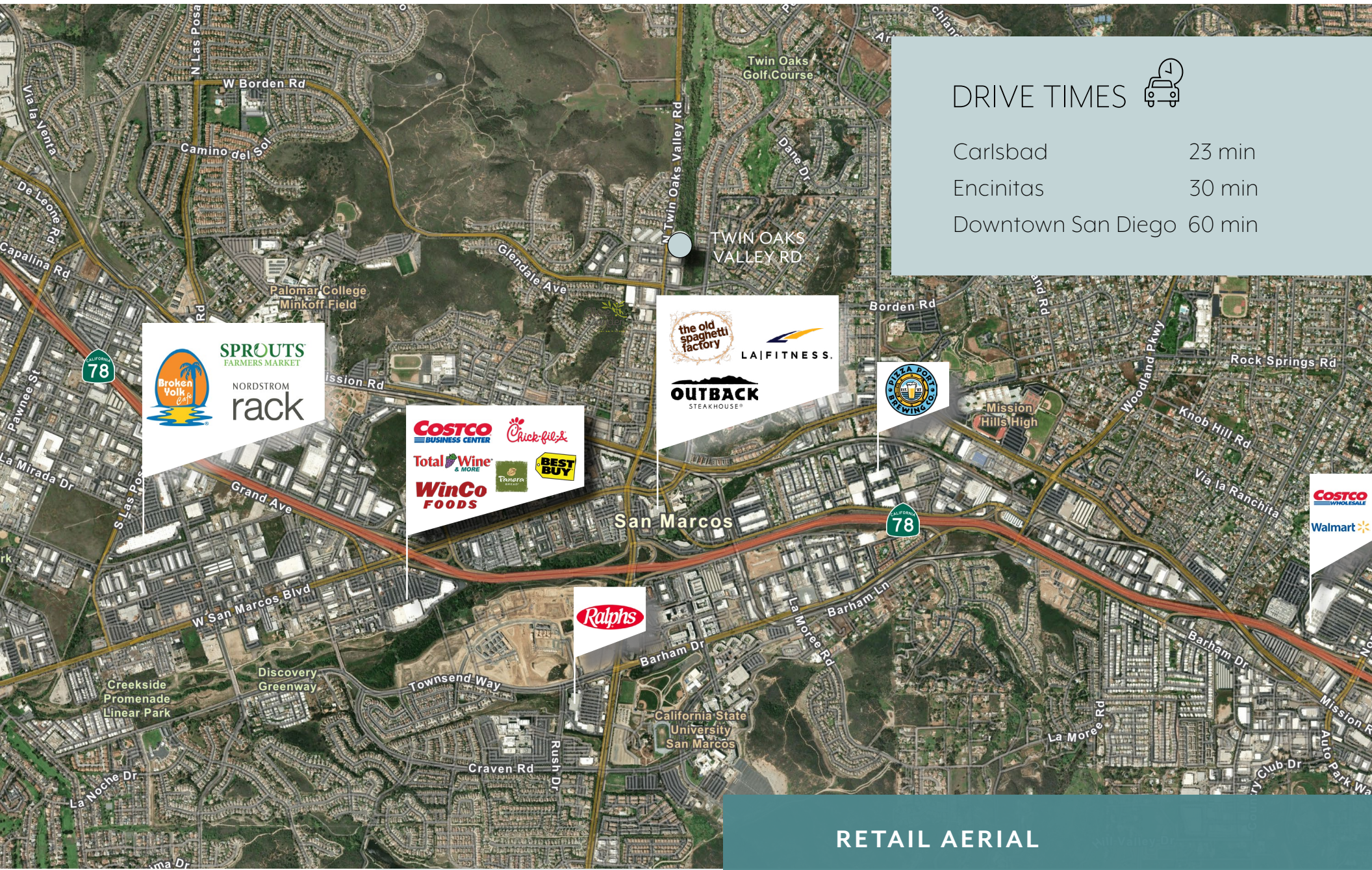
**Fire Zone** High Fire Severity Zone (Cal Fire)



## SITE LAYOUT



**SOUTHWEST-FACING AERIAL**



# DRIVE TIMES



- Carlsbad 23 min
- Encinitas 30 min
- Downtown San Diego 60 min

**SPROUTS**  
FARMERS MARKET

**Broken Volk**  
CASA

**NORDSTROM**  
**rack**

**COSTCO**  
BUSINESS CENTER

**Chick-fil-A**

**Total Wine & MORE**

**WinCo FOODS**

**BEST BUY**

**the old spaghetti factory**

**LAIFITNESS.**

**OUTBACK**  
STEAKHOUSE®



# RETAIL AERIAL

# SAN MARCOS, CA

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San Marcos, California, is a thriving city in northern San Diego County that blends suburban charm with urban convenience. Known as the “Valley of Discovery,” it offers a warm, Mediterranean climate and a relaxed, family-friendly atmosphere that appeals to residents of all ages. The city is clean, safe, and well-maintained, with a strong sense of community. Residents enjoy a high quality of life supported by excellent amenities, scenic parks, and a commitment to sustainability.

Since its incorporation in 1963, San Marcos has grown steadily from a quiet agricultural town into a vibrant suburban hub. Strategic investments in infrastructure and housing have supported this growth, attracting families, students, and professionals. The city’s economy is diverse, with strong sectors in education, healthcare, retail, and light manufacturing. The presence of California State University San Marcos (CSUSM) and Palomar College not only fuels the local economy but also enriches the cultural and intellectual life of the community. The San Marcos Unified School District is highly rated, offering quality education from elementary through high school.

San Marcos also boasts a lively dining scene, with the well-known Old California Restaurant Row offering a variety of cuisines, from seafood and Mexican to gastropub fare. The city features numerous shopping centers and boutiques, and residents enjoy easy access to major retail destinations in nearby Carlsbad and Escondido. San Marcos is just a short drive from coastal cities like Carlsbad and Encinitas, as well as urban centers like Escondido and Vista, making it an ideal home base for both work and leisure. San Marcos continues to attract those seeking a balanced lifestyle in Southern California.



2025 POPULATION  
90,770



AVG HOUSEHOLD INCOME  
\$138,728



MEDIAN HOME VALUE  
\$836,607

## DEMOGRAPHICS | 3 MILES

<b>2025 Businesses</b>	4,208
<b>2025 Employees</b>	38,590
<b>2025 Population</b>	90,770
<b>2025 Daytime Population</b>	85,445
<b>2030 Population</b>	92,622
<b>2025 Avg Household Income</b>	\$138,728
<b>2025 Median Home Value</b>	\$836,607
<b>2030 Median Home Value</b>	\$920,937



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SAN MARCOS, CA

## CONTACT

### DAVID SANTISTEVAN

Senior Executive Vice President  
Lic No: 00913491  
619 994 8896  
[david.santistevan@colliers.com](mailto:david.santistevan@colliers.com)

### ERIN MCKINLEY

Vice President  
Lic No: 01939372  
858 945 8227  
[erin.mckinley@colliers.com](mailto:erin.mckinley@colliers.com)

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