

for lease

# CNR @ 2 OAKS

**CONSTRUCTION TO  
COMMENCE Q1 2025**

TWIN OAKS VALLEY RD & HWY 78 | SAN MARCOS, CA | 92069

EXCLUSIVE BROKER





±8,641 SF RETAIL/RESTAURANT BUILDING

### PROPERTY HIGHLIGHTS

- CNR @2OAKS is a new mixed-use project located just off Highway 78 at Twin Oaks Valley & San Marcos Blvd. Strong customer drivers in the area include San Marcos City Hall located directly across Twin Oaks Valley Rd., Palomar College (±19,700 Students), California State University San Marcos (±17,000 Students), North City Mixed-Use development and surrounding Class A office within a 1/4 mile walk.

### TRAFFIC COUNTS

- Highway 78: 172,403
- Twin Oaks Valley Rd: 36,828
- W San Marcos Blvd: 24,162

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	21,101	95,318	208,266
AHH Income	\$115,318	\$141,334	\$140,966
Daytime Pop.	12,540	41,878	109,538

## TENANTS IN THE AREA



# ELEVATIONS

## WEST FACING



## EAST FACING



# ELEVATIONS (cont.)

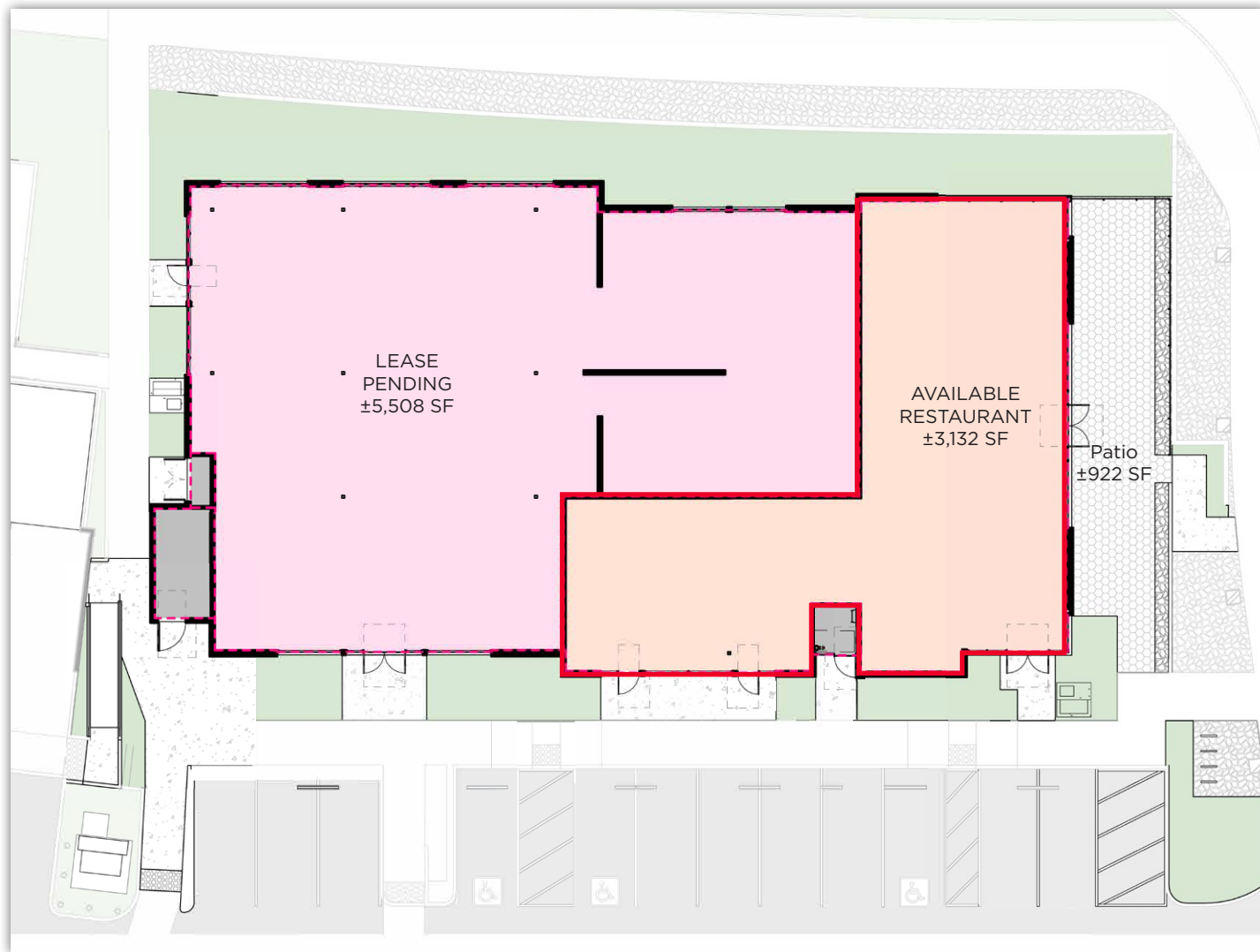
## *SOUTHEAST FACING*



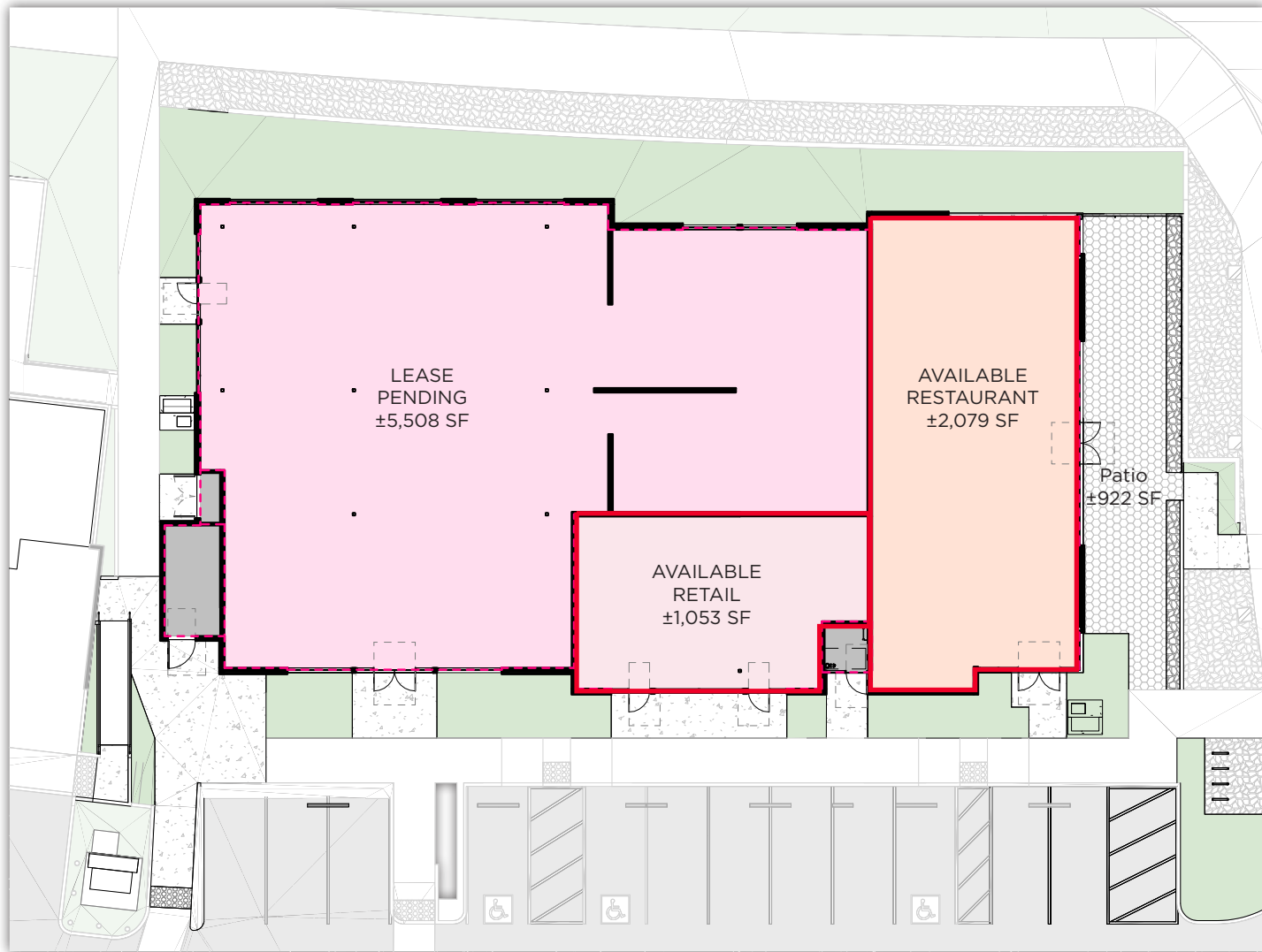
## *SOUTHWEST FACING*



# FLOOR PLAN | OPTION A



# FLOOR PLAN | OPTION B



# AERIAL



**CREEKSIDE MARKETPLACE**

**CNR @ 20AKS**



W. SAN MARCOS BLVD | 24,162 ADT



**New Master-Planned Community  
"The Hill District at North City"**  
16 Acre Sports Park & Recreation Center with over 600+ new residential units.

**NORTH CITY**  
2,500 - 3,000 Residential Units  
300,000 SF Retail Space  
725,000 SF Office Space



**CAMPUS MARKETPLACE**

**California State University  
SAN MARCOS**  
±17,000 STUDENTS  
±2,700 EMPLOYEES

# DEMOGRAPHICS

1 Mile

3 Mile

## Demographic and Income Profile

N Twin Oaks Valley Rd & CA-78 W, San Marcos, California, 92069  
Ring: 1 mile radius



Latitude: 33.13720, Longitude: -117.16372

Summary	Census 2010	Census 2020	2024	2029
Population	18,047	20,849	21,101	21,326
Households	5,058	6,035	6,204	6,404
Families	3,736	-	4,495	4,663
Average Household Size	3.47	3.22	3.18	3.12
Owner Occupied Housing Units	1,907	-	2,066	2,229
Renter Occupied Housing Units	3,151	-	4,138	4,175
Median Age	26.3	-	29.2	31.0
<b>Trends: 2023-2028 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	0.21%	0.09%	0.30%	
Households	0.64%	0.38%	0.49%	
Families	0.74%	0.37%	0.44%	
Owner HHs	1.53%	0.58%	0.66%	
Median Household Income	3.30%	2.70%	2.57%	
<b>Households by Income</b>		<b>2024</b>	<b>2029</b>	
		Number	Percent	Number
<\$15,000		368	5.9%	309
\$15,000 - \$24,999		304	4.9%	212
\$25,000 - \$34,999		433	7.0%	354
\$35,000 - \$49,999		749	12.1%	613
\$50,000 - \$74,999		702	11.3%	610
\$75,000 - \$99,999		724	11.7%	754
\$100,000 - \$149,999		1,246	20.1%	1,384
\$150,000 - \$199,999		979	15.8%	1,218
\$200,000+		698	11.3%	950
Median Household Income		\$92,584		\$108,893
Average Household Income		\$115,318		\$136,772
Per Capita Income		\$35,127		\$42,461
<b>Population by Age</b>	<b>Census 2010</b>	<b>2024</b>	<b>2029</b>	
	Number	Percent	Number	Percent
0 - 4	1,751	9.7%	1,262	6.0%
5 - 9	1,488	8.2%	1,297	6.1%
10 - 14	1,392	7.7%	1,405	6.7%
15 - 19	2,010	11.1%	2,055	9.7%
20 - 24	1,919	10.6%	2,620	12.4%
25 - 34	3,303	18.3%	3,920	18.6%
35 - 44	2,697	14.9%	2,956	14.0%
45 - 54	1,762	9.8%	2,489	11.8%
55 - 64	1,052	5.8%	1,662	7.9%
65 - 74	411	2.3%	935	4.4%
75 - 84	197	1.1%	392	1.9%
85+	66	0.4%	108	0.5%

## Demographic and Income Profile

N Twin Oaks Valley Rd & CA-78 W, San Marcos, California, 92069  
Ring: 3 mile radius



Latitude: 33.13720, Longitude: -117.16372

Summary	Census 2010	Census 2020	2024	2029
Population	83,053	93,618	95,318	95,793
Households	27,343	30,450	31,521	32,312
Families	19,607	-	22,975	23,610
Average Household Size	3.00	2.99	2.95	2.89
Owner Occupied Housing Units	17,289	-	19,806	20,667
Renter Occupied Housing Units	10,053	-	11,715	11,645
Median Age	33.8	-	37.2	38.1
<b>Trends: 2023-2028 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	0.10%	0.09%	0.30%	
Households	0.50%	0.38%	0.49%	
Families	0.55%	0.37%	0.44%	
Owner HHs	0.85%	0.58%	0.66%	
Median Household Income	2.92%	2.70%	2.57%	
<b>Households by Income</b>		<b>2024</b>	<b>2029</b>	
		Number	Percent	Number
<\$15,000		2,036	6.5%	1,758
\$15,000 - \$24,999		1,263	4.0%	916
\$25,000 - \$34,999		1,575	5.0%	1,278
\$35,000 - \$49,999		2,475	7.9%	2,005
\$50,000 - \$74,999		3,872	12.3%	3,285
\$75,000 - \$99,999		3,110	9.9%	2,950
\$100,000 - \$149,999		6,422	20.4%	6,713
\$150,000 - \$199,999		4,499	14.3%	5,403
\$200,000+		6,271	19.9%	8,004
Median Household Income		\$107,823		\$124,504
Average Household Income		\$141,334		\$165,674
Per Capita Income		\$46,602		\$55,715
<b>Population by Age</b>	<b>Census 2010</b>	<b>2024</b>	<b>2029</b>	
	Number	Percent	Number	Percent
0 - 4	6,381	7.7%	5,394	5.7%
5 - 9	6,033	7.3%	6,169	6.5%
10 - 14	5,855	7.0%	6,410	6.7%
15 - 19	6,764	8.1%	6,768	7.1%
20 - 24	6,356	7.7%	7,283	7.6%
25 - 34	11,498	13.8%	12,721	13.3%
35 - 44	12,178	14.7%	13,446	14.1%
45 - 54	10,599	12.8%	12,236	12.8%
55 - 64	7,753	9.3%	10,262	10.8%
65 - 74	4,670	5.6%	8,134	8.5%
75 - 84	3,264	3.9%	4,625	4.9%
85+	1,702	2.0%	1,869	2.0%

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# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

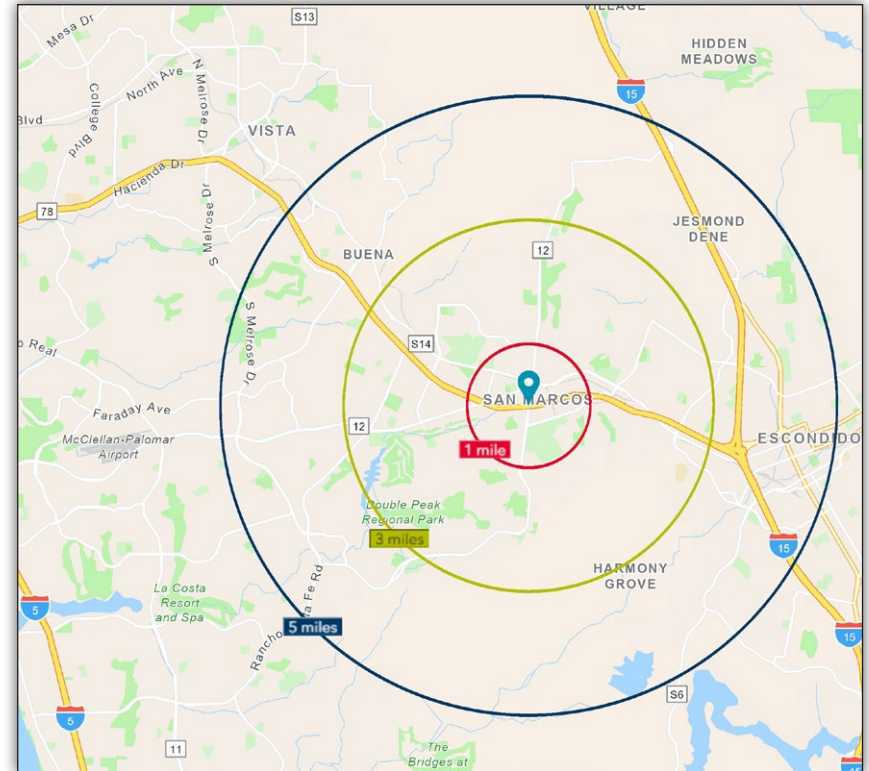
**N Twin Oaks Valley Rd & CA-78 W, San Marcos, California, 92069**

Ring: 5 mile radius



Latitude: 33.13720, Longitude: -117.16372

Summary	Census 2010	Census 2020	2024	2029		
Population	187,779	206,503	208,266	208,693		
Households	64,139	69,965	71,508	73,031		
Families	45,043	-	51,041	52,238		
Average Household Size	2.89	2.89	2.86	2.80		
Owner Occupied Housing Units	38,071	-	42,788	44,457		
Renter Occupied Housing Units	26,067	-	28,720	28,574		
Median Age	34.8	-	38.4	39.4		
<b>Trends: 2023-2028 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	0.04%	0.09%	0.30%			
Households	0.42%	0.38%	0.49%			
Families	0.46%	0.37%	0.44%			
Owner HHS	0.77%	0.58%	0.66%			
Median Household Income	2.89%	2.70%	2.57%			
<b>Households by Income</b>		<b>2024</b>	<b>2024</b>	<b>2029</b>		
		Number	Percent	Number	Percent	
<\$15,000		4,925	6.9%	4,291	5.9%	
\$15,000 - \$24,999		3,281	4.6%	2,382	3.3%	
\$25,000 - \$34,999		3,634	5.1%	2,995	4.1%	
\$35,000 - \$49,999		5,276	7.4%	4,330	5.9%	
\$50,000 - \$74,999		9,292	13.0%	8,040	11.0%	
\$75,000 - \$99,999		7,894	11.0%	7,597	10.4%	
\$100,000 - \$149,999		13,574	19.0%	14,111	19.3%	
\$150,000 - \$199,999		9,371	13.1%	11,106	15.2%	
\$200,000+		14,262	19.9%	18,179	24.9%	
Median Household Income		\$103,622		\$119,479		
Average Household Income		\$140,966		\$165,389		
Per Capita Income		\$48,423		\$57,895		
<b>Population by Age</b>	<b>Census 2010</b>	<b>2024</b>	<b>2024</b>	<b>2029</b>		
	Number	Percent	Number	Percent		
0 - 4	14,411	7.7%	11,753	5.6%	11,428	5.5%
5 - 9	13,499	7.2%	13,066	6.3%	12,306	5.9%
10 - 14	12,691	6.8%	13,497	6.5%	13,454	6.4%
15 - 19	13,490	7.2%	13,615	6.5%	13,043	6.2%
20 - 24	13,833	7.4%	14,277	6.9%	12,955	6.2%
25 - 34	26,609	14.2%	28,133	13.5%	28,442	13.6%
35 - 44	27,041	14.4%	29,288	14.1%	28,774	13.8%
45 - 54	24,693	13.1%	26,435	12.7%	27,128	13.0%
55 - 64	18,909	10.1%	23,552	11.3%	22,604	10.8%
65 - 74	11,028	5.9%	19,350	9.3%	20,318	9.7%
75 - 84	7,539	4.0%	10,846	5.2%	13,180	6.3%
85+	4,037	2.1%	4,453	2.1%	5,062	2.4%



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