

# CNR @ 20AKS - Pre-Leasing

TWIN OAKS VALLEY RD & HIGHWAY 78, SAN MARCOS, CA 92069 | [WWW.CORNER2OAKS.COM](http://WWW.CORNER2OAKS.COM)



FOR LEASE: ANDEN  
118 LUXURY APARTMENTS

116 ROOM  
MARRIOTT FAIRFIELD  
INN & SUITES

OUTBACK  
STEAKHOUSE

SITE

## FOR LEASE:

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**FOR LEASE**

**±7,600 SF RETAIL/RESTAURANT SPACE**

**Property Highlights**

- CNR@2OAKS is a new mixed-use shopping center 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 (30,000 Students), California State University San Marcos (13,000 Students) and 500,000 SF of Class A office building with in a 1/4 mile walk.
- A 116 room Marriott Fairfield Inn & Suites at the site, along with 118 luxury apartments.
- Access to site from two signalized intersections, one each from Twin Oaks Valley Road and San Marcos Blvd.
- The surrounding residential population in combination with the above traffic generators, provides CNR@2OAKS a strong day and night time population base.

**Location**

- Twin Oaks Valley Rd & Highway 78, San Marcos, CA 92069

**Traffic Counts**

- Highway 78: 169,000 ADT
- Twin Oaks Valley Road: 39,000 ADT
- San Marcos Boulevard: 23,900 ADT

**Demographics**

	1 MILE	3 MILES	5 MILES
Pop (2022)	20,254	95,117	208,435
AHH Income	\$105,042	\$126,075	\$127,377
Daytime Pop.	11,560	39,037	101,533

\* Signalized Intersection



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RETAIL/OFFICE BUILDING RENDERINGS



**CNR @ 2OAKS** - TWIN OAKS VALLEY RD & HIGHWAY 78, SAN MARCOS, CA 92069

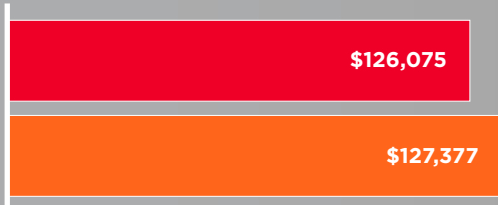
RETAIL/OFFICE BUILDING RENDERINGS



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■ 3 MILES      ■ 5 MILES

AVERAGE HOUSEHOLD INCOME



**\$151,441** | Projected average household income in 5 years\*

Source: ESRI Business Analyst

\*3 Mile Radius

**39,037** | Total number of employees

**4,371** | Total number of business in the area

**35.2** | Median age of current resident

\*3 Mile Radius

RESIDENTIAL POPULATION

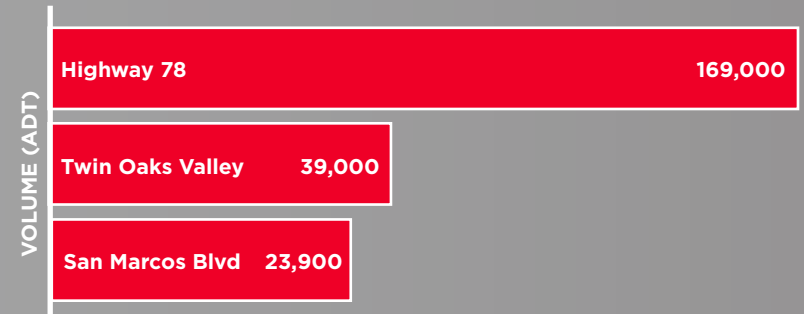


**96,658** | Projected population in 5 years\*

Source: ESRI Business Analyst

\*3 Mile Radius

TRAFFIC COUNTS



Source: SANDAG



PALOMAR COLLEGE  
30,000 STUDENTS

SPRINTER



**CNR@2OAKS**

SAN MARCOS BLVD

SAN MARCOS CITY HALL

118 LUXURY APARTMENTS



NORDSTROM RACK



NORTH CITY  
2,000 RESIDENTIAL UNITS



NORTH CITY 150 ACRES  
2,500-3,000 RESIDENTIAL UNITS  
300,000 SF OF RETAIL SPACE  
725,000 SF OF OFFICE SPACE



Kaiser Medical Center  
336,794 SF



CALIFORNIA STATE UNIVERSITY  
SAN MARCOS  
17,000 STUDENTS

SPRINTER

TWIN OAKS VALLEY RD





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