

CAMPUS MARKETPLACE

Retail Available For Lease

300-350 S. Twin Oaks Valley Road, San Marcos, CA 92078



900-2,700 SF OPPORTUNITIES

Description

- Anchored by Ralphs and CVS/pharmacy, two of the strongest retailers in their respective categories.
- Center provides a dynamic mix of restaurant, retail service, financial and office/medical uses with excellent tenants such as Starbucks, Bank of America, Chase Bank, Unleashed by Petco, Massage Green, Players Sports Bar, Wings N Things, Dickey's BBQ Pit, Great Clips, Subway, Prestige Nails and many more!
- Located immediately adjacent to Cal State University San Marcos, with a total enrollment of approximately 12,793 students in the 2016/2017 school year.
- San Marcos is one of the fastest growing cities in San Diego County; it boasts a low unemployment rate of 3.7% compared to San Diego County's rate of 4.7% and 5.8% for the State of California (December 2015 statistics, State of California, Employment Development Dept).

Traffic Counts (SANDAG)

- 39,800 average daily traffic along Twin Oaks Valley Road
- 17,800 average daily traffic along Barham Drive

Demographics:

	1 MILE	3 MILES	5 MILES
Population '16	16,552	88,436	199,311
Population '21	17,555	95,081	212,868
Average H.H. Income	\$69,160	\$80,785	\$82,400
Daytime Population	6,756	39,209	100,103

Source: ESRI



**Newmark Grubb
Knight Frank**

Retail

For further information, please contact our exclusive agents:

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JOHN JENNINGS	Senior Managing Director	858.875.5927	jjennings@ngkf.com	CA RE License #01215740
4275 Executive Square, Suite 350, San Diego, CA 92037		T 858.875.3600	Corporate CA RE #01355491	www.ngkf.com

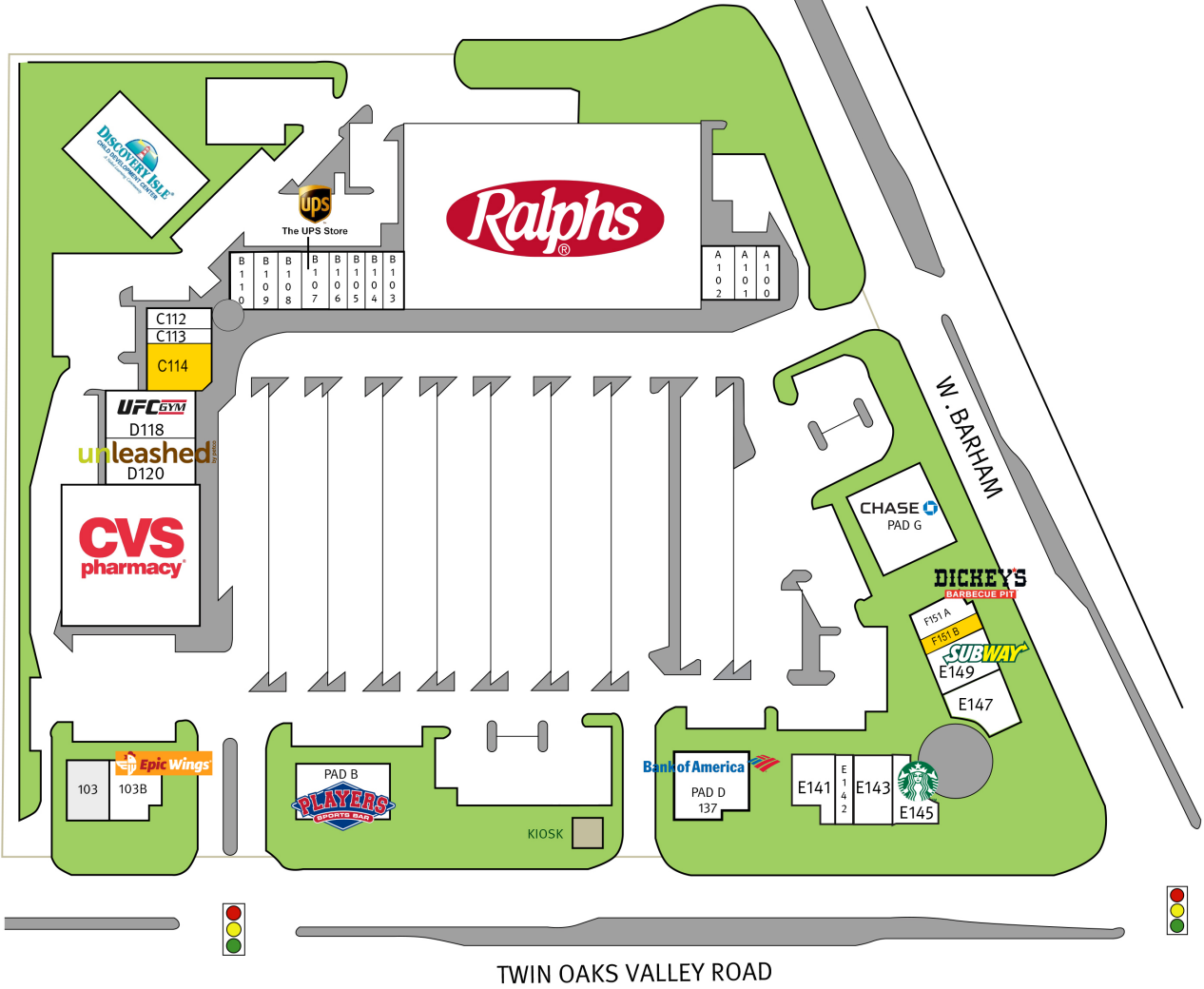
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Tenant Roster		
SUITE	TENANT	SF
A100	Froyo	1,470
A101	Cuppa Juice Cold Pressed Juicery	1,110
A102	Twin Oaks Cleaners	1,400
B103	Sports Clips	1,200
B106	Syndee's Pet Grooming	1,100
B107	UPS Store	1,400
B108	Alpha Physical Therapy	1,100
B109	Kiwi Salon	1,713
B110	Twin Oaks Animal Hospital	1,568
C112	Doche Family Dental	1,300
C113	Color Nails	1,300
C114	Available	2,700
D118	UFC Gym	4,316
D120	Unleashed by Petco	4,316
	CVS	18,675
103A	Mr. Pho	2,206
103B	Wings N Things	2,813
Pad D	Bank of America	ATM
E141	Mr. Taco	1,910
E142	Great Clips	1,230
E145	Starbucks	1,400
E147	Sushi Dynasty	3,100
E149	Subway	1,200
	Ralphs	58,527
308	Discovery Isle Child Development	10,528
104/105	Massage Green	2,400
137/139	Bank of America	4,500
143/144	Flippin Pizza	2,460
151A	Dickey's BBQ	1,800
151B	Available	900
Pad B	Players Sports Bar	4,500
Pad G	Chase Bank	-



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DEMOGRAPHICS



Executive Summary

300 S Twin Oaks Valley Rd, San Marcos, California, 92078 2
 300 S Twin Oaks Valley Rd, San Marcos, California, 92078
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.13203
 Longitude: -117.16465

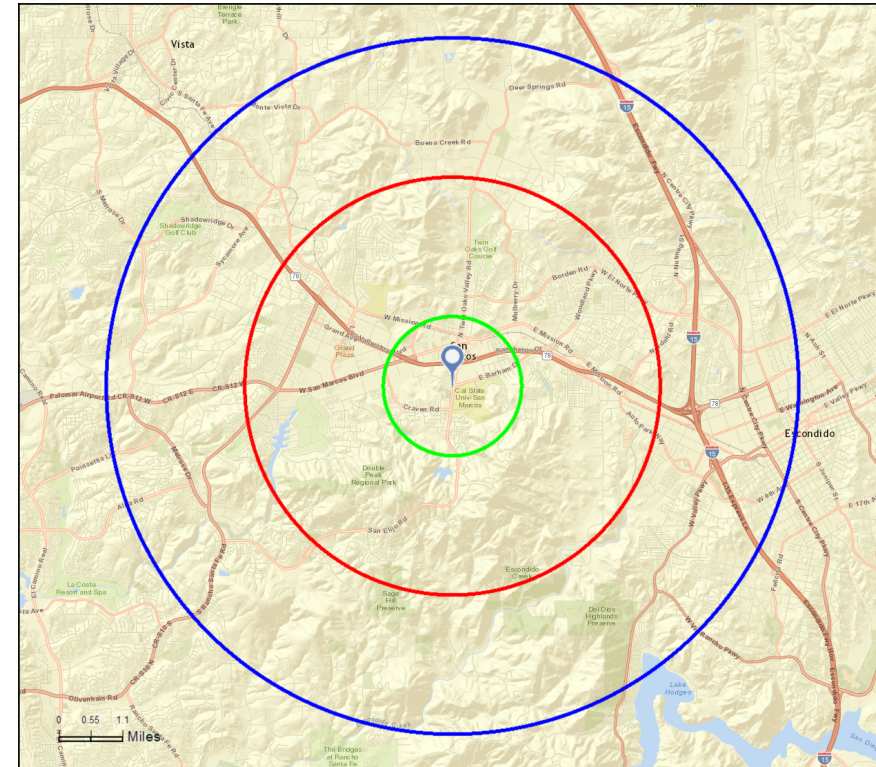
	1 mile	3 miles	5 miles
Population			
2000 Population	12,047	58,790	145,717
2010 Population	15,894	81,303	184,680
2016 Population	16,552	88,436	199,311
2021 Population	17,555	95,081	212,868
2000-2010 Annual Rate	2.81%	3.30%	2.40%
2010-2016 Annual Rate	0.65%	1.35%	1.23%
2016-2021 Annual Rate	1.18%	1.46%	1.32%
2016 Male Population	49.2%	49.0%	49.0%
2016 Female Population	50.8%	51.0%	51.0%
2016 Median Age	29.4	34.4	35.4
Households			
2000 Households	3,325	19,897	50,744
2010 Households	4,724	26,898	62,891
2016 Total Households	4,819	28,618	66,581
2021 Total Households	5,084	30,569	70,633
2000-2010 Annual Rate	3.57%	3.06%	2.17%
2010-2016 Annual Rate	0.32%	1.00%	0.92%
2016-2021 Annual Rate	1.08%	1.33%	1.19%
2016 Average Household Size	3.34	3.05	2.96
Median Household Income			
2016 Median Household Income	\$45,666	\$57,087	\$57,102
2021 Median Household Income	\$47,154	\$62,768	\$62,851
2016-2021 Annual Rate	0.64%	1.92%	1.94%
Average Household Income			
2016 Average Household Income	\$69,160	\$80,785	\$82,400
2021 Average Household Income	\$75,300	\$88,068	\$89,731
2016-2021 Annual Rate	1.72%	1.74%	1.72%
Per Capita Income			
2016 Per Capita Income	\$22,891	\$26,608	\$28,071
2021 Per Capita Income	\$24,642	\$28,736	\$30,295
2016-2021 Annual Rate	1.49%	1.55%	1.54%



Site Map

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.