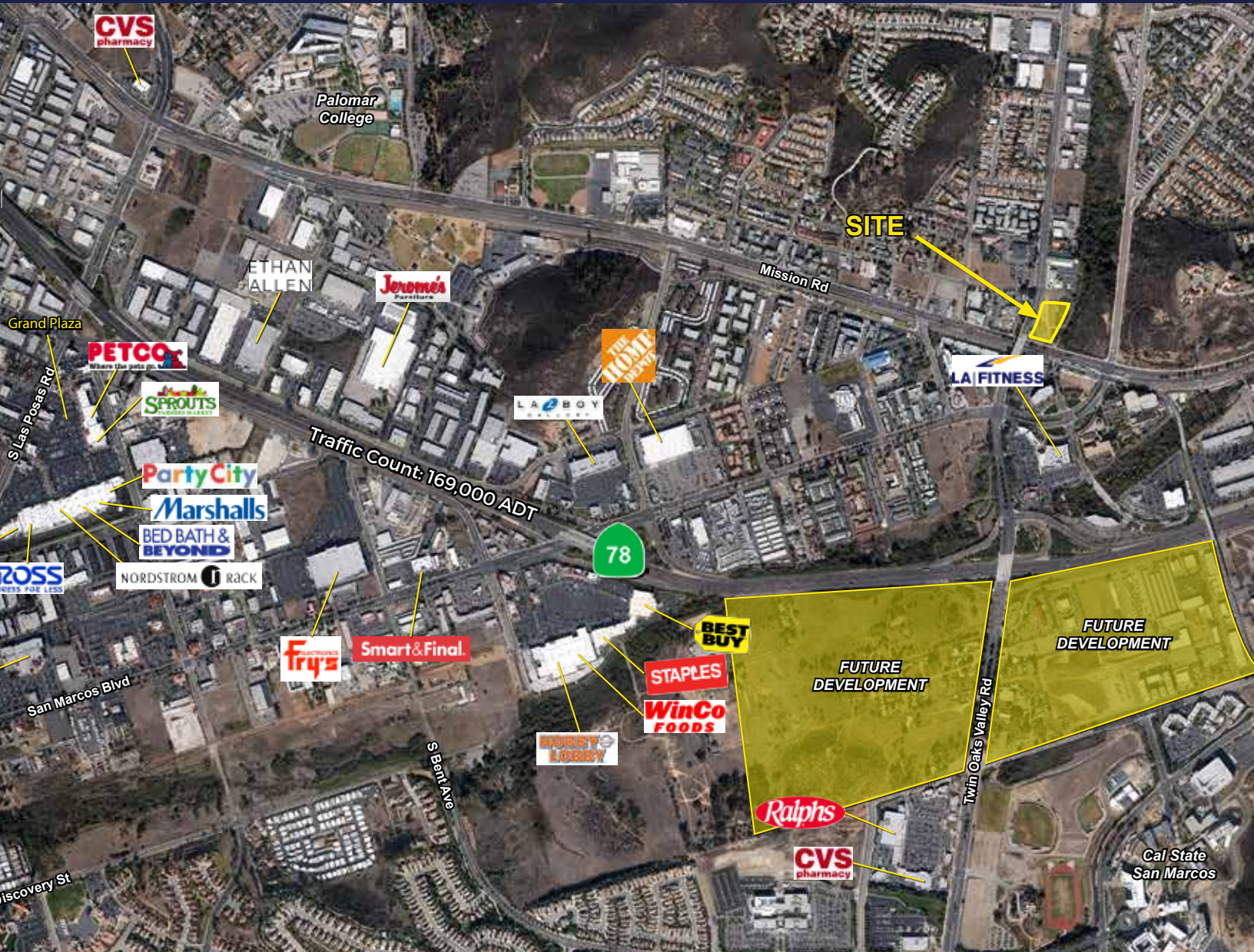


FOR SALE - PRICE REDUCED TO \$2.6M

Unique Development Opportunity

NEC TWIN OAKS VALLEY RD + RICHMAR AVE | SAN MARCOS, CALIFORNIA



FEATURES

- Net land area: approximately 2.98 acres
- Located in the heart of San Marcos - across from city offices
- Access off of both Twin Oaks Valley Rd and Mission Ave
- APN-220-063-03 & 05
- Twin Oaks Valley Rd: 25,600 ADT
- Mission Rd: 19,700 ADT
- Contact listing agent for pricing

RI RETAIL INSITE

RON PEPPER

Lic.# 00865929

858.523.2085

rpepper@retailinsite.net

MEMBERS OF
CHAINLINKS
RETAIL ADVISORS

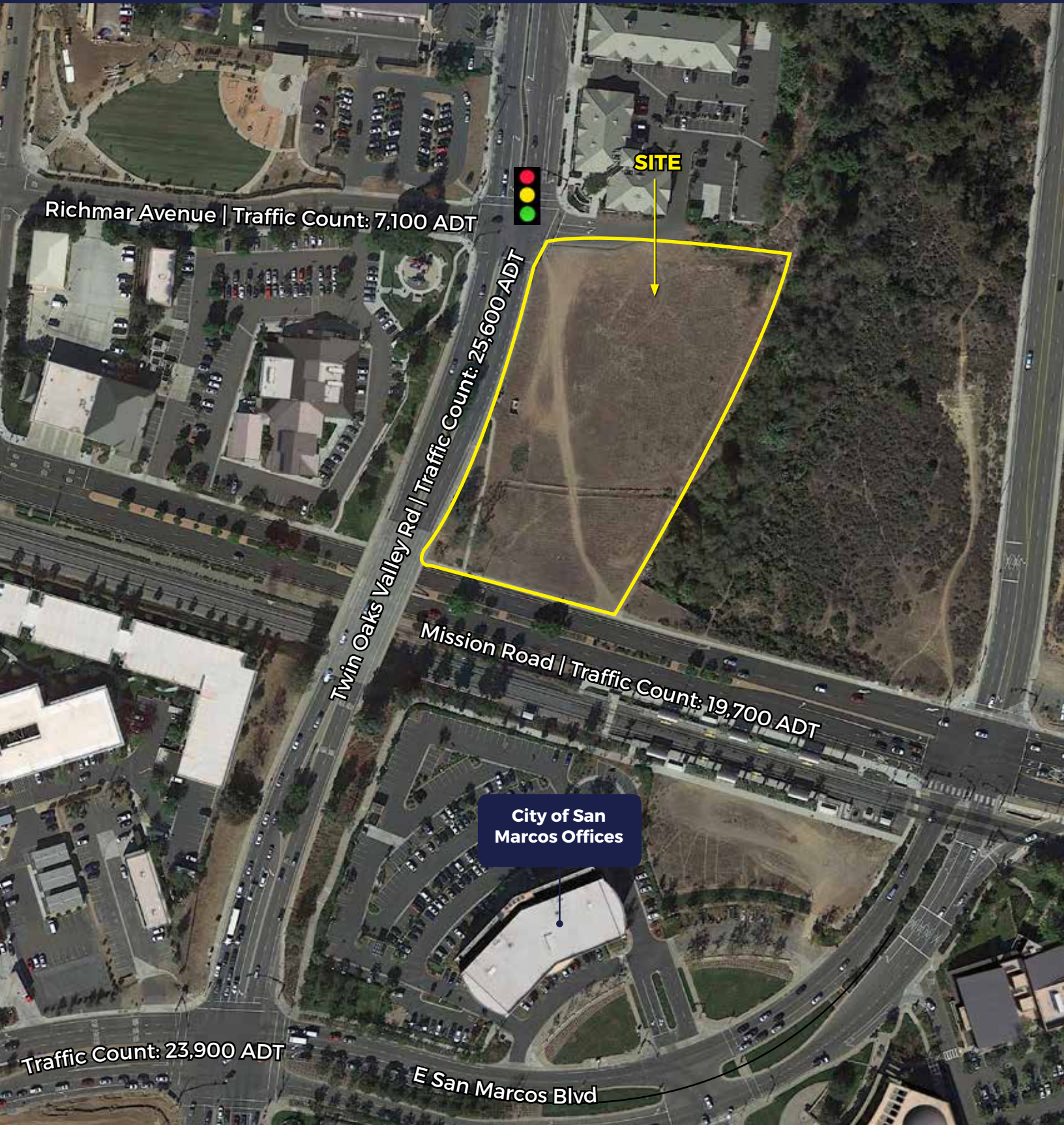
120 S SIERRA AVE SUITE 110, SOLANA BEACH, CA 92075 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR SALE

Unique Development Opportunity

NEC TWIN OAKS VALLEY RD + RICHMAR AVE | SAN MARCOS, CALIFORNIA



Richmar Avenue | Traffic Count: 7,100 ADT

Twin Oaks Valley Rd | Traffic Count: 25,600 ADT

Mission Road | Traffic Count: 19,700 ADT

City of San Marcos Offices

Traffic Count: 23,900 ADT

E San Marcos Blvd





ASSESSOR MAPS

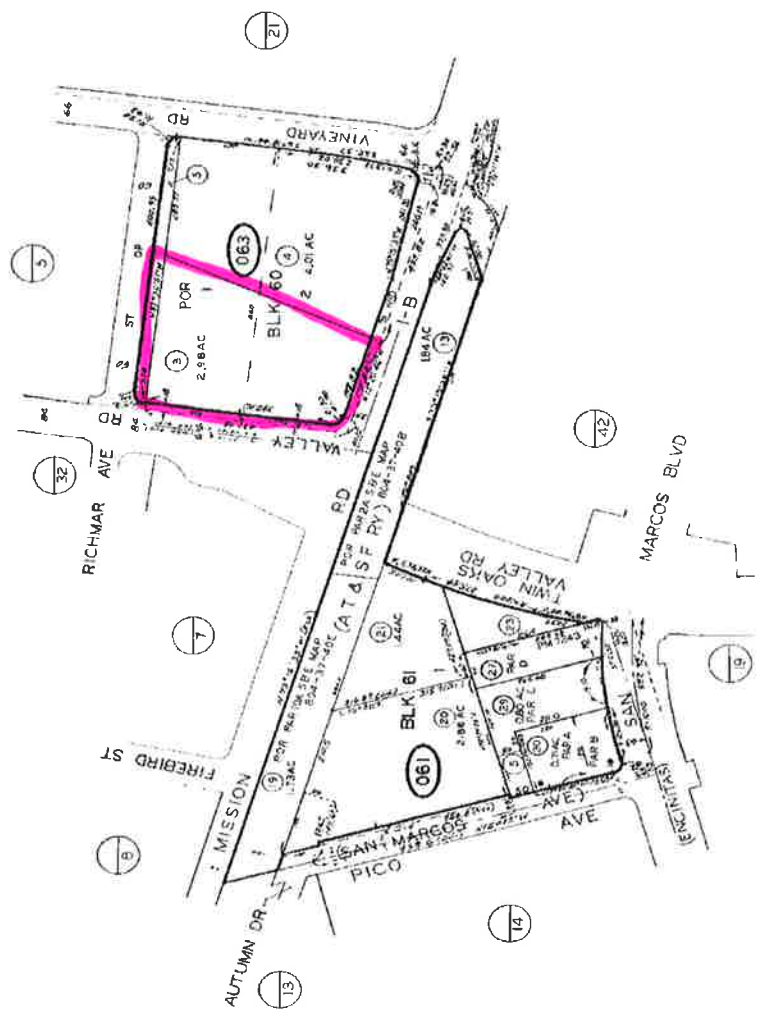
[Click here to get the map in PDF](#)
[Click here to get the map in TIF](#)

220-05



CHANGES

BLK	OLD NEW	YR CUT
101	101	101
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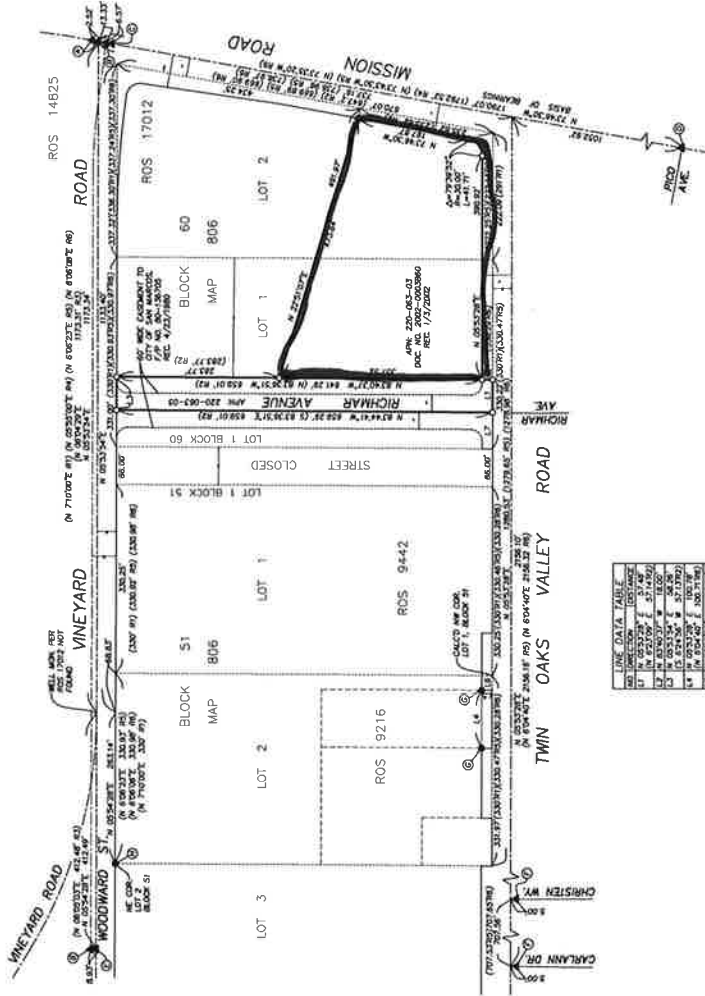


MAP 806-RHO LOS VALLECITOS DE SAN MARCOS
 ROS 8162,9297,14527,17012, 18708

THIS MAP WAS PREPARED FOR THE PURPOSE OF PROVIDING INFORMATION TO THE PUBLIC AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION.

SAN DIEGO COUNTY ASSESSOR'S MAP BY 220 PG 05

ALTA/NSPS LAND TITLE SURVEY



LINE DATA TABLE

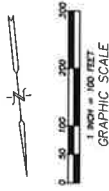
LINE NO.	BEARING	DISTANCE	MARK
1	N 89°23'00" E	211.10	1/2" BRASS
2	S 89°23'00" W	211.10	1/2" BRASS
3	N 0°23'30" E	105.55	1/2" BRASS
4	S 0°23'30" W	105.55	1/2" BRASS
5	N 89°23'00" E	211.10	1/2" BRASS
6	S 89°23'00" W	211.10	1/2" BRASS
7	N 0°23'30" E	105.55	1/2" BRASS
8	S 0°23'30" W	105.55	1/2" BRASS
9	N 89°23'00" E	211.10	1/2" BRASS
10	S 89°23'00" W	211.10	1/2" BRASS
11	N 0°23'30" E	105.55	1/2" BRASS
12	S 0°23'30" W	105.55	1/2" BRASS

PROCEDURE OF SURVEY

- LEGEND**
- FOUND MONUMENT AS NOTED IN THE MONUMENT LEGEND
 - ▲ FOUND M-10 WELL MONUMENT AS NOTED IN THE MONUMENT LEGEND
 - SET 3/4" IRON PIPE AND CAP STAMPED TS 5267.
 - (R1) RECORD DATA FOR MAP NO. 806.
 - (R2) RECORD DATA FOR DEED REC. 1/2/2002 AS DOC. NO. 2002-0003860.
 - (R3) RECORD DATA FOR ROS 17012.
 - (R4) RECORD DATA FOR ROS 14825.
 - (R5) RECORD DATA FOR ROS 8442.
 - (R6) RECORD DATA FOR ROS 9216.
 - ROS RECORD OF SURVEY.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THE SURVEY IS A PORTION OF THE CENTERLINE OF MISSION ROAD AS SHOWN ON RECORD OF SURVEY MAP NO. 14825.
 I.E. N 72°48'30" W

- MONUMENT LEGEND**
- ① FOUND STANDARD WELL MONUMENT W/3" BRASS
 ② FOUND MARKED TS 5055 FOR ROS 17012.
 - ③ FOUND STANDARD WELL MONUMENT STAMPED
 TS 6245 FOR ROS 17012.
 - ④ FOUND STANDARD WELL MONUMENT W/3" BRASS
 ⑤ FOUND MARKED TS 4810 FOR ROS 17012.
 - ⑥ FOUND STANDARD WELL MONUMENT FOR ROS
 14825.
 - ⑦ FOUND STANDARD WELL MONUMENT STAMPED
 TS 2275 FOR ROS 17012. (NOT ON 5.00'
 STRIP AS SHOWN ON RECORD OF SURVEY MAP NO. 14825.)
 - ⑧ FOUND STANDARD WELL MONUMENT W/3" BRASS
 ⑨ FOUND MARKED "ICE 3670" FOR ROS 8442.
 - ⑩ FOUND 1/2" REBAR W/PLASTIC CAP STAMPED
 TS 4610 FOR ROS 9216.
 - ⑪ FOUND 1/2" PIN STAMPED TS 2804 FOR
 ROS 9216.



R. OF S. MAP NO.

SHEET 1 OF 1

RECORD OF SURVEY

A PORTION OF LOTS 1 AND 2 IN BLOCK 60 OF RANCHO LOS VINEYARDS, SAN MARCOS COUNTY, CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, AS RECORDED UNDER RECORD NO. 2002-0003860 OF OFFICIAL RECORDS.

LEGEND

- ① FOUND MONUMENT AS NOTED IN THE MONUMENT LEGEND.
- ② SET 3/4" IRON PIPE AND CAP STAMPED "S 5287".
- ③ RECORD DATA PER MAP NO. 806.
- ④ RECORD DATA PER DEED REC. 1/2/2002 AS DOC. NO. 2002-0003860.
- ⑤ RECORD DATA PER ROS 17012.
- ⑥ RECORD DATA PER ROS 14825.
- ⑦ RECORD DATA PER ROS 8442.
- ⑧ RECORD DATA PER ROS 8276.
- ⑨ RECORD DATA PER ROS 8276.

MONUMENT LEGEND

- ① FOUND STANDARD WELL MONUMENT 8/2" BRASS DISK MARKED "S 5287" PER ROS 17012.
- ② FOUND STANDARD WELL MONUMENT STAMPED "S 5287" PER ROS 17012.
- ③ FOUND STANDARD WELL MONUMENT 8/2" BRASS DISK MARKED "S 4810" PER ROS 17012.
- ④ FOUND STANDARD WELL MONUMENT PER ROS 14825.
- ⑤ FOUND STANDARD WELL MONUMENT STAMPED "S 5287" PER ROS 17012. (NOT ON S.O.P. SHEET AS SHOWN ON ROS 17012.)
- ⑥ FOUND STANDARD WELL MONUMENT 8/2" BRASS DISK MARKED "S 4810" PER ROS 8442.
- ⑦ FOUND 1.2" PM STAMPED "S 2804" PER ROS 8276.

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE CENTERLINE OF MISSION ROAD AS SHOWN ON RECORD OF SURVEY MAP NO. 14825. I.E. N 72°46'30" W

SURVEYOR'S STATEMENT

I, CHRISTOPHER D. CREMELE, A LICENSED PROFESSIONAL LAND SURVEYOR, HAVE MADE THIS SURVEY IN ACCORDANCE WITH SECTION 8716 OF THE PROFESSIONAL LAND SURVEYORS' ACT IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF BRUCE PALA IN JANUARY 2017.



CHRIS D. CREMELE L.S. 5287 DATE _____

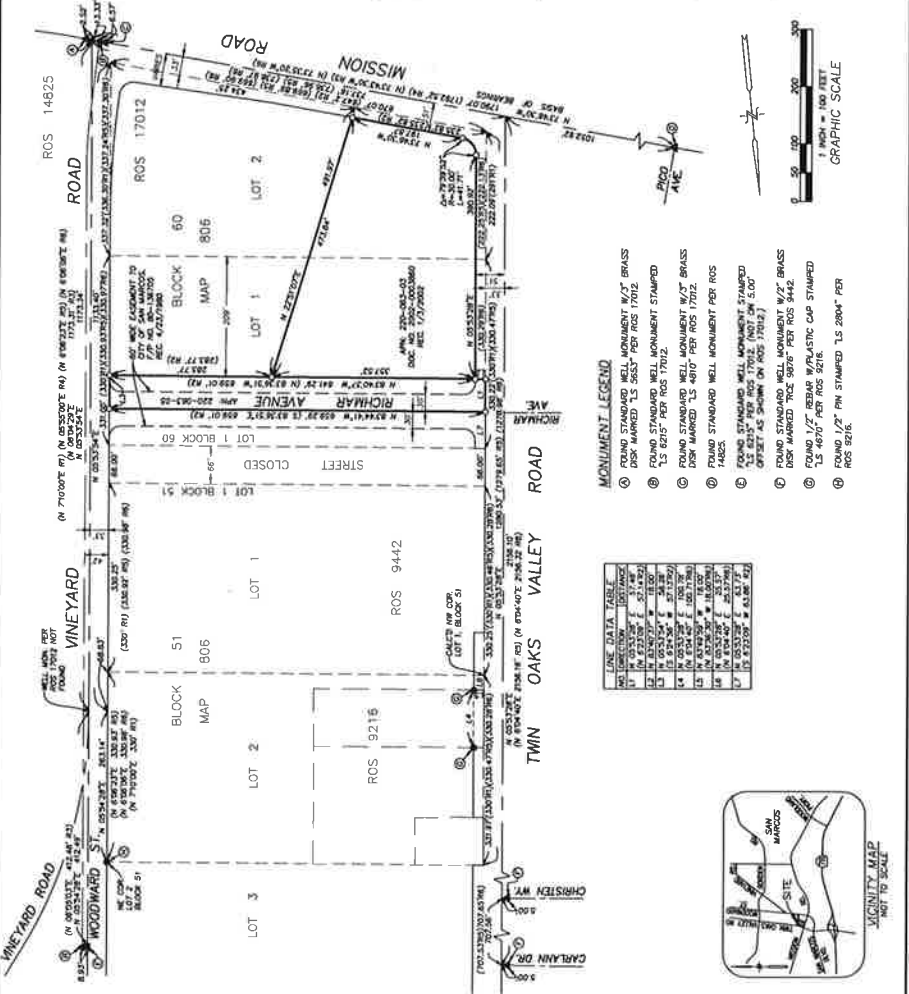
COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8716 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF _____, 2017.

RECORDER'S STATEMENT

FILE NO. _____ DATE OF RECORDING _____ 2017, AT _____ M. COUNTY RECORDER _____ BY _____ COUNTY RECORDER _____

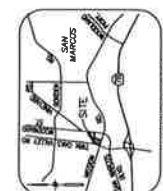
FEE: \$14.00



MONUMENT LEGEND

- ① FOUND STANDARD WELL MONUMENT 8/2" BRASS DISK MARKED "S 5287" PER ROS 17012.
- ② FOUND STANDARD WELL MONUMENT STAMPED "S 5287" PER ROS 17012.
- ③ FOUND STANDARD WELL MONUMENT 8/2" BRASS DISK MARKED "S 4810" PER ROS 17012.
- ④ FOUND STANDARD WELL MONUMENT PER ROS 14825.
- ⑤ FOUND STANDARD WELL MONUMENT STAMPED "S 5287" PER ROS 17012. (NOT ON S.O.P. SHEET AS SHOWN ON ROS 17012.)
- ⑥ FOUND STANDARD WELL MONUMENT 8/2" BRASS DISK MARKED "S 4810" PER ROS 8442.
- ⑦ FOUND 1.2" PM STAMPED "S 2804" PER ROS 8276.

LINE DATA TABLE	DATE	BY
1	1/11/2017	CHRIS D. CREMELE
2	1/11/2017	CHRIS D. CREMELE
3	1/11/2017	CHRIS D. CREMELE
4	1/11/2017	CHRIS D. CREMELE
5	1/11/2017	CHRIS D. CREMELE
6	1/11/2017	CHRIS D. CREMELE
7	1/11/2017	CHRIS D. CREMELE
8	1/11/2017	CHRIS D. CREMELE
9	1/11/2017	CHRIS D. CREMELE
10	1/11/2017	CHRIS D. CREMELE
11	1/11/2017	CHRIS D. CREMELE
12	1/11/2017	CHRIS D. CREMELE
13	1/11/2017	CHRIS D. CREMELE
14	1/11/2017	CHRIS D. CREMELE
15	1/11/2017	CHRIS D. CREMELE
16	1/11/2017	CHRIS D. CREMELE
17	1/11/2017	CHRIS D. CREMELE
18	1/11/2017	CHRIS D. CREMELE
19	1/11/2017	CHRIS D. CREMELE
20	1/11/2017	CHRIS D. CREMELE



CALIFORNIA COORD. INDEX 354-1719
A.P.N. 220-063-03.05

CREMELE SURVEYING INC.
154 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025
(760) 481-2500

