

# CIVIC CENTER PLAZA

125-157 N TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA

±60,552 SF RETAIL CENTER

LA | FITNESS



Jones Lang LaSalle Brokerage, Inc.  
RE lic. #01856260





# CIVIC CENTER PLAZA

- Freeway oriented retail center in the heart of San Marcos
- Located just north of the interchange of Twin Oaks Valley Road and Highway 78
- Adjacent to City of San Marcos Civic Center
- Across the street from Fairfield Inn & Suites
- High traffic counts along Twin Oaks Valley Road and San Marcos Boulevard
- Sprinter Rail Station within walking distance



# AVAILABLE SPACE

Suite	Tenant	Size SF
<b>100</b>	<b>Available</b>	<b>1,186</b>
102	Tony's Mexican Food	1,142
103	Pita Guys	1,700
106	Twin Oaks Nails	960
108	Robek's	888
110	Ryan Bros. Coffee	1,060
120	Pizza Nova	3,618
126	Clippers Barber Shop	830
128	FedEx Office	1,801
<b>130</b>	<b>Available</b>	<b>712</b>
132	Ramen Mik	1,282
134	Eyebrow Threading	797
136	Ahi Sushi	1,576





# SAN MARCOS

## POPULATION

1 MILE



19,278

3 MILES



90,097

5 MILES



210,365

## MEDIAN HOUSEHOLD INCOME

1 MILE



\$88,089

3 MILES



\$107,538

5 MILES



\$103,309

## DEMOGRAPHICS (WITHIN 5 MILES OF SITE)

BACHELOR'S



26.4%

MARRIED

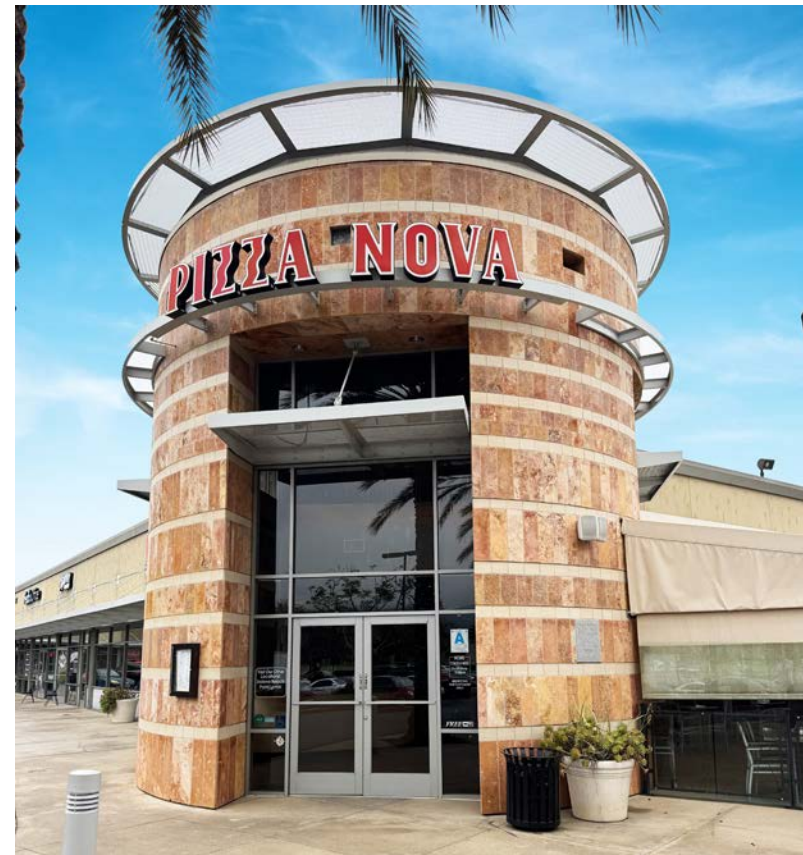


51.9%

AGE



38.4%





# AERIAL MAP



## Contact

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