

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
100	BHC Chicken	1,186
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
125	LA Fitness	43,000
126	Available	830
128	FedEx Office	1,801
130	Available	712
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



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