

For Sale

Owner-User/Investment Opportunity

±4,046 SF Freestanding Commercial Building



140 Knoll Rd.
San Marcos, CA 92069

At the Center of *San Marcos*' Next Chapter

Urban Property Group is pleased to present the exclusive opportunity to acquire **140 Knoll Road**, a strategically located commercial property in the heart of San Marcos—one of North San Diego County's fastest-growing and most business-friendly communities.

Ideally **positioned with immediate access** to Interstate 15 and State Route 78, the property offers exceptional regional connectivity while benefiting from the area's expanding employment base, continued residential growth, and significant public and private investment. The surrounding market is anchored by California State University San Marcos, Palomar College, Kaiser Permanente Medical Center, numerous technology and advanced manufacturing companies, and a rapidly growing population that continues to fuel long-term commercial demand.

140 Knoll Road offers investors the ability to capitalize on one of Southern California's strongest long-term growth markets.

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PROPERTY
about the

FOR SALE 140 KNOLL RD

The Opportunity Begins with Location

The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an “as-is” basis. It is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.



Address	140 Knoll Rd
Current Build-Out	Bank
Building Area	±4,046 SF
Lot Area	±23,086 SF
Zoning	SPA
APN	220-160-51
Asking Price	\$2,600,000

Established Bank Location

Purpose-built and currently operating as a financial institution with existing drive thru (no vault), the property offers an excellent opportunity for continued banking use or adaptive reuse for medical, professional office, or other commercial users.

Prime San Marcos Location

Positioned along Knoll Road within a well-established commercial corridor, the property benefits from strong surrounding demographics, excellent freeway visibility, and a growing daytime population.

Ample On-Site Parking

Dedicated surface parking provides convenient access for customers and employees, enhancing functionality for a variety of commercial uses.

Strong Commercial Synergy

Surrounded by a diverse mix of national, regional, and local retailers, restaurants, healthcare providers, and professional services that generate consistent customer traffic.

Flexible Owner-User or Investment Opportunity

Well-suited for an owner-user seeking a highly visible location or an investor looking to acquire a quality commercial asset in one of North County San Diego’s strongest growth markets.

Excellent Regional Connectivity

Convenient access to State Route 78, Interstate 15, and Interstate 5 provides seamless connectivity throughout North County San Diego and the greater San Diego region.

Path of Growth

Positioned within one of North County’s fastest-growing commercial districts, the property is near transformative developments including 222 City North, as well as The Row. Together, these projects are expected to increase daytime population, foot traffic, and long-term consumer demand, further strengthening the area’s economic vitality.



Path of Development

Project	Scope	Status	Distance
Restaurant Row	261 Units/13,300 SF Commercial	Under Construction	1.1 Mi. 5 Mins.
North City	3,400 Units/345,000 SF Retail/1.1M SF Office/250 Rooms	Under Construction	1.6 Mi. 7 Mins.
Capalina Apartments	119 Units	Under Construction	1.6 Mi. 7 Mins.
1023 Grand Ave	102 Units	Under Construction	0.7 Mi. 3 Mins.
CNR@2Oaks	8,641 SF Retail/Office	Under Construction	1.7 Mi. 1.7 Mins.
200 N Las Posas Rd	5,200 SF Retail	Proposed	1.2 Mi. 7 Mins.
1005 Grand Ave	56,924 SF Retail	Proposed	0.8 Mi. 3 Mins.
2972-82 S Santa Fe Ave	41 Units	Proposed	1.9 Mi. 7 Mins.
Peak 59	48 Units	Proposed	1.6 Mi. 7 Mins.

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**Owner-User/
Investment
Opportunity**

**±4,046 SF
Freestanding
Commercial
Building**

HARBOR FREIGHT

1 Harbor Freight

Harbor Freight Tools is one of the nation's leading discount retailers of tools, equipment, and hardware, offering a broad selection of products for professionals, contractors, and DIY enthusiasts at value-driven prices. Founded in 1977 and headquartered in Calabasas, California, the company has built a loyal customer base through its combination of affordable pricing, private-label brands, and an ever-expanding product assortment.

Locations +1,650 nationwide
www.harborfreight.com



5 La-z Boy

La-Z-Boy is one of the most recognized furniture brands in North America, best known for inventing the original reclining chair and offering high-quality, customizable living room furniture, home office furnishings, and décor. Founded in 1927, the company has built a reputation for comfort, craftsmanship, and American manufacturing, serving generations of homeowners through a combination of company-owned and independently operated retail stores.

Locations +370 nationwide
www.la-z-boy.com

Bassett[®] HOME FURNISHINGS

2 Bassett Furniture

Bassett Furniture is one of America's most established home furnishings brands, offering custom furniture, designer collections, and personalized interior design services for every room of the home. Founded in 1902 in Bassett, Virginia, the company is recognized for its high-quality craftsmanship, extensive customization options, and blend of timeless and contemporary styles.

Locations +85 nationwide
www.bassettfurniture.com



6 Starbucks

Starbucks is the world's largest specialty coffee retailer, renowned for its premium coffee, handcrafted beverages, food offerings, and inviting café experience. Founded in 1971 in Seattle, Washington, the company has become a global lifestyle brand, serving millions of customers each week while continually expanding its menu and digital customer experience.

Locations +41,000 worldwide
www.starbucks.com

Tommy Bahama

3 Stickley Tommy Bahama

Tommy Bahama is a premier lifestyle brand that embodies the relaxed sophistication of coastal living through its collections of men's and women's apparel, footwear, accessories, and home furnishings. Known for its resort-inspired designs, premium fabrics, and effortless style, the brand has cultivated a loyal following among consumers seeking luxury casual wear.

Locations +175 worldwide
www.tommybahama.com



7 The Boiling Crab

Founded in 2004 in Garden Grove, California, The Boiling Crab has become one of the country's most recognizable Cajun seafood restaurant brands, famous for its customizable seafood boils, bold Louisiana-inspired flavors, and hands-on dining experience where seafood is served in bags and enjoyed around paper-covered tables. The chain has built a loyal following by combining authentic Cajun recipes with Vietnamese culinary influences, creating a unique and energetic dining atmosphere.

Locations 30 worldwide
www.theboilingcrab.com

Woodbridge

4 Woodbrige Interiors

Woodbridge Interiors is a luxury home furnishings retailer specializing in premium furniture, designer lighting, home décor, rugs, and accessories from many of the industry's most respected brands. Known for its curated showrooms and personalized design services, the company caters to homeowners, interior designers, and luxury residential projects seeking timeless style and exceptional craftsmanship.

Locations 12 showroom (CA, AZ, PA)
www.woodbridgeinteriors.com



8 Carl's Jr

Carl's Jr. is one of America's most recognizable quick-service restaurant brands, known for its char-broiled burgers, hand-breaded chicken sandwiches, and bold, premium menu offerings. Founded in 1941 in Los Angeles, California, the brand has grown into a major player in the fast-food industry by combining quality ingredients with innovative menu items and strong brand recognition.

Locations +3,800 worldwide
www.carlsjr.com

FOR SALE 140 KNOLL RD

Positioned in a *High-Growth* Corridor

Surrounded by vibrant housing, popular dining, retail destinations, and local breweries, 140 Knoll Rd. places you in the center of San Marcos' growing live-work-play community.

1	Peak 59	48 Units Proposed
2	222 N City Dr	459 Units Proposed
3	North City	263 Units
4	Benchmark	118 Units
5	Mission Terrace	93 Units
6	Twin Oaks Valley	190 Units
7	971 Borden Rd	171 Units
8	Whispering Oaks	92 Units
9	El Dorado II	84 Units
10	Paseo Del Oro	120 Units
11	Villa Serena	148 Units
12	Estrella	96 Units
13	Alora	100 Units
14	Marc	416 Units
15	Palomar Station	386 Units
16	1023 Grand Ave	102 Units
17	RSF Village	120 Units
18	Meadow Creek	168 Units
19	Elan Northwood	138 Units
20	Coral Tree	135 Units
21	Mariposa	264 Units
22	Fairway Knolls	107 Units
23	The Colony	123 Units
24	The Row	261 Under Construction



FOR SALE 140 KNOLL RD

Retail Comparables
5 Mi. Radius



Civic Center Plaza

Sale Date:	07/02/2025
Building SF:	60,552 SF
Sale Price:	\$10,100,000
Price/SF:	\$167

*Portfolio Sale (4 Properties)



Campus Marketplace

Sale Date:	06/11/2025
Building SF:	144,142 SF
Sale Price:	\$85,000,000
Price/SF:	\$590

*Portfolio Sale (7 Properties)



Bressi Ranch Village Center

Sale Date:	02/12/2025
Building SF:	10,828,904 SF
Sale Price:	\$4,000,000,000
Price/SF:	\$369

*Portfolio Sale (419 Properties)



740 Sycamore Ave

Sale Date:	01/29/2025
Building SF:	3,178 SF
Sale Price:	\$2,500,000
Price/SF:	\$787



San Marcos Square

Sale Date:	09/30/2024
Building SF:	21,352 SF
Sale Price:	\$7,250,000
Price/SF:	\$340

*Portfolio Sale (3 Properties)



Bank Comparables
10 Mi. Radius



348 S Twin Oaks Valley Rd

Sale Date:	04/28/2026
Building SF:	5,065 SF
Sale Price:	\$3,600,000
Price/SF:	\$711



116 E Grand Ave

Sale Date:	03/05/2026
Building SF:	3,000 SF
Sale Price:	\$1,500,000
Price/SF:	\$500



1705 San Elijo Rd

Sale Date:	01/07/2026
Building SF:	4,264 SF
Sale Price:	\$2,750,000
Price/SF:	\$645



3300 Vista Way

Sale Date:	11/12/2025
Building SF:	13,036 SF
Sale Price:	\$8,150,000
Price/SF:	\$625



2365 Marron Rd

Sale Date:	08/22/2025
Building SF:	5,766 SF
Sale Price:	\$1,270,000
Price/SF:	\$220



4136 Oceanside Blvd

Sale Date:	07/30/2025
Building SF:	4,420 SF
Sale Price:	\$2,380,000
Price/SF:	\$537



165 Old Grove Rd

Sale Date:	06/11/2025
Building SF:	4,000 SF
Sale Price:	\$1,640,000
Price/SF:	\$410



190 S Rancho Santa Fe Rd

Sale Date:	09/30/2024
Building SF:	5,474 SF
Sale Price:	\$2,510,000
Price/SF:	\$458



7020 Avenida Encinas

Sale Date:	08/22/2024
Building SF:	4,506 SF
Sale Price:	\$3,000,000
Price/SF:	\$666



FOR SALE 140 KNOLL RD

There's *something* for *everyone* to enjoy.

Once a region of ranches and dairy farms, San Marcos has grown into a vibrant North County Inland community. It's home to California State University San Marcos, thriving business and retail centers, and diverse suburban neighborhoods. With scenic hills, recreational trails, and a strong sense of community, the city offers both opportunity and quality of life.

 93.306 <i>Population</i>	 \$133,332 <i>Avg. Household Income</i>
 \$1.2B <i>Consumer Spending</i>	 43,525 <i>Employees</i>

* Within 3 mile radius - CoStar

LOCATION
Just 35 miles from Downtown San Diego and minutes from the Pacific Ocean, San Marcos is perfectly positioned to access all of Southern California.

STRONG WORK FORCE
With a diverse base spanning higher education, manufacturing, technology, and craft food and beverage, San Marcos is a thriving place to do business.

EDUCATION
Home to Palomar College and California State University San Marcos, the City has also become the heart of education in North County San Diego.



Why North County?

85%
of businesses agreed that it is an **excellent place** to do business

97%
of residents approve of **quality of life**

95%
of businesses thought that North County offers the **highest life fulfillment**

San Clemente

Oceanside

Vista

FOR SALE
140
Knoll
Rd.

Carlsbad

San Marcos

Encinitas

Cardiff

Rancho Santa Fe

Solana Beach

Del Mar

FOR SALE | OWNER-USER/INVESTMENT OPPORTUNITY

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