

**TWIN OAKS VALLEY PARK**  
500 Rancheros Dr.  
(760)746-9127,  
NUMBER OF SPACES 190  
TOTAL DEED RESTRICTED UNITS 113  
55+ AGE RESTRICTION No  
PARK/OWNERSHIP TYPE All-Age/  
Resident- Owned / Rental Lot  
HOA Twin Oaks Valley Park

**VALLE VERDE ESTATES**  
1286 Discovery St.  
(760) 744-3535,  
NUMBER OF SPACES 148  
TOTAL DEED RESTRICTED UNITS 110  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Non Profit/  
Rental Lot  
HOA Casitas Corporation

**VISTA MEADOWS**  
155 Las Flores Dr.  
(760)727-1144,  
NUMBER OF SPACES 143  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION No  
PARK/OWNERSHIP TYPE All-Age/  
For Profit / Rental Lot  
HOA Star MGMT

Mobile home  
communities  
offer an  
affordable  
path to  
homeownership  
and a strong  
sense of  
belonging in  
San Marcos;  
where quality  
living meets  
community spirit.

Mobilehome Residency Law  
Protection Program effective 2020

Passed in 2018, AB 3066 created the Mobilehome Residency Law Protection Program (MRLPP) within the California Department of Housing and Community Development (HCD). Through the MRLPP, homeowners may seek assistance from HCD relating to Mobilehome Residency Law (MRL).

For more information or to submit a complaint, please visit the Mobilehome Assistance Center at [WWW.HCD.CA.GOV](http://WWW.HCD.CA.GOV) or call (800)9522-8356  
Email: [MHAssistance@hcd.ca.gov](mailto:MHAssistance@hcd.ca.gov)

The City of San Marcos has contracted with the Legal Aid Society to provide fair housing services for San Marcos residents at no cost. They help tenants and home buyers identify if they have been discriminated against. They also counsel property owners and managers on fair housing-related issues.

If you think you are a victim of housing-related discrimination or would like more information about fair housing, contact:

**LEGAL AID SOCIETY**  
(844) 449-3500  
100 E San Marcos Blvd Ste 308,  
San Marcos CA 92069



**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES

**HOUSING & NEIGHBORHOOD SERVICES**  
1 Civic Center Drive, San Marcos, CA 92069  
(760) 744-1050, ext.4517  
[Neighborhoodservices@san-marcos.net](mailto:Neighborhoodservices@san-marcos.net)

Updated: June 24, 2025

CITY OF SAN MARCOS  
**MOBILE HOME  
COMMUNITIES**

Contact Information, Amenities,  
and Rental Details for All Parks



Discover affordable living options  
in San Marcos with this guide to  
18 mobile home communities.

From resident-owned to private  
parks, find essential information to  
help you locate your ideal home.

**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES



### CASITAS DEL AMIGOS

1195 La Moree Rd.  
(760) 290-4426,

NUMBER OF SPACES 126  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Resident-Owned  
HOA Casitas del Amigos

### CASITAS DEL SOL

1219 E. Barham Dr.  
(760)743-3582,

NUMBER OF SPACES 195  
TOTAL DEED RESTRICTED UNITS 18  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Resident-Owned  
HOA Casitas Del Sol

### EL DORADO

1515 Capalina Rd.  
(760) 744-5730,

NUMBER OF SPACES 93  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE For Profit /  
Rental Lot  
HOA El Dorado Park

### E-Z LIVING

1247 W. San Marcos Blvd  
(760)591-3057,

NUMBER OF SPACES 76  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION No  
PARK/OWNERSHIP TYPE All-Age/  
For Profit / Rental Lot  
HOA Star MGMT

### FOOTHILLS OF SAN MARCOS

909 Richland Rd.  
(760) 744-5530,

NUMBER OF SPACES 123  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Resident-Owned  
HOA PK Community

### LA MOREE MOBILE HOME ESTATES

1175 La Moree Rd.  
(760) 743-8855,

NUMBER OF SPACES 122  
TOTAL DEED RESTRICTED UNITS 13  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Resident-Owned  
HOA La Moree Estates

### LAKEVIEW MOBILE ESTATES

809 Discovery St.  
(760) 744-2215,

NUMBER OF SPACES 113  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE For Profit /  
Rental Lot  
HOA Lakeview Estates Homeowners  
Association

### MADRID MANOR

1401 El Norte Pkwy  
(858)430-5700,

NUMBER OF SPACES 330  
TOTAL DEED RESTRICTED UNITS 7  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Resident-Owned  
HOA Madrid Manor Homeowners  
Association

### PALOMAR ESTATES EAST

650 S. Rancho Santa Fe Rd.  
(760) 727-2010,

NUMBER OF SPACES 372  
TOTAL DEED RESTRICTED UNITS 243  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Non Profit/  
Rental Lot  
HOA Millennium Housing/ Haven

### PALOMAR ESTATES WEST

1930 W. San Marcos Blvd.  
(760) 727-5453,

NUMBER OF SPACES 474  
TOTAL DEED RESTRICTED UNITS 309  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Non Profit/  
Rental Lot  
HOA Millennium Housing/ Haven

### RANCHO SAN MARCOS

971 Borden Rd.  
(760)744-0822,

NUMBER OF SPACES 171  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION No  
PARK/OWNERSHIP TYPE All-Age/  
For Profit/Rental Lot  
HOA Ruthford Investments

### RANCHO VALLECITOS

3535 Linda Vista Dr.  
(760) 727-1141,

NUMBER OF SPACES 340  
TOTAL DEED RESTRICTED UNITS 170  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE Non Profit/  
Rental Lot  
HOA Millennium Housing/ Haven

### SAN MARCOS MOBILE ESTATES

1145 E. Barham Dr.  
(760) 746-8100,

NUMBER OF SPACES 264  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION Yes  
PARK/OWNERSHIP TYPE For Profit/  
Rental Lot  
HOA J&H Asset Property

### SAN MARCOS VIEW ESTATES

150 S. Rancho Santa Fe Rd.  
(760)809-8775,

NUMBER OF SPACES 192  
TOTAL DEED RESTRICTED UNITS 13  
55+ AGE RESTRICTION No  
PARK/OWNERSHIP TYPE All-Age/  
Resident- Owned / Rental Lot  
HOA San Marcos View Estates

### SPRINGDALE ESTATES

2907 S. Santa Fe Ave.  
(422) 330-4290,

NUMBER OF SPACES 85  
TOTAL DEED RESTRICTED UNITS 0  
55+ AGE RESTRICTION No  
PARK/OWNERSHIP TYPE All-Age/ For Profit  
/ Rental Lot  
HOA Roots MGMT