For Lease

Nordahl MARKETPLACE

709 Center Drive, San Marcos, CA 92069

FLOCKE & AVOYER
Commercial Real Estate

FOR LEASE

- ±1,408 & 2,944 SF Retail Space Available

PROPERTY FEATURES

- ±512,682 SF regional power center anchored by Walmart, Kohl's and Guitar Center.
- Strategically located at the NWC of Highway 78 and Nordahl Road with convenient access to I-15.
- Nordahl Marketplace services residents of both San Marcos and Escondido. Immediately adjacent to a newly remodeled Costco.
- Tenants Include:

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant or user, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

SITE PLAN

SUITE	TENANT	SF
732000	Walmart	135,924
720000	Kohl's	88,449
712000	Guitar Center	15,000
713000	Singer Vac & Sew	8,000
711101/2	Verizon Wireless	3,720
711103	Holden Timeless Beauty	1,802
711104	Luv Threading	1,000
711105	Postal Annex	1,000
711106	Holden Timesless Beauty	2,000
711108	H & R Block	1,520
711109	Boot World	1,975
709-101/102	Pacific Dental Services	4,163
709-103	Navy Federal Credit Union	4,948
751101	T-Mobile	2,000
75102	Love Scrubs	3,003
751103	Crumble Cookies	1,504
751104	Professional Nail	1,134
751105	Hallmark	4,000
751106	Rubio's	2,566
751107-8	**AVAILABLE**	**2,944**
751109	**AVAILABLE**	**1,408**
751110	Sushi Ya	1,280
751111	Starbucks	1,600
763101/2	Curry Craft	2,400
763103	Felix's BBQ	1,716
763104	The House of Pita	1,250
763105	Subway	1,200
767000	Freddy's Frozen Custard	3,480
775000	Hooters	5,600
771000	KFC/Long John Silver's	3,300
708101	Cold Stone Creamery	1,240
708102	Panda Express	1,736

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COMPETITION AERIAL

DEMOGRAPHICS

Traffic Counts
Cars Per Day
Nordahl Road: ±41,174
Hwy 78: ±136,460

Average HHI*
1 Mile: $71,019
3 Miles: $66,404
5 Miles: $71,278

Population
1 Mile: 10,809
3 Miles: 118,637
5 Miles: 240,954

Daytime Population
1 Mile: 9,870
3 Miles: 95,008
5 Miles: 177,265

**Demographics produced using private and government sources deemed to be reliable.The information herein is provided without representation or warranty. Additional information available upon request.*

For Leasing Information

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All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

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