NORDAHL MARKETPLACE FREESTANDING PAD AVAILABLE 5,600 SQUARE FOOT RESTAURANT OPPORTUNITY FOR LEASE 733 CENTER DRIVE SAN MARCOS, CALIFORNIA 92069 THE THE PERSON AND TH

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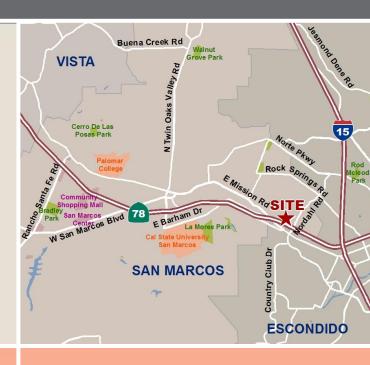
733 CENTER DRIVE. SAN MARCOS, CALIFORNIA 92069

FREESTANDING RESTAURANT PAD AVAILABILE



DESCRIPTION

- ±500,000 SF regional power center anchored by a newly expanded Costco (NAP), Wal-Mart, Kohl's and Guitar Center.
- Additional tenants include Starbucks, Panda Express, Payless Shoe Source, Hallmark, Cold Stone Creamery, Rubio's and Burger King.
- Strategically located at the NWC of Highway 78 and Nordahl Road.
- Phenomenal exposure and identity to Highway 78.
- Services residents of both San Marcos and Escondido.



DEMOGRAPHICS

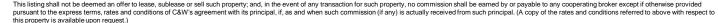
	ESTIMATED POPULATION	EST. AVERAGE H.H. INCOME	EMPLOYEE COUNT
I MILE	13,272	\$73,093	5,415
3 MILE	114,032	\$65,630	55,345
5 MILE	224,849	\$72,843	88,582

Claritas, 2012

TRAFFIC COUNT

- 159,200 Average Daily Traffic on Route 78 at Nordahl Road
- 18,100 Average Daily Traffic on Nordahl Road SANDAG, 2012

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Site Plan

FREESTANDING RESTAURANT PAD AVAILABILE

Suite	Tenant	Sq. Ft.
Major 2		
732000	Wal-Mart	135,924
Major 3		
720000	Kohl's	88,449
Bldg. 10		
712000	Guitar Center	15,000
Bldg. 8		
713000	Singer Vac & Sew	8,000
Bldg. 6	S	
711101/2	Verizon Wireless	3,720
711103	Geico	1,802
711104	Available	1,000
711105	Wall Beds and More	1,000
711106	Smart Scrubs	2,000
711108	H&R Block	1,520
711109	Boot World	1,975
Bldg. 5	BOOL WORLD	1,773
709-101/102	Pacific Dental Services	4.163
709-103	Lease Pending	4,948
Bldg. 9	Lease I cliding	1,710
751101	T-Mobile	2,000
751102	Payless Shoe Source	3,003
751103	GameStop	1,504
751104	ProfessioNail	1,134
751105	Hallmark	4,000
751106	Rubio's	2,566
751106	Available	2,366
751107-6	Hairmasters	1,408
751110	Sushi Ya	1,280
751110	Starbucks	1,600
	Starbucks	1,600
Bldg. 2 763101/2	Smashburger	2,400
763101/2	Available	1,716
763103	The House of Pita	
763104		1,250 1,200
	Subway	1,200
Pad A 767000	D V:	2.400
	Burger King	3,480
Pad B 775000	Available	5,600
Pad C	Available	3,600
771000	KFC/Long John's Silver	3,300
Bldg. 4	TO CI LONG JOHN'S SHIVE	3,300
708101	Cold Stone Creamery	1,240
708102	Panda Express	1,736
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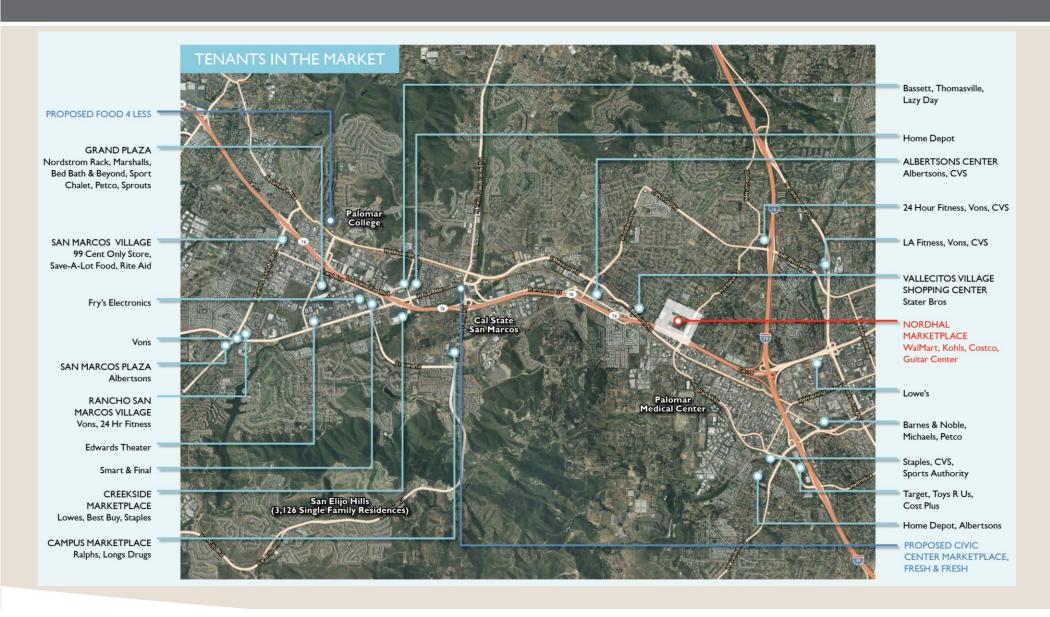
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This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

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Tenants in the Market

FREESTANDING RESTAURANT PAD AVAILABILE





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Property Photos

FREESTANDING RESTAURANT PAD AVAILABLE















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Demographic Snapshot

FREESTANDING RESTAURANT PAD AVAILABLE

	1 Mile	3 Miles	5 Miles
Population			
2012 Estimated Total Population	13,272	114,032	224,849
2017 Forecast Total Population	14,070	117,398	235,021
Daytime Population	5,415	55,345	88,582
Households			
2012 Estimated Total Households	4,491	36,777	71,479
2017 Forecast Total Households	4,744	37,853	74,479
Age and Income			
2012 Estimated Median Age	37.31	33.13	33.60
2012 Estimated Average Age	38.51	35.13	35.44
2012 Average Household Income	\$73,093	\$65,630	\$72,483
2012 Median Household Income	\$58,076	\$50,602	\$55,717
2012 Per Capita Income	\$25,463	\$21,556	\$23,347
Business and Labor			
White Collar Workers	3,974	26,760	55,592
Blue Collar Workers	1,276	10,761	21,210
Total Civilian Employment	6,124	51,668	101,864
Total Employees	5,415	55,345	88,582
Transportation			
2012 Estimated Workers Drove Alone	4,924	36,802	73,917
2012 Average Travel Time to Work (Minutes)	18.52	17.07	17.40

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