

NORDAHL MARKETPLACE

5,600 SQUARE FOOT RESTAURANT OPPORTUNITY

733 CENTER DRIVE
SAN MARCOS, CALIFORNIA 92069

FREESTANDING PAD AVAILABLE FOR LEASE



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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 |
|--------|----------------------|--------------------------|----------------|
| 1 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

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| 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 | | |
| 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 | | |
| 709-101/102 | Pacific Dental Services | 4,163 |
| 709-103 | Lease Pending | 4,948 |
| Bldg. 9 | | |
| 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 |
| 751107-8 | Available | 2,944 |
| 751109 | Hairmasters | 1,408 |
| 751110 | Sushi Ya | 1,280 |
| 751111 | Starbucks | 1,600 |
| Bldg. 2 | | |
| 763101/2 | Smashburger | 2,400 |
| 763103 | Available | 1,716 |
| 763104 | The House of Pita | 1,250 |
| 763105 | Subway | 1,200 |
| Pad A | | |
| 767000 | Burger King | 3,480 |
| Pad B | | |
| 775000 | Available | 5,600 |
| Pad C | | |
| 771000 | KFC/Long John's Silver | 3,300 |
| Bldg. 4 | | |
| 708101 | Cold Stone Creamery | 1,240 |
| 708102 | Panda Express | 1,736 |



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Tenants in the Market

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Property Photos

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Demographic Snapshot

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| | 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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