



FOR LEASE

Indian Rock Center

630 NORDAHL ROAD, SAN MARCOS, CA 92069



CALDER CONRAD
505.401.1211
calder.conrad@kidder.com
LIC N° 01987879

**Kidder
Mathews**

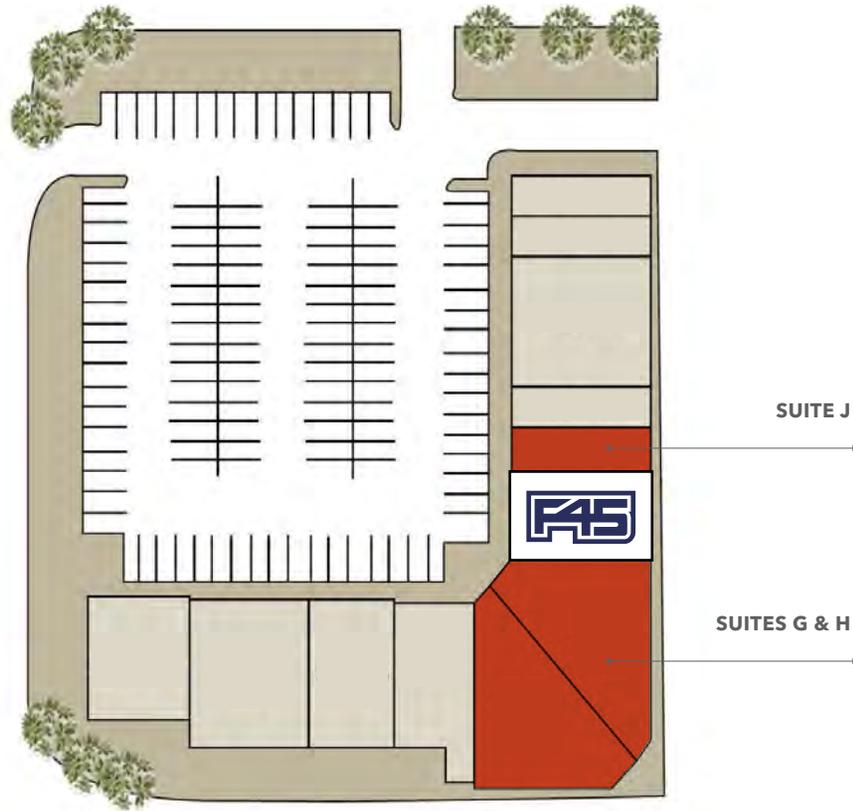
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

KIDDER.COM

FOR LEASE

Indian Rock Center

630 NORDAHL ROAD, SAN MARCOS, CA 92069



BUILDING AVAILABLE SPACE

Suite	SF	Availability
G & H	9,293	Now
J	1,450	Now

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

FOR LEASE

Indian Rock Center

630 NORDAHL ROAD, SAN MARCOS, CA 92069



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

FOR LEASE

Indian Rock Center

630 NORDAHL ROAD, SAN MARCOS, CA 92069

POPULATION

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	9,123	121,855	236,119
Median Age	40.6	35.7	36.4
Total Businesses	688	5,560	9,267
Total Employees	7,027	47,392	76,740
White Collar Workers	69.0%	59.5%	60.1%
Blue Collar Workers	31.0%	40.5%	39.9%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Estimated Households	3,270	40,583	76,985
Average Household Size	2.8	2.9	3.0
Owner Occupied Units	63.4%	49.8%	55.8%
Renter Occupied Units	36.6%	50.2%	44.2%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Under \$15,000	62	1,059	1,686
\$15,000 - \$24,999	67	2,061	3,617
\$25,000 - \$34,999	246	2,507	4,152
\$35,000 - \$49,999	260	3,603	6,509
\$50,000 - \$74,999	427	5,347	9,999
\$75,000 - \$99,999	370	5,003	9,548
\$100K - \$125K	523	4,161	7,531
\$125K - \$150K	268	2,876	5,567
\$150K - \$200K	383	4,817	9,183
Over \$200K	413	6,634	14,681
Median Household Income	\$92,138	\$97,452	\$104,998

FOR LEASE

Indian Rock Center

630 NORDAHL ROAD, SAN MARCOS, CA 92069



1,450-9,293 SF retail space available for lease

MONUMENT SIGNAGE is available

TENANTS in the area include Walmart, Costco, McDonald's, and Burger King

IMMEDIATE ACCESS from 78 Freeway

LEASE RATE \$2.25/SF
\$.78/SF NNN

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

FOR LEASE

Indian Rock Center

630 NORDAHL ROAD, SAN MARCOS, CA 92069



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.