

# For Lease

±2,944 SF (Former Restaurant)  
±1,408 SF



709 Center Drive, San Marcos, CA 92069



**FLOCKE &  
AVOYER**

Commercial Real Estate



# Nordahl MARKETPLACE



## FOR LEASE

- ±2,944 SF Restaurant Space Available
- ±1,408 SF 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:

Walmart

KOHL'S



rubio's  
COASTAL GRILL



NAVY  
FEDERAL  
Credit Union

verizon

H&R  
BLOCK

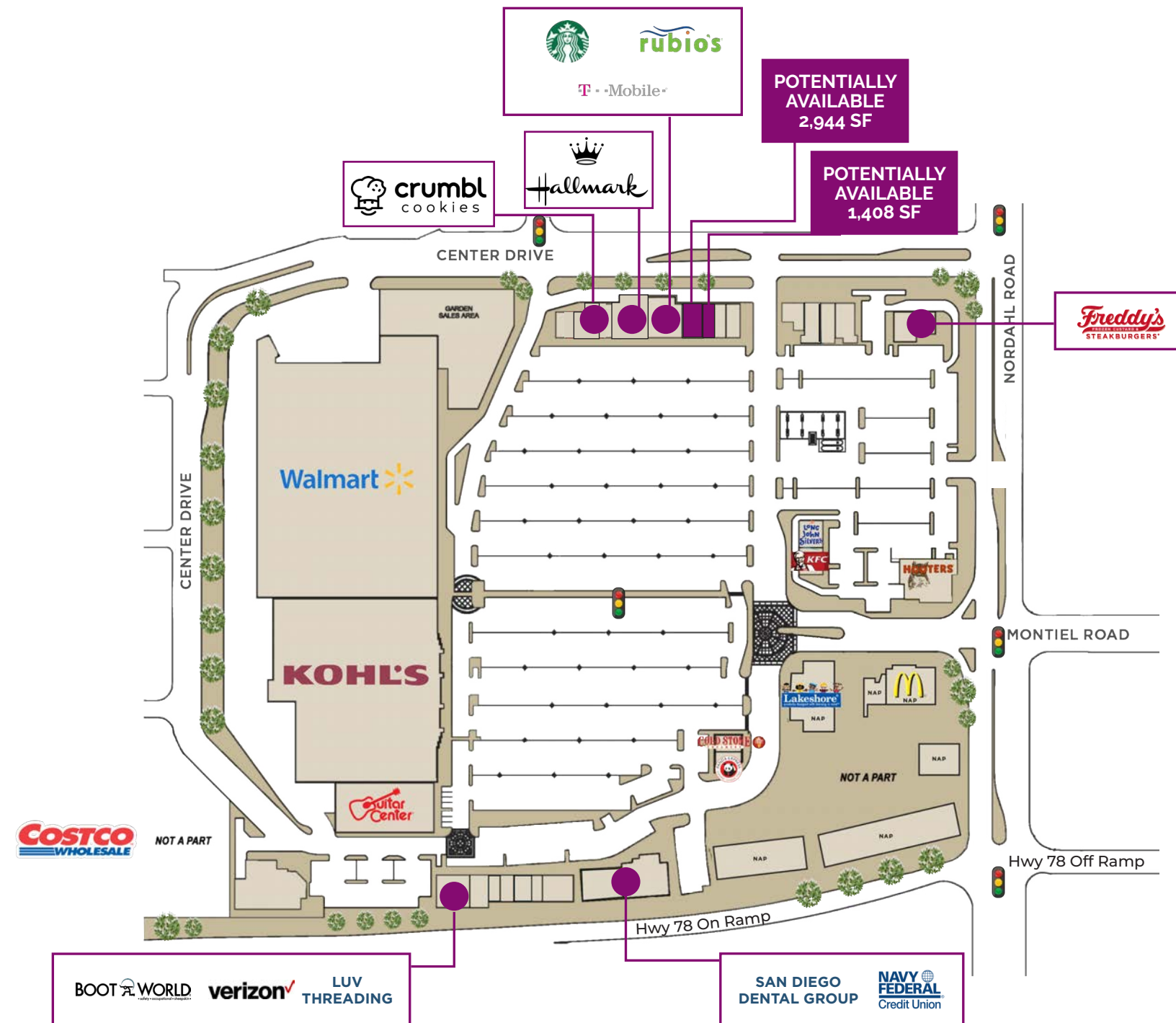
COLD STONE  
CREAMERY





## 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
<b>751107-8</b>	<b>PizzaTime (Potentially Available)</b>	<b>2,944</b>
<b>751109</b>	<b>Juice It Up (Potentially Available)</b>	<b>1,408</b>
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



This site plan is not to be used as a representation or guarantee as to the location, or identity, of any tenant or improvements are subject to such changes as may be made by the architect, landlord or any governmental agency may direct.



COMPETITION AERIAL



## DEMOGRAPHICS



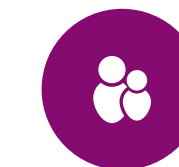
**Annual Visits**  
11/1/23-10/31/24  
1.9 Million Visitors  
12.5% Increase Over Three Years



**Traffic Counts**  
Cars Per Day  
Nordahl Road: ±28,693  
Hwy 78: ±188,819



**Average HHI\***  
1 Mile: \$110,973  
3 Miles: \$113,887  
5 Miles: \$125,104



**Population**  
1 Mile: 11,161  
3 Miles: 118,149  
Miles: 235,963



**Daytime Population**  
1 Mile: 9,664  
3 Miles: 81,105  
5 Miles: 146,645

## \*Disclaimer

\*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 or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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\*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

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