

For Lease

Mordahl
MARKETPLACE

709 Center Drive, San Marcos, CA 92069

Mordahl
MARKETPLACE

Walmart

KOHL'S

Guitar Center

Hallmark
GOLD CROWN

BOOT
WORLD

FLOCKE &
AVOYER

Commercial Real Estate

Mordahl MARKETPLACE





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:





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 |

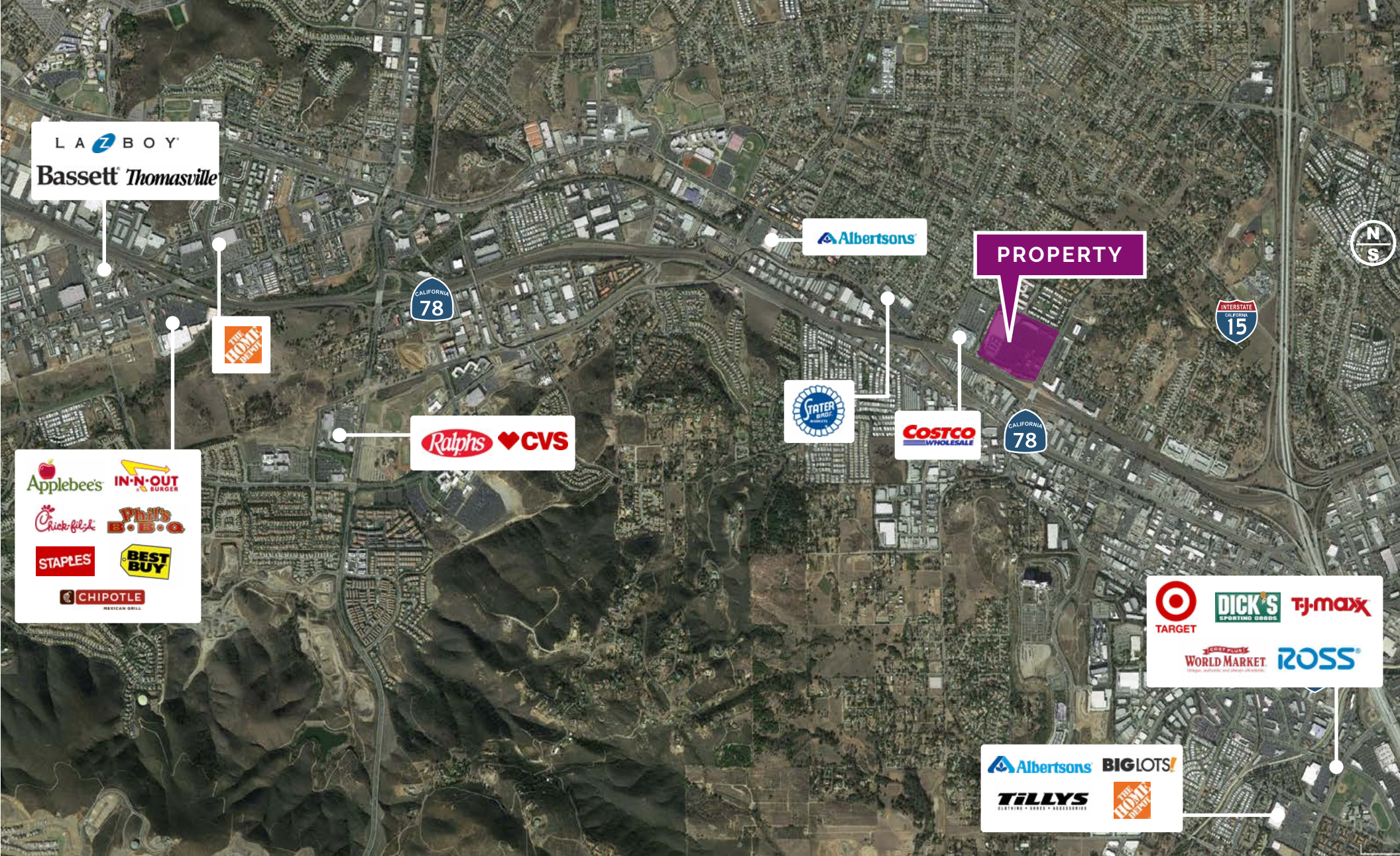
This site plan is not a representation or guarantee as to the location or identity of any tenants and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



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COMPETITION AERIAL





*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.



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

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*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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