

Nordahl Retail Center

703-705 CENTER DRIVE, SAN MARCOS, CA 92069



FOR LEASE

**FLOCKE &
AVOYER**
Commercial Real Estate



FOR LEASING INFORMATION

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FOR LEASE

SUITE 103	±1,100 SF
SUITE 107	±1,200 SF

PROPERTY HIGHLIGHTS

- ±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.
- This center services residents of both San Marcos and Escondido. Immediately adjacent to a newly remodeled Costco.

OVERALL SITE PLAN



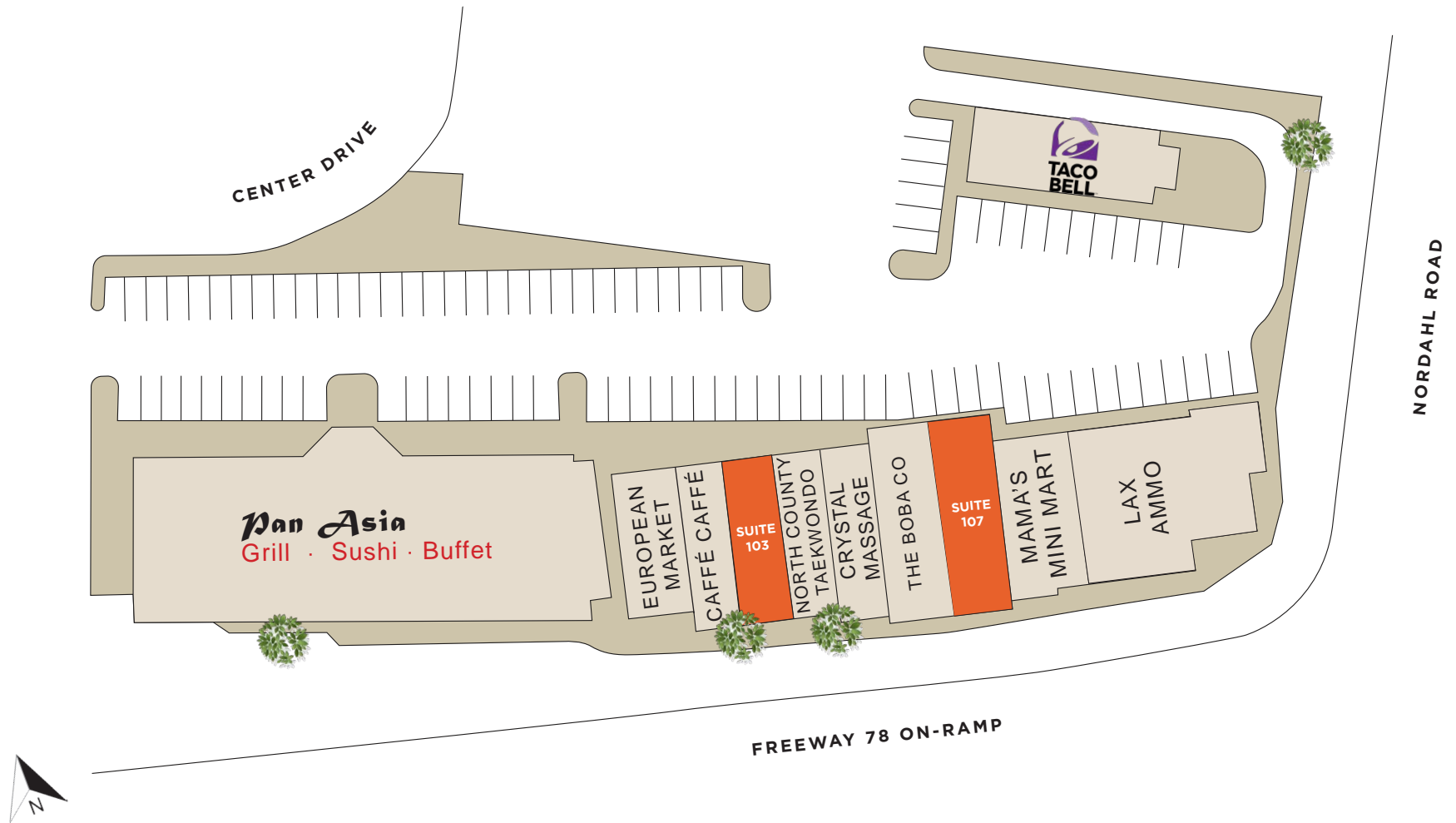
TENANT	SF
Walmart	135,924
Kohl's	88,449
Guitar Center	15,000
Boot World	1,975
Cold Stone Creamery	1,240
Dickie's BBQ	1,716
Elements Day Spa	2,000
Freddy's Frozen Custard	3,480
GameStop	1,504
Geico	Geico
H&R Block	1,520
HairMasters	1,408
Hallmark	4,000
Hooters	5,600
KFC/Long John Silver's	3,300
Love Scrubs	3,003
Navy Federal Credit Union	4,948
Pacific Dental Services	4,163
Panda Express	1,736
Postal Annex	1,000
Professional Nail	1,134
Rubio's	2,566
Shape Threading	1,000
Singer Vac & Sew	8,000
Subway	1,200
Starbucks	1,600
Sushi Ya	1,280
T-Mobile	2,000
The House of Pita	1,250
Verizon Wireless	3,720
Z Pizza Tap Room	2,944



SITE PLAN

Availabilities

SUITE	SF
103	±1,100
107	±1,200



Nordahl Retail Center



Nordahl Road
ADT: ±33,100

CALIFORNIA 78
ADT: ±173,780

107

103



Lakeshore®

Pan Asian Grill Sushi Buffet



COLDSTONE CREAMERY

DEMOGRAPHICS



Traffic Counts

Cars Per Day
Nordahl Road: ±33,100
Hwy 78: ±173,780



Average Household Income

1 Mile: \$88,709
3 Miles: \$90,294
5 Miles: \$98,787



Population

1 Mile: 10,560
3 Miles: 123,750
5 Miles: 244,040



Daytime Population

1 Mile: 10,464
3 Miles: 97,859
5 Miles: 164,959



COMPETITION AERIAL



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*DISCLAIMER

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