For Lease



MARKETPLACE

Walmart 2

KOHĽS

Guitar Center

Hallmark GOLD CROWN BOOT World

709 Center Drive, San Marcos, CA 92069

FLOCKE & AVOYER





FOR LEASE

• ±1,408 , 1,504 & 1,802 SF Retail Space Available

PROPERTY FEATURES

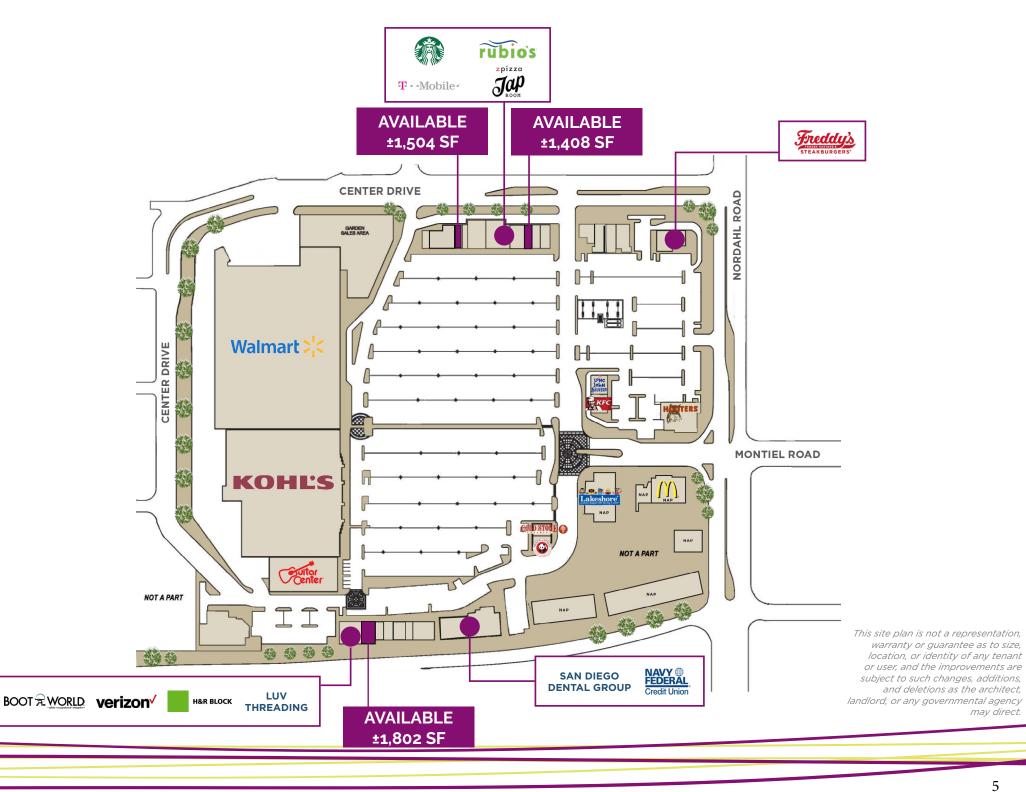
- ±512,682 SF regional power center anchored by Walmart, Kohl's and Guitar Center.
- Strategically located at the NWC of Highway 78 and Nordahl Road with convenient access to I-15.
- Nordahl Marketplace services residents of both San Marcos and Escondido. Immediately adjacent to a newly remodeled Costco.
- 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	AVAILABLE	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	POTENTIALLY AVAILABLE	1,504
751104	Professional Nail	1,134
751105	Hallmark	4,000
751106	Rubio's	2,566
751107-8	Z Pizza Tap Room	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







COMPETITION AERIAL





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

*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.



For Leasing Information

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