

# FOR LEASE AT NORDAHL RETAIL CENTER



703-705 CENTER DR  
SAN MARCOS, CA 92029



# SPACE AVAILABLE

## THE PROPERTY

Nordahl Retail Center is located within Nordahl Marketplace, which is a  $\pm 512,682$  SF regional power center anchored by Walmart, Kohl's and Guitar Center. It is strategically located at the NWC of Highway 78 and Nordahl Road with convenient access to I-15, and exposure to Hwy 78. This center services residents of both San Marcos and Escondido. Immediately adjacent to a newly remodeled Costco.

## AVAILABILITIES:

**SUITE 103:**  $\pm 1,100$  SF

**SUITE 107:**  $\pm 1,200$  SF

**SUITE 108:**  $\pm 900$  SF

**SUITE 109-111:**  $\pm 3,361$  SF

(Divisible 1,500-2,131 SF)

# SITE PLAN





MISSION ROAD - 20,600 CPD

173,780 CPD

CALIFORNIA  
78

NORDAHL ROAD - 17,700 CPD



KOHL'S

Walmart



KFC

HOOTERS

crumbl  
cookies



RUBIO'S  
COASTAL GRILL

Freddy's  
STEAKBURGERS



MANNA  
BBQ



# NORDAHL RETAIL CENTER

**NORTH CITY MASTERPLAN INCLUDES**  
200 ACRES OF URBAN DENTISY  
2,600 NEW HOMES  
1,350,000 SQ. FT. OF OFFICE & RETAIL SPACES  
25 ACRES OF PARKS, PASEOS, & GREEN SPACE

5 MINUTES TO THE BEACH  
30 MINUTES TO DOWNTOWN SAN DIEGO  
60 MINUTES TO CENTRAL OC  
90 MINUTES TO DOWNTOWN LA

SPROUTS FARMERS MARKET  
Cane's  
petco carter's  
Starbucks  
Marshall's HomeGoods  
NORDSTROM  
rack ULTA

Crate&Barrel Total Wine & More  
BEST BUY WinCo FOODS HOBBY LOBBY  
Chick-fil-A IN-N-OUT BURGER CAVA

Bassett LA BOY FURNITURE GALLERY  
Thomasville  
THE HOME DEPOT

Ralphs CVS  
Orangetheory

CALIFORNIA STATE UNIVERSITY - SAN MARCOS

VONS  
Wendy's  
Jack in the box

VONS  
ROSS DRESS FOR LESS  
CVS  
Starbucks COFFEE

LOWE'S PANDA Jack in the box

PET SMART  
Smart & Final extra  
REGAL CINEMAS  
d's DISCOUNTS

STAPLES  
BevMo!  
HomeGoods

THE HOME DEPOT  
DOLLAR TREE  
Wendy's  
Albertsons

BOOT BARN  
petco  
MICHAEL'S  
chili's  
BARNES & NOBLE  
Olive Garden

TARGET TJ-MAXX  
jamba FIVE BELOW VANS OFF THE WALL planet fitness  
Chick-fil-A ULTA BOB'S BROS. FURNITURE SALLY BEAUTY SUPPLY  
ROSS DRESS FOR LESS Applebee's Panera Starbucks

# DEMOGRAPHICS



## AVERAGE DAILY TRAFFIC

NORDAHL ROAD	17,700 CPD
HWY 78	173,780 CPD
MISSION ROAD	20,600 CPD



## AVERAGE HH INCOME

1 MILE	\$112,339
3 MILES	\$120,024
5 MILES	\$131,848



## POPULATION

1 MILE	10,364
3 MILES	121,270
5 MILES	240,576



## DAYTIME POPULATION

1 MILE	14,111
3 MILES	120,268
5 MILES	214,702



## HOUSEHOLDS

1 MILE	3,861
3 MILES	40,791
5 MILES	78,696



## HOUSEHOLD EXPENDITURE

1 MILE	\$27,491.98
3 MILES	\$29,294.95
5 MILES	\$32,057.23



# LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

**SULLIVAN ROCHE**

Director

Retail Brokerage

+1 858 546 5478

sully.roche@cushwake.com

**DELANEY ROCHE**

Associate

Retail Brokerage

+1 858 546 5419

delaney.roche@cushwake.com

WWW.CUSHMANWAKEFIELD.COM



**CUSHMAN &  
WAKEFIELD**

**703-705 CENTER DR**  
**SAN MARCOS, CA 92029**

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