



NORDAHL RETAIL CENTER

703-705 Center Drive | San Marcos, CA 92029

For Lease

Retail suites available from ±900 SF to ±5,731 SF

SDRE
ADVISORS

Peter Holker

858-525-1432

peter@SDREadvisors.com

CalDRE #01960128

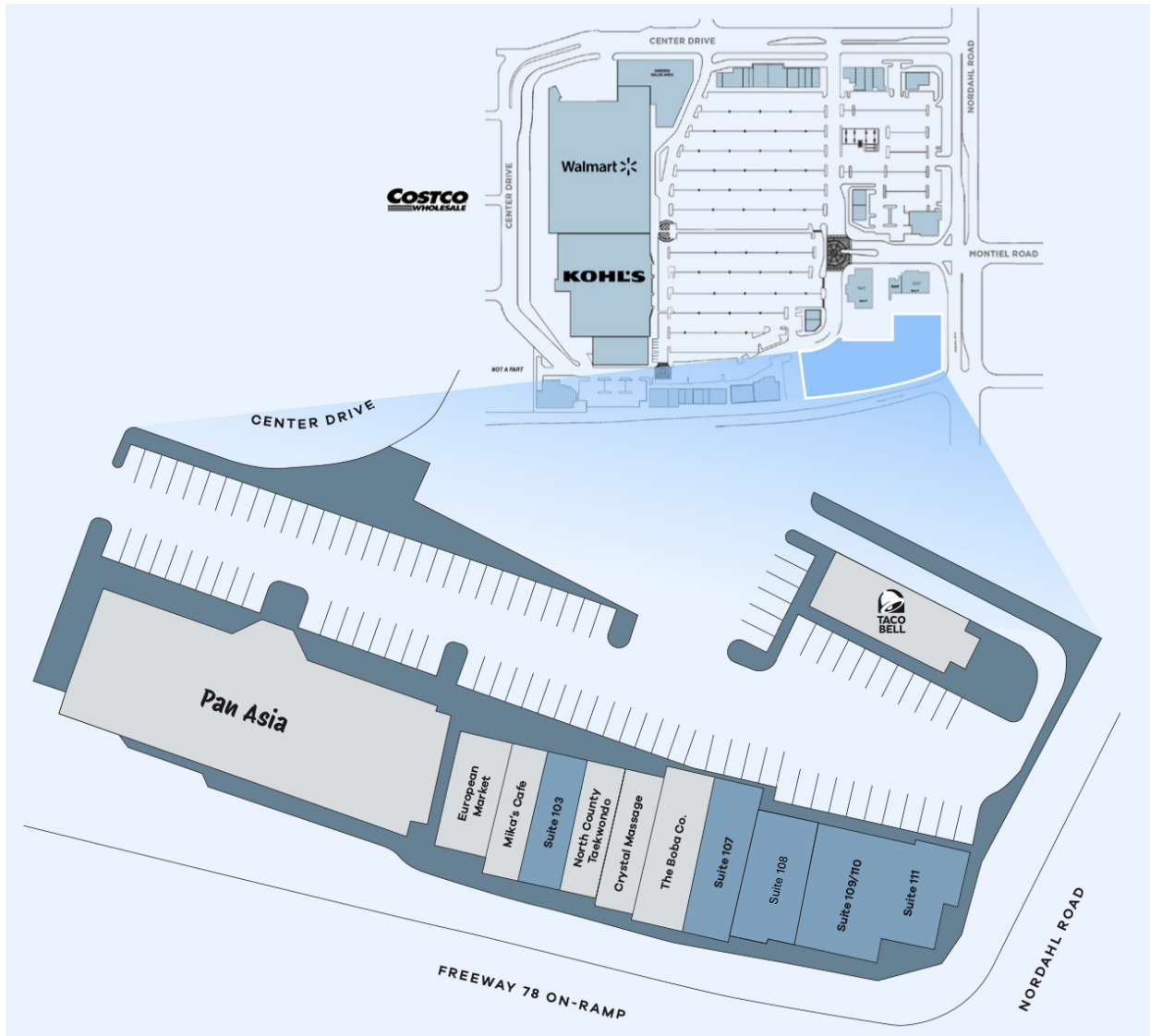
High-Visibility Retail Center Surrounded by National Retailers



Traffic Drivers

- Hwy 78: ±173,780 CPD
- Nordahl Road: ±38,312 CPD
- Adjacent to Costco / Walmart / Kohl's

Site Plan & Availability



Current Mix

Pan Asia Buffet	6,000 SF
European Market	1,100 SF
Mika's Cafe	1,100 SF
Suite 103 Available	1,100 SF
North County Taekwondo	1,100 SF
Crystal Massage	1,090 SF
The Boba Co.	1,200 SF
Suite 107 Available	1,200 SF
Suite 108 Available	900 SF
Suite 109–111 Available	3,631 SF

Positioned in a Regional Power Center

Available Suites (Suites 107 – 111 can be combined)

Suite 109-111

±3,631 SF

Suite 108

±900 SF

Suite 107

±1,200 SF

Suite 103

±1,100 SF



Nordahl Retail Center is part of the ±512,682 SF Nordahl Marketplace, anchored by Walmart, Kohl's and Guitar Center and immediately adjacent to a recently remodeled Costco. The property offers excellent Highway 78 access and exposure within one of North County's strongest regional retail destinations

Why it works

- Regional traffic draw serving San Marcos + Escondido
- Easy freeway access at Hwy 78 / Nordahl Road
- Daily-needs traffic from Costco, Walmart and Kohl's
- Multiple suite sizes for retail, service and restaurant uses

Retail Gravity Along Highway 78



Regional draw: daily-needs anchors, food traffic and freeway exposure combine to pull customers from San Marcos, Escondido and the Highway 78 corridor.

DEMOGRAPHICS

Strong household income, daytime population and purchasing power across the immediate trade area.

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,706	120,104	236,790
Daytime Population	10,057	92,415	166,291
Households	3,460	39,897	76,923
Avg. HH Income	\$124,809	\$122,429	\$135,976
HH Expenditure	\$236.41M	\$2.64B	\$5.47B

Traffic

Nordahl Road
38,312CPD

Hwy 78
173,780 CPD

FOR LEASING
INFORMATION

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Disclaimer

The information contained herein, while obtained from sources believed reliable, is not guaranteed. All square footages, dimensions, traffic counts, demographics, site plans, tenant names, and availability are approximate and subject to change, correction, prior lease, withdrawal, or independent verification. Prospective tenants should conduct their own due diligence and rely on their own advisors.