



FOR LEASE

# Indian Rock Center

630 NORDAHL ROAD, SAN MARCOS, CA 92069



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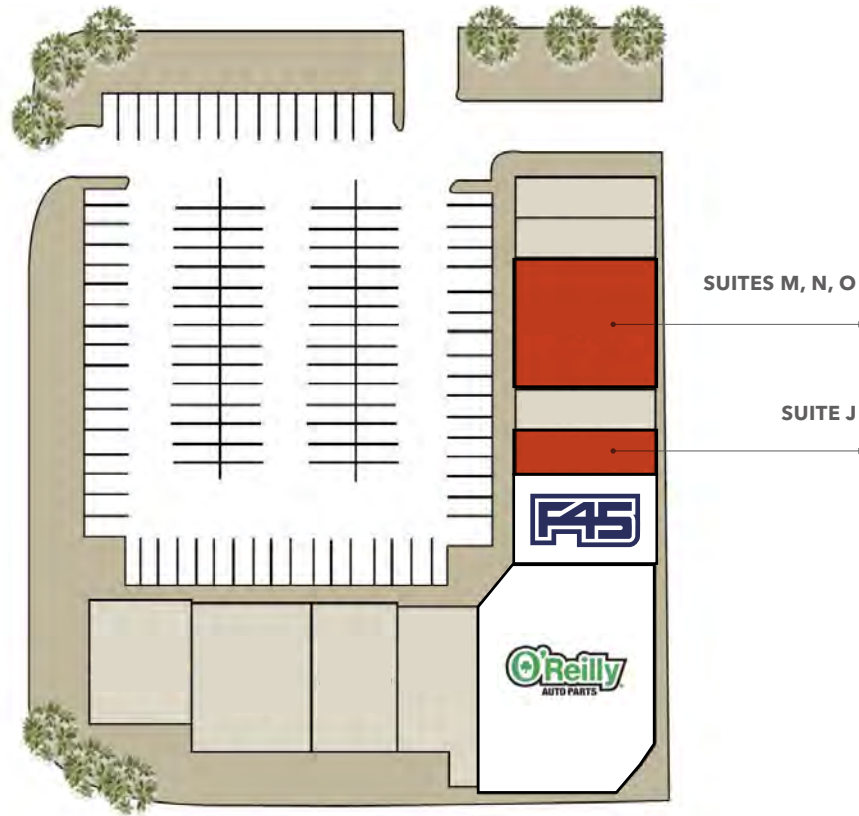
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**KIDDER.COM**

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## BUILDING AVAILABLE SPACE

Suite	SF	Availability
J	1,450	Now
M, N, O	4,200	Now

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### POPULATION

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	9,123	121,855	236,119
Median Age	40.6	35.7	36.4
Total Businesses	688	5,560	9,267
Total Employees	7,027	47,392	76,740
White Collar Workers	69.0%	59.5%	60.1%
Blue Collar Workers	31.0%	40.5%	39.9%

### HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Estimated Households	3,270	40,583	76,985
Average Household Size	2.8	2.9	3.0
Owner Occupied Units	63.4%	49.8%	55.8%
Renter Occupied Units	36.6%	50.2%	44.2%

### HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Under \$15,000	62	1,059	1,686
\$15,000 - \$24,999	67	2,061	3,617
\$25,000 - \$34,999	246	2,507	4,152
\$35,000 - \$49,999	260	3,603	6,509
\$50,000 - \$74,999	427	5,347	9,999
\$75,000 - \$99,999	370	5,003	9,548
\$100K - \$125K	523	4,161	7,531
\$125K - \$150K	268	2,876	5,567
\$150K - \$200K	383	4,817	9,183
Over \$200K	413	6,634	14,681
<b>Median Household Income</b>	<b>\$92,138</b>	<b>\$97,452</b>	<b>\$104,998</b>

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**1,450-4,200 SF** retail space available for lease

**MONUMENT SIGNAGE** is available

**TENANTS** in the area include Walmart, Costco, McDonald's, and Burger King

**IMMEDIATE ACCESS** from 78 Freeway

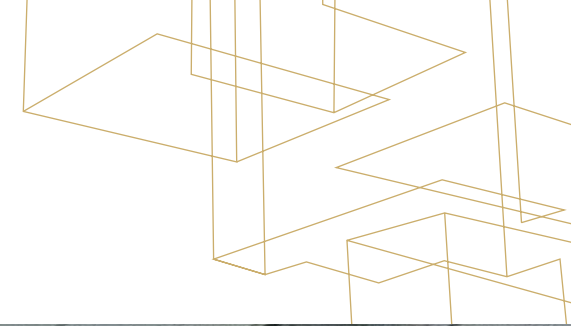
**LEASE RATE** \$2.25/SF  
\$.78/SF NNN

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