

FOR LEASE

# College Plaza

3504-3514 College Blvd | Oceanside, CA 92056



## RETAIL OPPORTUNITY

1,700 SF  
Retail Available

## TRAFFIC COUNTS

College Blvd approx. 46,000 cpd  
Plaza Dr approx. 23,500 cpd  
Source: Costar

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## DESCRIPTION

- Retail space opportunity along North County San Diego's Highway 78 Corridor
- Highly visible from both East & West bound Highway 78 traffic
- Conveniently located directly off the College Blvd. highway interchange
- Services dense single family residential populations as well as the Mira Costa College (16,084 students) which is located approximately 0.6 mile to the North of the Shopping Center

## EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,329	118,375	307,938
Avg Household Income	\$129,644	\$144,239	\$136,719
Daytime Population	8,697	38,940	147,974

Source: Esri

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## Available

**1** 1,700 SF End Cap Available



## College Plaza Directory

GLA : 92,438 SF

NO.	TENANT	SF
<b>Building 3504</b>		
A	Sam's Donut	
B	Lens 4 Less	
C	Coin Laundry	
D	Kotijas Mexican Food	
E	Salon & Spa	
F	Aroma Avenue	
3508	Grocery Outlet	
3514	Hobby Lobby	
<b>Building 3702</b>		
A	Starbucks	
<b>1</b> B	<b>Available</b>	<b>1,700</b>
3500	El Pollo Loco	
3705	Wendy's	
<b>Building 3502</b>		
A	Fast Auto Loans	
B	Dentist	
3520	Office Building (N.A.P)	

# College Plaza

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Oceanside Municipal Airport

76

OCEANSIDE

78

Site

SRS  
SRS REAL ESTATE PARTNERS

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WAL-MART SUPERCENTER  
BED BATH & BEYOND  
STATER BROS. SERVICE  
OLD NAVY  
WORLD MARKET  
FIVE BELOW  
STAPLES  
BEST BUY

Michaels  
BARNES & NOBLE BOOKSELLERS  
DAISO JAPAN  
ULTA  
Curlington  
Kings Home  
ROSS DRESS FOR LESS  
petco  
BOOT BARN  
TILLYS  
BIG 5  
Vitamin World  
UnionBank  
MATTRESS FIRM  
WELLS FARGO  
CHIPOTLE  
BUFFALO WILD WINGS  
TEXAS ROADHOUSE  
chili's

THE SHOPPES AT CARLSBAD  
★ macy's  
FOREVER 21  
JCPenney  
ZARA  
SEPHORA  
H&M

TARGET  
Phenix  
WinCo FOODS  
JO-ANN  
Auto Zone  
Habit  
Starbucks

TRADER JOE'S  
BevMo!  
CVS pharmacy  
planet fitness  
VONS

SPROUTS FARMERS MARKET  
SUPERCUTS  
Comerica  
KAHOOTS  
Caribby  
ups

KOHL'S  
PET SMART  
SUBWAY  
jamba  
WELLS FARGO  
SCHOOL FIRST

WAL-MART SUPERCENTER

TJ-MAXX  
DOLLAR TREE  
Goodwill  
LESLIE'S  
Bank of America  
TACO BELL

North Park Produce  
DAVID'S BRIDAL  
FIT FRIAR TUX

Sola  
CHIPOTLE  
McDonald's  
Jersey Mike's Subs  
DOLLAR TREE  
Ranch  
CHASE  
WELLS FARGO

CVS pharmacy  
DEL TACO

ALDI

Auto Zone  
UPS  
Jack in the Box

KAISER PERMANENTE

planet fitness  
Caribby  
WELLS FARGO

Goodwill  
Auto Zone  
Jack in the Box

DOLLAR TREE  
WING-STOP  
TACO BELL

O'Reilly AUTO PARTS

DOLLAR TREE  
Children's Paradise  
PEPBOYS AUTO  
7-ELEVEN  
KFC

dd's DISCOUNTS  
El Super  
GROCERY OUTLET

FRAZIER FARMS  
Pizza Hut  
IHOP

NAVY FEDERAL Credit Union  
TACO BELL  
black★rock CATERING

CVS pharmacy  
BIG LOTS  
PAPA JOHN'S

Smart & Final  
ups  
POPEYES  
McDonald's  
T-Mobile  
Papa John's  
Starbucks

Sola  
verizon  
Allentia  
Marshalls  
DOLLAR TREE  
Tuesday Morning  
SALLY BEAUTY

## DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	17,329	118,375	307,938
2000 Population	14,649	102,299	274,979
2010 Population	16,823	108,255	293,668
2030 Population	17,228	119,298	312,086
2000-2020 Population: Annual Growth Rate	0.88%	0.71%	0.57%
2010-2020 Population: Annual Growth Rate	0.36%	0.85%	0.49%
2024-2029 Population: Annual Growth Rate	-0.12%	0.16%	0.27%
2025 Median Age	40.6	41.3	39.5
<b>Households</b>			
2000 Households	5,454	37,753	96,681
2010 Households	6,253	40,121	103,232
2025 Total Households	6,525	44,584	112,774
2030 Total Households	6,581	45,533	115,887
2000-2020 Households: Annual Growth Rate	0.83%	0.72%	0.66%
2010-2020 Households: Annual Growth Rate	0.30%	0.84%	0.66%
2024-2029 Households: Annual Growth Rate	0.17%	0.42%	0.55%
2025 Average Household Size	2.60	2.62	2.70
<b>Housing Units</b>			
2025 Total Housing Units	6,818	46,800	119,833
2025 Owner Occupied Housing Units	3,619	27,627	63,277
2025 Renter Occupied Housing Units	2,906	16,957	49,497
2025 Vacant Housing Units	293	2,216	7,059
<b>Race and Ethnicity</b>			
2025 White Alone	52.0%	57.0%	50.9%
2025 Black Alone	2.6%	2.8%	3.1%
2025 American Indian/Alaska Native Alone	1.6%	1.2%	1.6%
2025 Asian Alone	7.3%	7.4%	7.3%
2025 Pacific Islander Alone	0.6%	0.8%	0.8%
2025 Hispanic Origin (Any Race)	38.2%	31.7%	38.8%
<b>Income</b>			
2025 Median Household Income	\$102,664	\$108,697	\$103,197
2025 Average Household Income	\$129,644	\$144,239	\$136,719
2025 Per Capita Income	\$48,523	\$54,484	\$50,206
<b>2025 Population 25+ by Educational Attainment</b>			
Total	12,439	86,123	219,968
High School Graduate	19.5%	15.3%	16.6%
GED/Alternative Credential	1.3%	1.6%	2.1%
Some College, No Degree	22.4%	21.0%	20.6%
Associate Degree	9.3%	9.9%	9.5%
Bachelor's Degree	24.0%	28.2%	25.5%
Graduate/Professional Degree	12.2%	16.1%	14.1%
<b>Data for all businesses in area</b>			
Total Businesses:	662	4,401	15,665
Total Employees:	8,697	38,940	147,974
Total Residential Population:	17,329	118,375	307,938
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	17,819	104,972	306,568
Workers	9,431	46,582	158,595
Residents	8,388	58,390	147,973