

QUARRY CREEK

3460-3480 Marron Road
Oceanside, California 92056



NEWMARK

RETAIL FOR LEASE



QUARRY CREEK

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Oceanside, California 92056

**For further leasing information
please contact:**

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PROPERTY HIGHLIGHTS



Ideally situated off of State Route 78, Quarry Creek is close to many schools, colleges and other strong daytime demographics.



±367,000-square-foot center anchored by Walmart, Albertsons, Kohl's and PetSmart.



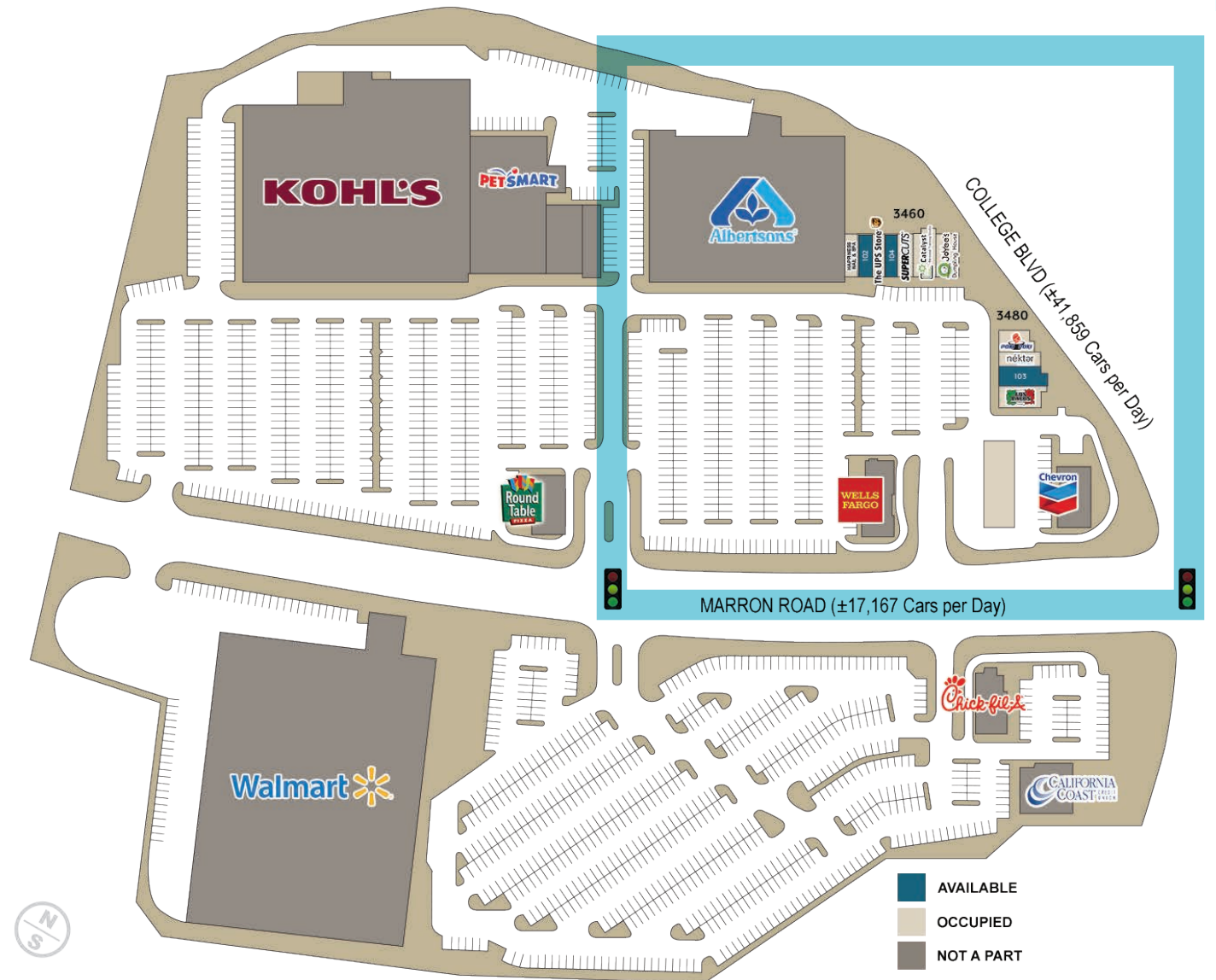
Conveniently located adjacent to State Route 78, allowing easy access up and down the 78 corridor.



Close proximity to Carlsbad's growing master-planned communities of Robertson Ranch, Calavera Hills and Sunny Creek

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SITE PLAN & TENANT ROSTER

SUITE	TENANT	SF
3450	ALBERTSONS	NAP
3460-101	HAPPINESS NAILS	1,158
3460-102	AVAILABLE	1,157
3460-103	THE UPS STORE	1,159
3460-104	AVAILABLE	1,158
3460-105	SUPERCUTS	1,200
3460-106	CATALYST PERSONAL TRAINING STUDIO (Coming Soon)	1,366
3460-107	JOYEE'S DUMPLING HOUSE	2,300
3470	WELLS FARGO BANK	NAP
3480-101	POKI POKI	1,400
3480-102	NEKTER JUICE BAR	1,214
3480-103	RESTAURANT AVAILABLE	1,796
3480-104	LOS TACOS	1,782
3490	CHEVRON	NAP





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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population	16,906	118,536	303,486
2029 Population	16,940	119,413	305,521
2024-2029 Annual Rate	0.04%	0.15%	0.13%
Total Businesses	672	4,543	16,186
Total Employees	8,349	41,528	159,058
Total Daytime Population	16,661	104,805	303,874
2024 Median Age	40.4	41.0	39.4
HOUSEHOLDS			
2024 Total Households	6,437	44,400	110,761
2024 Average Household Size	2.57	2.63	2.71
2024 Housing Units	6,722	46,368	117,430
Owner Occupied Housing Units	53.7%	59.0%	53.0%
Renter Occupied Housing Units	42.1%	36.7%	41.3%
Vacant Housing Units	4.2%	4.2%	5.7%
2024 Median Home Value	\$761,208	\$863,112	\$835,480
INCOME			
2024 Average Household Income	\$117,809	\$139,703	\$133,251
<\$15,000	11.0%	5.7%	5.8%
\$15,000 - \$24,999	5.7%	4.0%	5.0%
\$25,000 - \$34,999	5.9%	4.4%	5.1%
\$35,000 - \$49,999	6.6%	7.4%	7.6%
\$50,000 - \$74,999	12.5%	13.5%	14.2%
\$75,000 - \$99,999	10.7%	11.8%	12.1%
\$100,000 - \$149,999	21.7%	20.6%	19.7%
\$150,000 - \$199,999	12.9%	13.9%	13.0%
\$200,000+	13.0%	18.6%	17.3%
2024 Median Household Income	\$93,422	\$105,138	\$100,074
2024 Per Capita Income	\$43,914	\$52,324	\$48,756

Source: ESRI

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