

Oceanside Marketplace & Business ...

4253 Oceanside Blvd, Oceanside, CA 92056

Presented By:
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Oceanside Marketplace & Business Center

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Property Details

Oceanside Marketplace at 4253-4263 Oceanside Boulevard offers the opportunity to occupy prime flexible space in the heart of the Rancho Del Oro Retail District. This heavily trafficked neighborhood shopping center totals 36,241 square feet across three buildings constructed with enhanced architectural features. Oceanside Marketplace offers businesses an array of retail, office, and medical suites. With frontage along Ocean Boulevard, Oceanside Marketplace is visible to over 25,000 daily drivers. The neighborhood retail center has two points of entry and features a diverse and cohesive tenant mix providing visitors with an all-encompassing experience. Tenants include anchor IHop, Ding Tea, Self Made Training Facility, Ceja's Mexican Diner, and Bon Massage.

Conveniently located, Oceanside Marketplace has easy access to Interstate 5 and Route 78 via College Boulevard. In less than ten miles, reach the Tri-City Medical Center, McClellan Palomar Airport, Oceanside Pier, and Camp Pendleton. Nestled in the laid-back neighborhood of Peacock, located about nine miles east of Downtown Oceanside and Oceanside City Beach, residents and visitors enjoy year-round warm weather, palm-tree-lined streets, and a quiet atmosphere. With upscale suburban streets, easy accessibility, and prime visibility, Oceanside Marketplace is an ideal destination in Southern California to set up shop.

Price: \$12.00 - \$30.00 /SF/YR

- Oceanside Marketplace offers 1,078 to 2,707 square feet of retail space and 1,930 to 10,462 square feet of office/medical space.
- Strategically located near McClellan Palomar Airport, Oceanside Pier, and Camp Pendleton with easy access to Interstate 5 and Route 78.
- Features two points of entry to the center and excellent visibility to over 25,000 daily drivers along the main thoroughfare, Oceanside Boulevard.
- Nearby national retailers include CVS, Starbucks, Albertsons, Chase Bank, Del Taco, Aldi, Planet Fitness, and the center's anchor tenant, IHOP.

View the full listing here: <https://www.loopnet.com/Listing/4253-Oceanside-Blvd-Oceanside-CA/23740647/>

Rental Rate:	\$12.00 - \$30.00 /SF/YR
Total Space Available:	18,157 SF
Min. Divisible:	1,549 SF
Max. Contiguous:	10,462 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	15
Center Properties:	3
Frontage:	600' on Oceanside Blvd
Gross Leasable Area:	36,241 SF
Walk Score ®:	72 (Very Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$2.50 /SF/MO

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Listing spaces

1st Floor Ste A109

Space Available: 2707 SF
Rental Rate: \$30.00 /SF/YR
Date Available: Now
Service Type: Triple Net (NNN)
Built Out As: Restaurants And Cafes
Space Type: Relet
Space Use: Retail
Lease Term: Negotiable

In-line unit with high ceiling and lots of parking. | Owner will share portion of TI, restaurant buildout

Ste A111

Space Available: 1,549 SF
Rental Rate: \$24.00 /SF/YR
Contiguous Area: 1,549 SF
Date Available: Now
Service Type: Triple Net (NNN)
Space Type: Relet
Space Use: Retail
Lease Term: Negotiable

Approx. 1,582 SF Retail End Cap with Second Floor/Mezzanine

1st Floor Ste B107

LEASED 02/23

Space Available: 1,850 SF
Rental Rate: \$21.00 /SF/YR
Date Available: Now
Service Type: Triple Net (NNN)
Space Type: Relet
Space Use: Retail
Lease Term: Negotiable

End space with plenty of lights and parking.

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Listing spaces

2nd Floor Ste B201	Space Available:	1930-10,462 SF (2 Wings with Large Center Foyer & Offices- 1 Lg. Studio/ 5 Med. Studios)
	Rental Rate:	\$12.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Fitness/ Dance / Health & Wellness
	Lease Term:	Negotiable

Large open space with elevator access to the second floor space. Previously used as a dance studio. Lots of parking and natural lights.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ceja's Mexican Diner & Grill	-	
Guahan Grill	-	May 2013
IHOP	-	
Let's Get Nails Spa	-	
Maans Mediterranean Grill	-	
Self-Made Training Facility	-	
Sport Clips Haircuts of Oceanside Marketplace	-	

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Location



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Property Photos



Oceanside Marketplace



Parking

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Property Photos



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Entrance

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Restaurant Space

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Property Photos



Entrance



Signage

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Property Photos



Rear View Employee Entrances



Parking Garage

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Property Photos



IHop



IHop Parking

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Oceanside Marketplace



Bird's Eye View

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