Oceanside Marketplace & Business ...

Presented By: Bing Udinsky

4253 Oceanside Blvd, Oceanside, CA 92056



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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.

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





Space Use:RetailLease 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 Use:
 Relet

 Lease Term:
 Negotiable

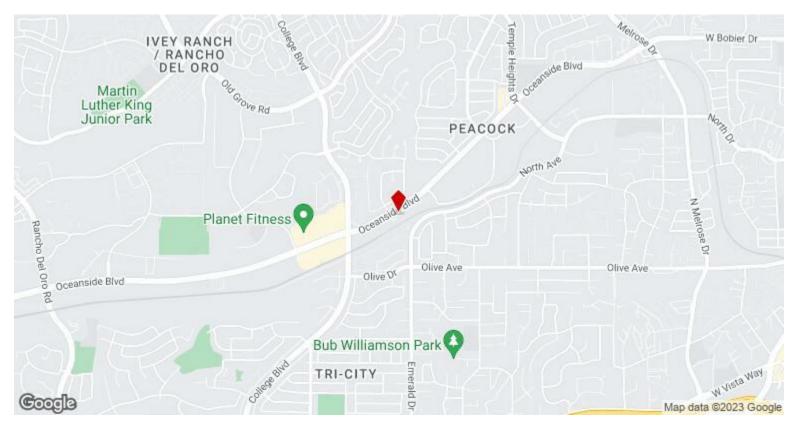
Large open space with elevator access to the second floor space. Previously used as a dance studio. Lots of parking and natural lights.

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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



Oceanside Marketplace

Entrance

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Property Photos



Oceanside Marketplace

Restaurant Space

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Property Photos

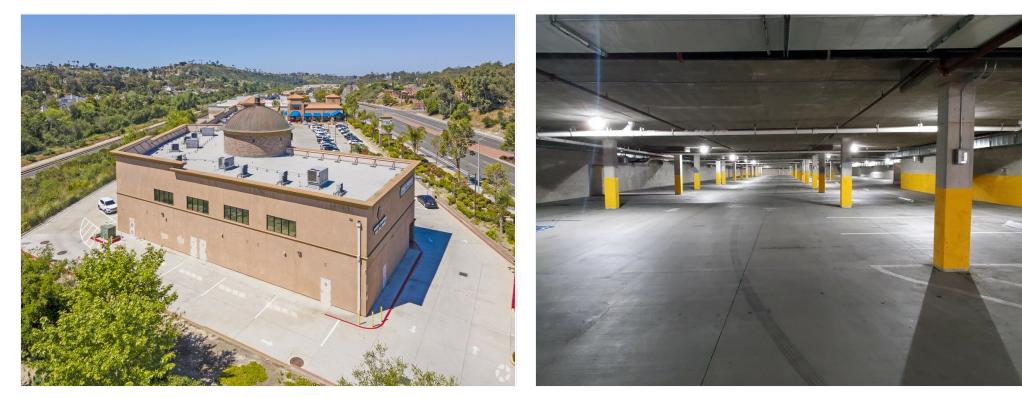


Entrance

Signage

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Property Photos



Rear View Employee Entrances

Parking Garage

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Property Photos



IHop Parking

IHop

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Property Photos



Oceanside Marketplace

Bird's Eye View

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