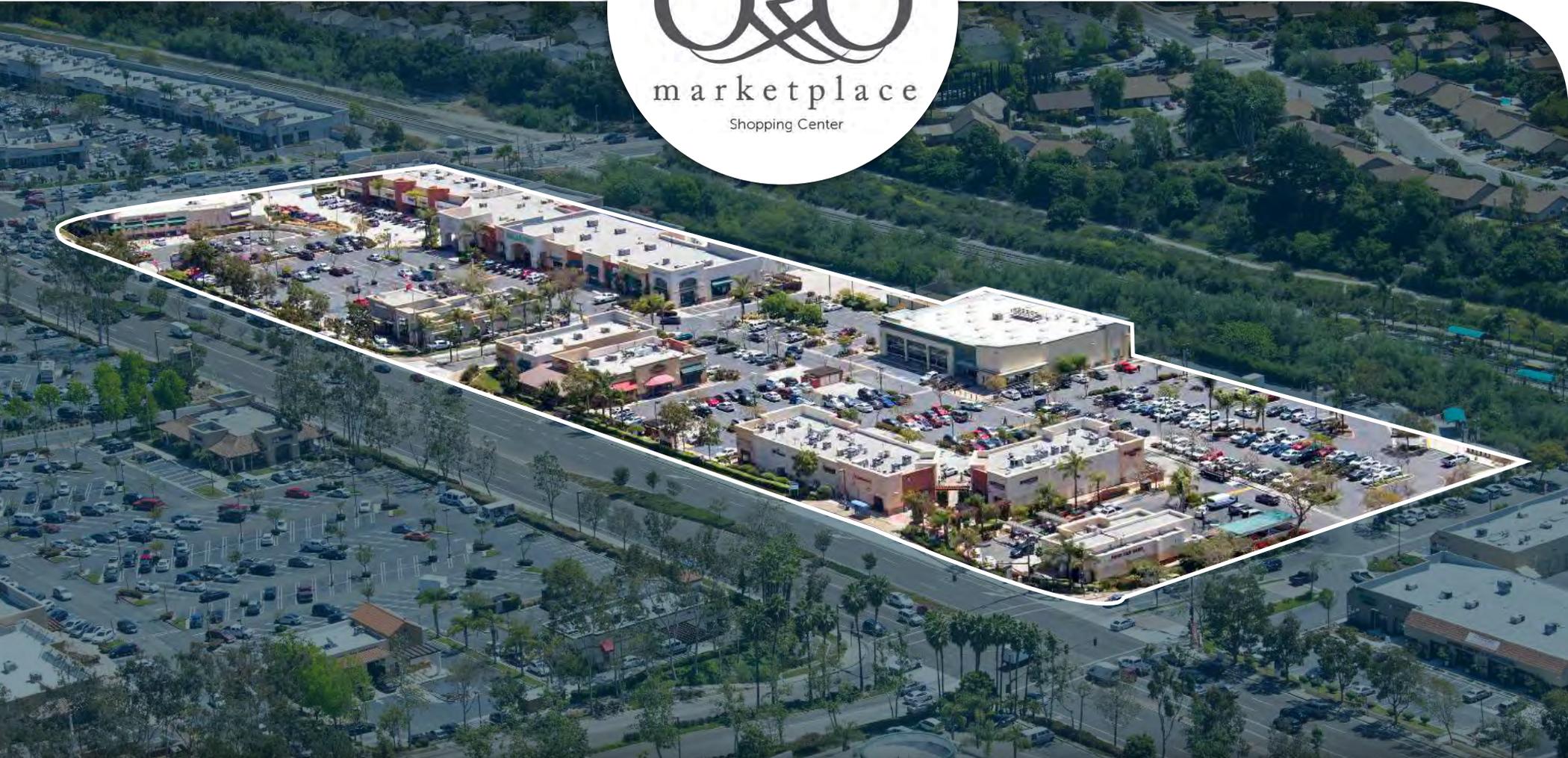


# 4101-4171

Oceanside Blvd, Oceanside, CA

FOR LEASE

del  
**ORO**  
marketplace  
Shopping Center



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 **PACIFIC DENTAL SERVICES**  
 **DOLLAR TREE**  
 **Sola SALON STUDIOS**  
 **iTAN**  
 SUN - SPRAY - SPA  
 **MAYWEATHER**  
 BOXING + FITNESS  
 **URGENT CARE**  
 8 to 8 DAILY  
 ... Yes, even holidays!

 **CHIPOTLE**  
 MEXICAN GRILL  
 **Jersey Mike's**  
 SUBS  
 **PANDA EXPRESS**  
 MEXICAN CHINA  
 **GOLDEN SPOON**  
 FRENCH ICE CREAM

 **Ranch Marketplace**

 **ENZO'S**  
 BAR-B-Q

 **CHASE**

 **McDonald's**

Sprinter - Light Rail Coaster

COLLEGE BLVD  
43,900 VPD

OCEANSIDE BLVD  
30,100 VPD

NAP



# Property Highlights

- Premier 101,000 SF Neighborhood Shopping Center in Oceanside anchored by 88 Ranch Marketplace, Dollar Tree, other national tenants including Chipotle, Jersey Mike's, McDonald's, Panda Express, Mayweather Boxing + Fitness, Chase Bank, and Sola Salon Studios
- Densely populated area of San Diego with over 143,000 residents in a 3-mile radius
- Positioned at the high-traffic intersection of College Blvd & Oceanside Blvd (combined 74,000 vehicles per day), two of the main throughfares in the North San Diego County area
- Centrally located in the Rancho Del Oro Master Plan Community
- Pylon & monument signage opportunities
- Available Suites
  - Suite 4171-108 - 661 SF
  - Suite 4171-104 - 1,460 SF
  - Suite 4171-103 - 1,067 SF
  - Suite 4171-102 - 986 SF
  - Suite 4171-100 - 2,311 SF



## Traffic Counts

STREET	VPD
College Blvd	±43,900 VPD
Oceanside Blvd	±30,100 VPD

## Demographics

	1 Mile	3 Mile	5 Mile
Population	16,078	143,101	306,115
Average HH Income	\$116,524	\$108,965	\$113,215
Daytime Population	6,088	45,045	99,667
Median Age	37.9	38.1	39.1

Join Center Retailers



PACIFIC DENTAL SERVICES®



Ranch Marketplace



# Site Plan



# Tenant Roster



SUITE	TENANT	SQUARE FEET
4101	Rancho Del Oro Car Wash	3,129
4111-100	Jersey Mike's Subs	1,175
4111-101 & 102	Pho Ocean Garden (Vietnamese Food)	1,792
4111-103	Chipotle Mexican Grill	1,921
4121-200	Panda Express	2,002
4121-201	Lollicup Fresh (Boba Tea)	1,100
4121-202	Go Go Japan Sushi & Bento	1,500
4121-203	Thai Thai	1,138
4121-204	Golden Spoon Frozen Yogurt	1,300
4121-205	Bank of America (ATM)	100
4131	88 Ranch Marketplace	13,885
4141	Enzo's BBQ Ale House	4,900
4147	Chase Bank	4,800
4151	McDonald's	5,054
4161-100	Everything Wine & Spirits	3,729

SUITE	TENANT	SQUARE FEET
4161-101	Sola Salon Suites	7,119
4161-103	Dollar Tree	10,024
<b>4171-100</b>	<b>Available Retail</b>	<b>2,311</b>
4171-100C	Del Oro Smiles Dentistry	4,073
4171-100A	Mayweather Boxing	2,963
4171-101	Unique Nails Bar	1,551
<b>4171-102</b>	<b>Available Retail</b>	<b>986</b>
<b>4171-103</b>	<b>Available Retail</b>	<b>1,067</b>
<b>4171-104</b>	<b>Available Retail (Former T-Mobile)</b>	<b>1,460</b>
4171-105	iTAN Sun Spray Spa	1,712
4171-106	El Bronco Mexican Food	1,809
4171-107	European Food Market	1,864
<b>4171-108</b>	<b>Available Retail</b>	<b>661</b>
4171-109	8-2-8 Urgent Care	2,217



## Suite 4171-108

661 SF Retail  
Available Immediately



## Suite 4171-104

1,460 SF Retail (Up to 3,548 SF contiguous available)  
Available Immediately



## Suite 4171-103

1,067 SF Retail (Up to 3,548 SF contiguous available)  
Available Immediately



# Suite 4171-102

986 SF Retail (Up to 3,548 SF contiguous available)  
Available Immediately

4171

**DEL ORO  
SMILES DENTISTRY**



**Suite 4171-100**

2,311 SF Retail  
Available Immediately

# Property Photos



## Plaza Rancho Del Oro



OCEANSIDE BLVD - 30,100 VPD

COLLEGE BLVD - 43,900 VPD





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