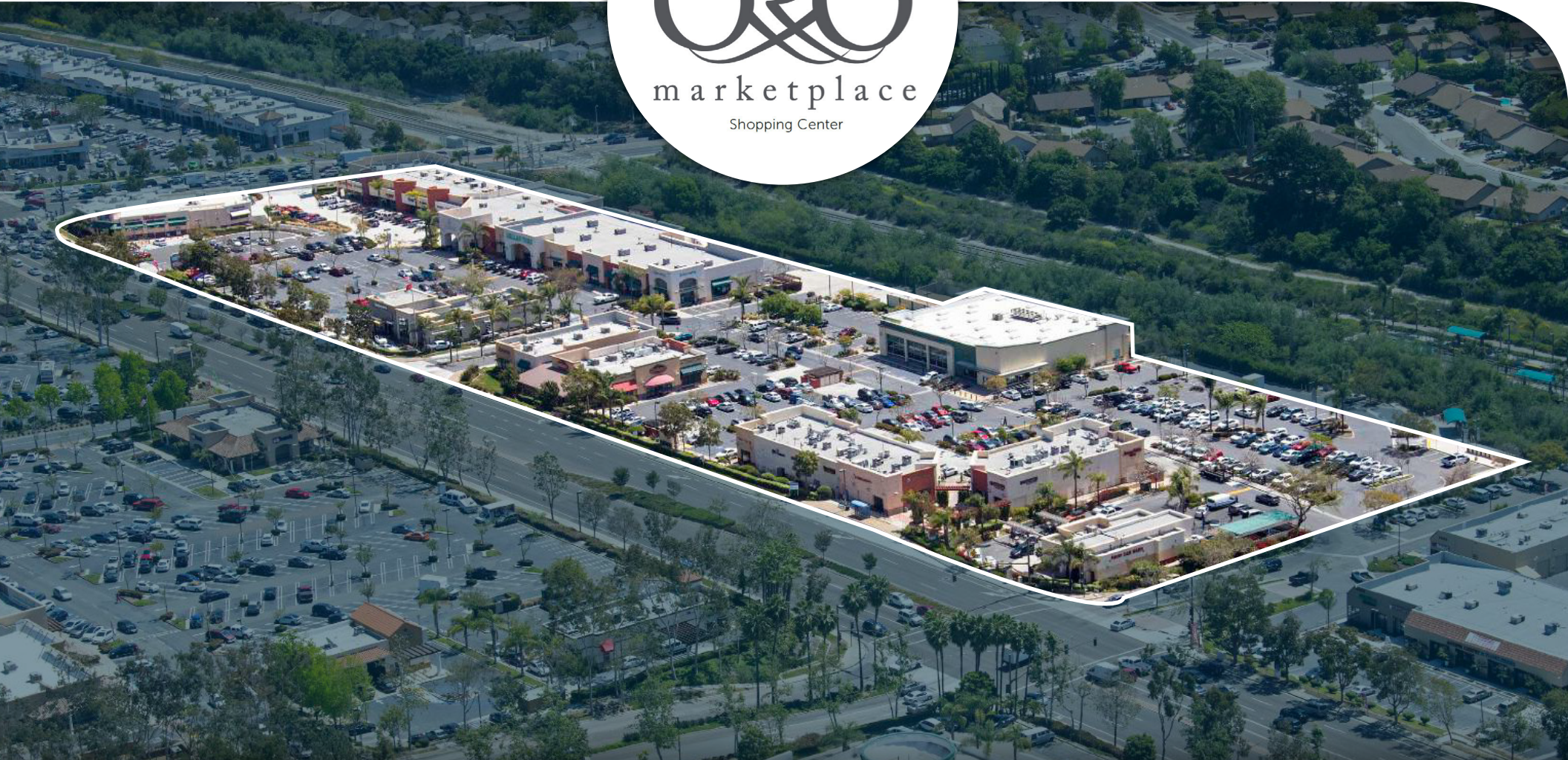


4101-4171

Oceanside Blvd, Oceanside, CA

del
ORO
marketplace
Shopping Center

FOR LEASE



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PACIFIC
DENTAL SERVICES®



DOLLAR TREE



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BOXING + FITNESS



8-2-8 URGENT CARE
8 to 8 DAILY
... Yes, even holidays!



GOLDEN
SPOON
FROZEN YOGURT

Sprinter - Light Rail Coaster

NAP

OCEANSIDE BLVD
30,100 VPD

COLLEGE BLVD
43,900 VPD



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



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
4171-100	Available Retail	2,311
4171-100C	Del Oro Smiles Dentistry	4,073
4171-100A	Mayweather Boxing	2,963
4171-101	Unique Nails Bar	1,551
4171-102	Available Retail	986
4171-103	Available Retail	1,067
4171-104	Available Retail (Former T-Mobile)	1,460
4171-105	iTAN Sun Spray Spa	1,712
4171-106	El Bronco Mexican Food	1,809
4171-107	European Food Market	1,864
4171-108	Available Retail	661
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

Del Oro Marketplace /// 8

Del Oro Marketplace /// 9



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





**DOLLAR
TREE**

DEL ORO SMILES
DENTISTRY

88 Ranch Marketplace

CHIPOTLE MEXICAN



HAND
CAR
WASH CHASE

SOLA SALONS

MAYWEATHER

DEL ORO MARKETPLACE

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8-2-8 URGENT CARE

Miracle E

EL TORO

EL TORO

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