

Retail & Restaurant Space For Lease

Oceanside

# OCEAN RANCH PLAZA



3613-3617 Ocean Ranch Blvd. | OCEANSIDE

CPP COMMERCIAL  
PACIFIC  
PROPERTIES





OCEAN RANCH PLAZA

**EL CORAZON**  
future retail, office,  
and hospitality

# The Property



26,000 SF retail center within a 106,000 SF mixed use development



11,200 Average Daily Traffic on Rancho Del Oro between Mesa Drive and Oceanside Boulevard



Prime location with easy access to Highway 76 and 78 and Interstate 5



Adjacent to new Veterans Administration Hospital



Adjacent to Marriott Residence Inn - 126 room facility



# Site Plan








# The Location

Oceanside is a coastal city in California. It's known for palm-dotted Harbor Beach and nearby Oceanside Harbor, with its marina and shops. To the south, the long Oceanside Pier juts into the Pacific Ocean. The California Surf Museum traces the sport's history with a surfboard collection and exhibits on famous surfers. Sculptures, paintings and drawings from the region are on display at the Oceanside Museum of Art.

**DEMOS**  
5 mile radius

 <b>167,086</b> POPULATION	 <b>59,238</b> HOUSEHOLDS	 <b>\$58,385</b> MED. HH INCOME
---	--	--

Oceanside

# OCEAN RANCH PLAZA



©2020 Commercial Pacific Properties. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

3613-3617 Ocean Ranch Blvd. | OCEANSIDE



**KIRK ALLISON**  
Lic No: 01049184  
760.521.7501  
kirk.allisonompacprops.com



**VIC GAUSEPOHL**  
Lic No: 01070105  
619.227.2892  
vic.gausepohl@compacprops.com