

NEC Oceanside Boulevard and Rancho Del Oro Drive

ARROYO VERDE SHOPPING CENTER

OCEANSIDE, CALIFORNIA



A DEVELOPMENT BY

GILTNER
REALTY ADVISORS

ARROYO VERDE SHOPPING CENTER

- Proposed New Retail Development
- ±27,200 S.F. Neighborhood Center

- Restaurant, Retail, Financial & Office Opportunities
- Ample Parking (5.6/1,000)



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OCEANSIDE FEATURES

Oceanside is a coastal city in North San Diego County, California, just south of Marine Corps Base, Camp Pendleton, which has a daytime population of 70,000 military and civilian personnel.

Oceanside encompasses a total area of 42.2 square miles, of which 41.2 square miles is land and 0.9 square miles is water.

Oceanside is home to Old Mission San Luis Rey, the Oceanside Pier, the California Surf Museum, Oceanside Transit Center and more.

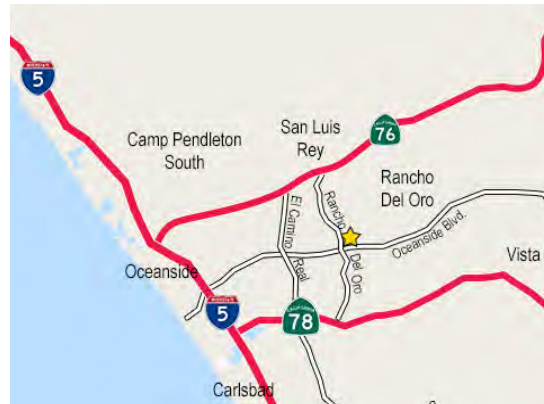
PROPERTY FEATURES

Centrally located in the City of Oceanside, the project is along a highly traveled Oceanside Boulevard, with an average daily traffic count of over 24,000.

Located adjacent to the Courtyard Marriott (133 Guest Rooms), the SoCal Sports Complex, which boasts 20 full-size soccer fields and which also hosted over 20 events in the 2015 calendar year.

Located just minutes from the 120 acre master planned Pacific Coast Business Park, the Ocean Ranch Corporate Center, Seagate Business Park and Rancho Del Oro Technology Park.

Anchor, restaurant and retail suites available for lease.



PROJECT SUMMARY

Site Area	4.85 Acres Gross
Building Area	±27,200 SF
Restaurant/Retail/Office	±6,000 S.F.
Restaurant/Retail/Office	±8,000 S.F.
Restaurant/Retail/Office	±8,200 S.F.
Restaurant/Retail/Financial	±5,000 S.F.

TRADE AREA 3-MILE DEMOGRAPHICS

2015 Population	129,319
2020 Population	134,350
Total Employees	41,828
Average H.H. Income	\$78,477
Median Home Value	\$412,314

[REVIEW DERRIGO STUDIES REPORT HERE](#)

TRAFFIC COUNTS

Oceanside Boulevard	24,064 ADT
Rancho Del Oro	9,085 ADT

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CONCEPTUAL SITE PLAN



PROJECT SUMMARY

Building Area	±27,200 sf
Land Area	211,507 sf (4.85 Acres)

BUILDING SUMMARY

Restaurant/Retail/Financial:	±1,000-5,000 S.F. (w/Drive-Thru)
Restaurant/Retail/Office:	±1,000-6,000 S.F.
Restaurant/Retail/Office:	±1,000-8,000 S.F.
Restaurant/Retail/Office:	±1,000-8,200 S.F.

PARKING SUMMARY

Surface Level	154 Stalls
Parking Ratio	5.6/1,000

Disclaimer: This plan and/or conceptual renderings indicates preliminary leasing concepts only. It is subject to change and should not be relied upon as representing the identity, size, location, use, or opening date of any tenant and/or space within the project.

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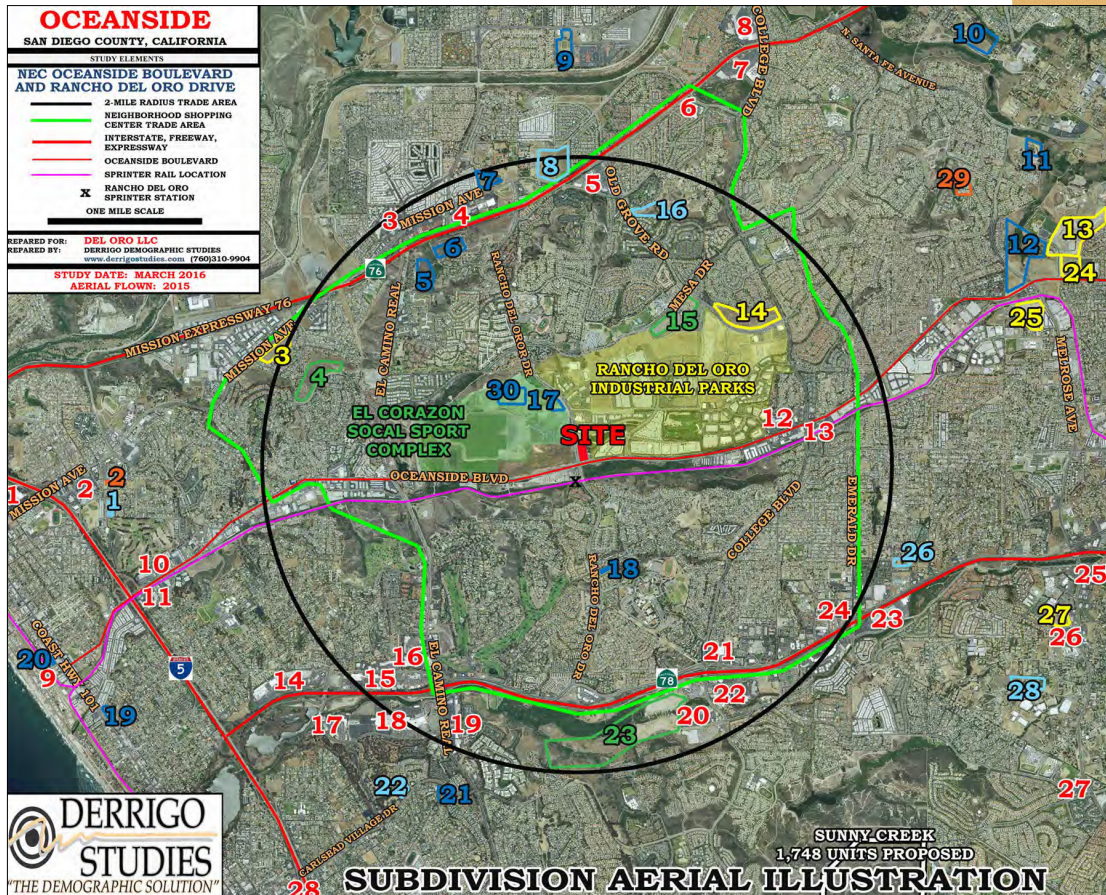
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MAJOR ANCHOR RETAIL CENTERS

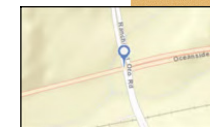
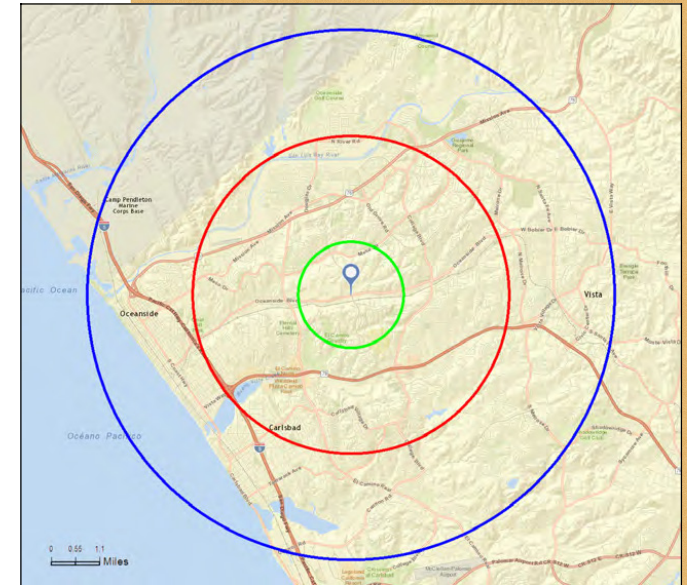
1. Walmart Neighborhood Market, Auto Zone, 99 Cents Only, Harbor Freight
2. El Super, Car Quest Auto Parts, DD's Discount
3. Stater Bros., O'Reilly Auto Parts, Walgreens
4. Albertsons, Dollar Tree, Petco
5. Ralphs, Lowe's
6. CVS
7. Walmart, Vons
8. Sprouts, Dollar Tree, Ross, Big Lots, Petsmart, Digiplex 13
9. Rite Aid
10. Frazier Farms, CVS
11. Smart & Final Extra
12. Albertsons (CVS Across College Blvd)
13. Ralphs, Autozone (Walgreens, Dollar Tree, Across College Blvd)
14. Stater Bros., Walmart, Staples, Best Buy, Sports Authority, Bed Bath & Beyond, Party City, World Market
15. Trader Joe's, Bevmo, Pier 1 Imports, Toys R Us, Big 5 Sporting Goods, Michaels, Aaron Bros, Lamps Plus, Famous Footwear, ULTA, Petco, Barnes & Noble, Sears Outlet
16. Target, Jo-ann's Fabrics, Proposed Winco
17. Marshalls, Tuesday Morning, Dollar Tree
18. Westfield Carlsbad Under Development: Macy's, Sears, JCPenney, 24 Hour Fitness, Regal Cinemas 12
19. Vons, Sprouts, CVS, Kahoots Pet Store
20. Albertsons, Walmart, Kohl's, Petsmart
21. Home Depot
22. TJ Maxx, Dick's Sporting Goods, Grocery Outlet, O'Reilly Auto Parts, Rite Aid, Pep Boys, Dollar Tree
23. Costco
24. Smart & Final Extra
25. Food 4 Less
26. CVS
27. Ralphs, Walgreens
28. Smart & Final Extra

#	Project Name/Applicant	Type	Total Units
PROJECTS RECENTLY BUILT OUT			
2	Dixie Village	Condos	36
29	Panorama Ridge	S.F.	13
PROJECTS UNDER CONSTRUCTION			
3	Mission Cove Affordable Housing	Condos	288
13	Laurel Pointe	S.F.	159
14	Pacific Ridge	S.F.	317
24	Skye Apartments	Apts.	290
25	Alexan Melrose Apartments	Apts.	411
27	Avalon Apartments	Apts.	221
PROJECTS W/FINAL MAP APPROVAL			
4	Oceanside Mesa	S.F.	22
15	Cottages at St. Cloud	Mix	349
23	Quarry Creek	Mix	656
PROJECTS W/TENTATIVE MAP			
1	Bella Terra Apartments	Apts.	22
8	Villa Stora	Mix	420
16	Presidio at Rancho Del Oro	Apts.	64
22	Trail End	Lots	17
26	Laurel Creek Condos	Condos	71
28	Presidio Vista	S.F.	31
PROJECTS IN DESIGN PLAN			
5	Oceanpointe	Condos	158
6	Rancho Vista	S.F.	29
7	The Villas	Condos	218
9	Oceanside Subdivision	Condos	450
10	Guajome Crest Homes	S.F.	36
11	Sundance Natural Foods	S.F.	19
12	Melrose Heights	S.F.	312
17	Park Villas at El Corazon	Apts.	80
18	Vista Pacific	Condos	16
19	Pacific Terrace	Condos	19
20	Cleveland Street Town Homes	T.H.	15
21	Afton Way	S.F.	9
30	El Corazon	Mix	220

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	6,372	118,734	275,364
2010 Population	6,764	126,439	288,335
2015 Population	6,847	129,319	297,873
2020 Population	7,216	134,350	310,468
2000-2010 Annual Rate	0.60%	0.63%	0.46%
2010-2015 Annual Rate	0.23%	0.43%	0.62%
2015-2020 Annual Rate	1.06%	0.77%	0.83%
2015 Male Population	49.4%	49.3%	50.4%
2015 Female Population	50.6%	50.7%	49.6%
2015 Median Age	37.6	35.8	34.1
Households			
2000 Households	2,381	42,583	94,447
2010 Households	2,536	45,428	99,766
2015 Total Households	2,572	46,380	102,708
2020 Total Households	2,717	48,216	107,183
2000-2010 Annual Rate	0.63%	0.65%	0.55%
2010-2015 Annual Rate	0.27%	0.40%	0.56%
2015-2020 Annual Rate	1.10%	0.78%	0.86%
2015 Average Household Size	2.66	2.77	2.82
Median Household Income			
2015 Median Household Income	\$80,482	\$62,379	\$59,345
2020 Median Household Income	\$89,218	\$74,048	\$69,907
2015-2020 Annual Rate	2.08%	3.49%	3.33%
Average Household Income			
2015 Average Household Income	\$92,986	\$78,477	\$77,097
2020 Average Household Income	\$105,260	\$88,227	\$87,277
2015-2020 Annual Rate	2.51%	2.37%	2.51%
Per Capita Income			
2015 Per Capita Income	\$34,260	\$28,330	\$26,950
2020 Per Capita Income	\$38,956	\$31,847	\$30,440
2015-2020 Annual Rate	2.60%	2.37%	2.47%



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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