

# Oceanside Marketplace

APPROX. 36,241 SF RETAIL & BUSINESS CENTER





# Property Overview

Built in 2009, Oceanside Marketplace (OMP) consists of three buildings with enhanced architectural features situated along Oceanside Boulevard. The neighborhood retail center is located in the heart of the Rancho Del Oro Retail District, making this a high visibility property that is anchored by IHOP - which has the highest grossing sales in North County.

The center features a cohesive tenant mix providing both goods and services to the local market, including family residents, employees of nearby business parks, and nine local churches within close proximity.



## Size

Approx. 36,241 SF  
Shopping Center

## Parking

Ratio 5.2/1,000 SF  
Surface & Underground Parking

## Access

Convenient access to Interstate-5  
and Highway 78 (via College Blvd.)

## Entry

Two points of entry via  
Oceanside Blvd. and Arroyo Ave.

## Traffic

ADT: 23,175 cars per day

## Visibility

Prominent location at signalized  
intersection along major  
thoroughfare

## Availability

### 4259 - Suite 108

Approx. 2,707 SF

### 4263 - Suite 107

Approx. 1,716 SF

### 4259 - Suite 111

Approx. 1,549 SF

### 4263 - Suite 200

Approx. 10,462\* SF

\*Divisible down to 1,930+ SF

# Building Specifications

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## Property Type

NEIGHBORHOOD RETAIL

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## Space Type

RETAIL & OFFICE

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## Min. Divisible

1,549 SF

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## Max Contiguous

10,462 SF

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## Rentable Building Area

36,241 SF

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## Signage

AVAILABLE

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## Lease Type

NNN

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## Lease Term

NEGOTIABLE



# Site Plan & Availability

Flexible Retail Sizes from Approx. 1,549 - 2,707 SF // Medical Office from 1,930+ SF

## Availability

4259 - Suite 108

Approx. 2,707 SF

4263 - Suite 107

Approx. 1,716 SF

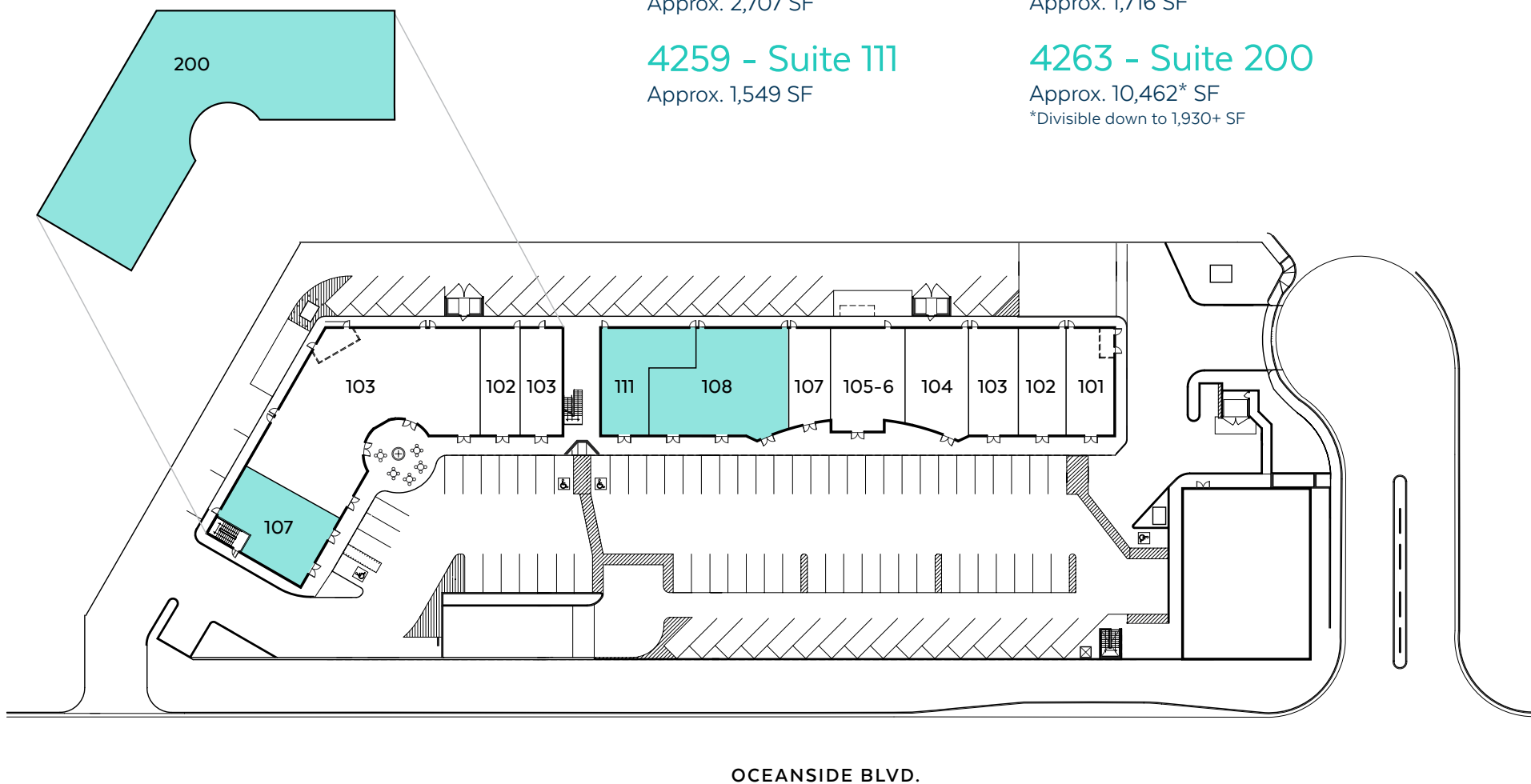
4259 - Suite 111

Approx. 1,549 SF

4263 - Suite 200

Approx. 10,462\* SF

\*Divisible down to 1,930+ SF



# 4259 - Suite 108

Features - Approx. 2,707 SF

In-Line Retail/Restaurant

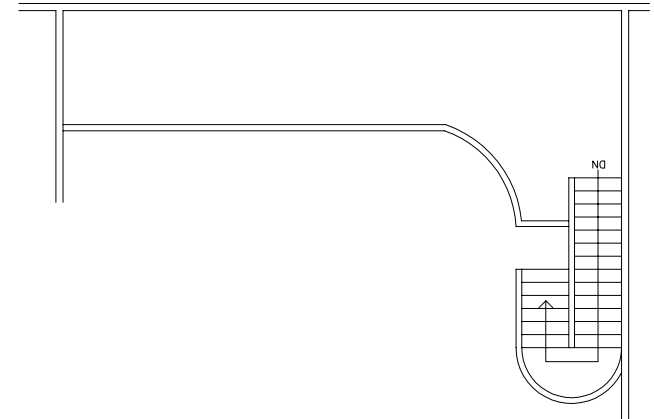
Second Floor Mezzanine

(2) Private Restrooms

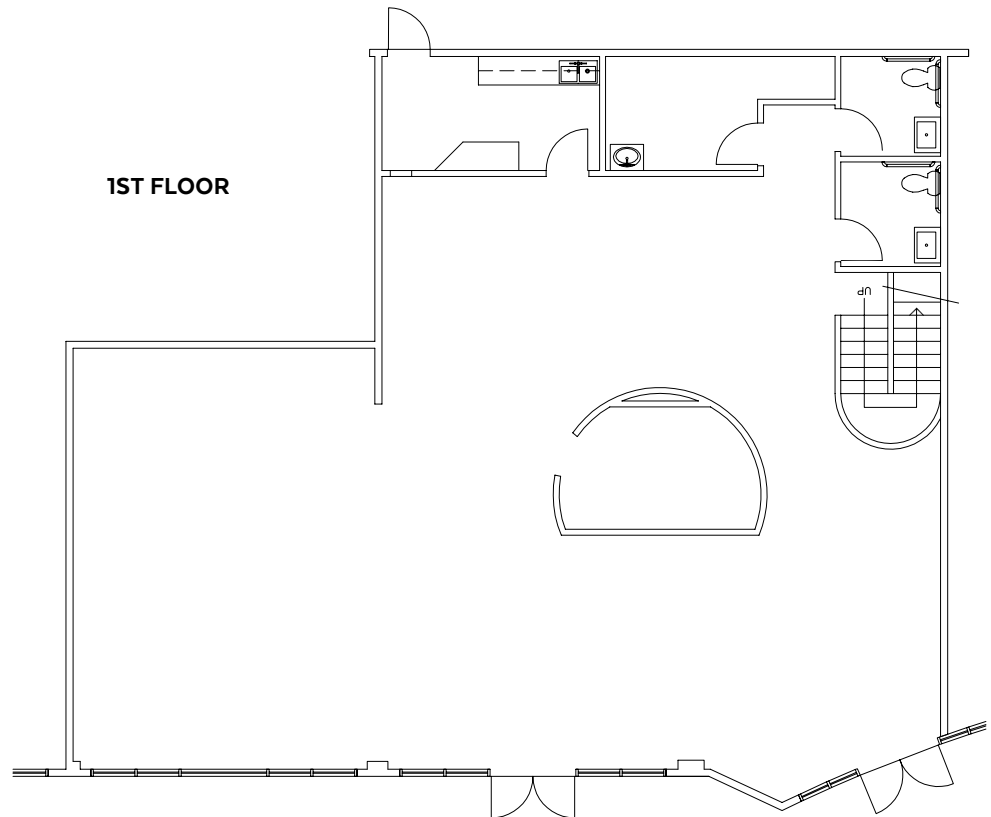
Open Area



2ND FLOOR



1ST FLOOR



# 4259 - Suite 111

## Features - Approx. 1,549 SF

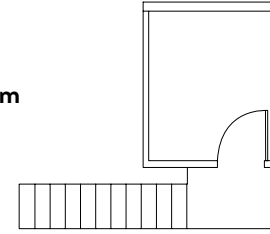
End Cap Retail/Restaurant

Second Floor Mezzanine with  
Storage Room

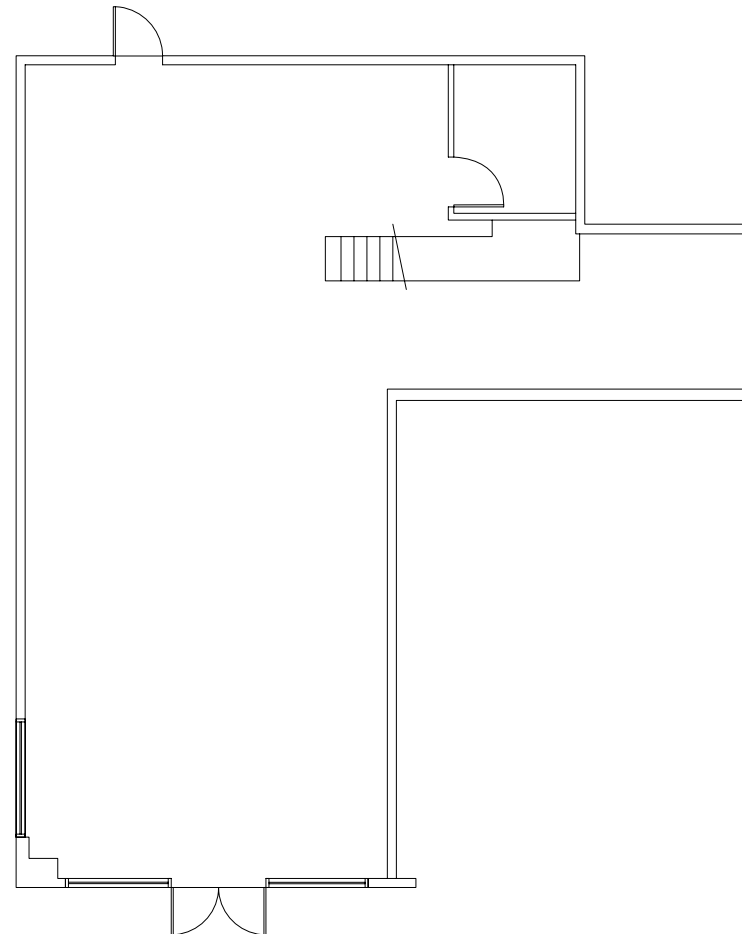
Private Restroom

Open Area

**2ND FLOOR**  
Mezzanine with Storage Room



**1ST FLOOR**





# 4263 - Suite 107

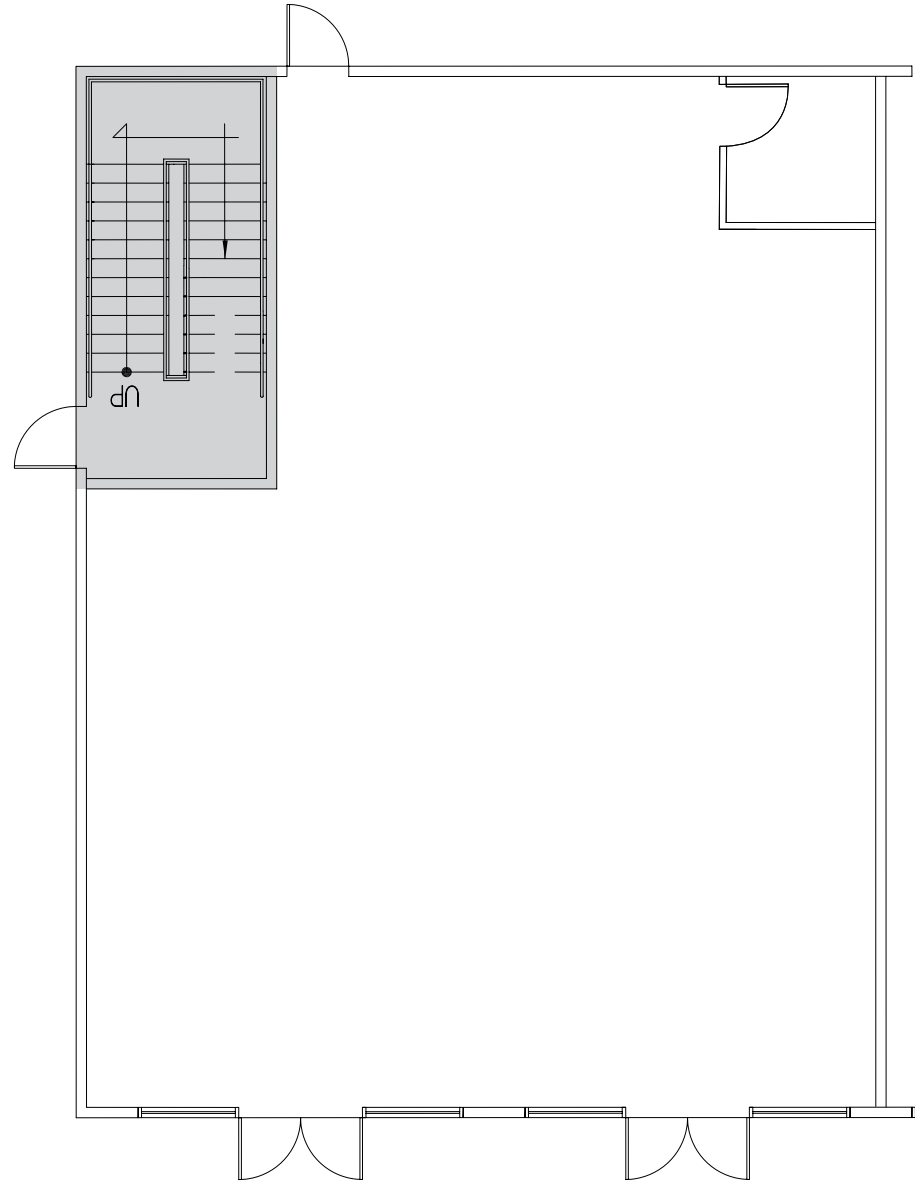
Features - Approx. 1,716 SF

End Cap Retail/Restaurant

Private Restroom

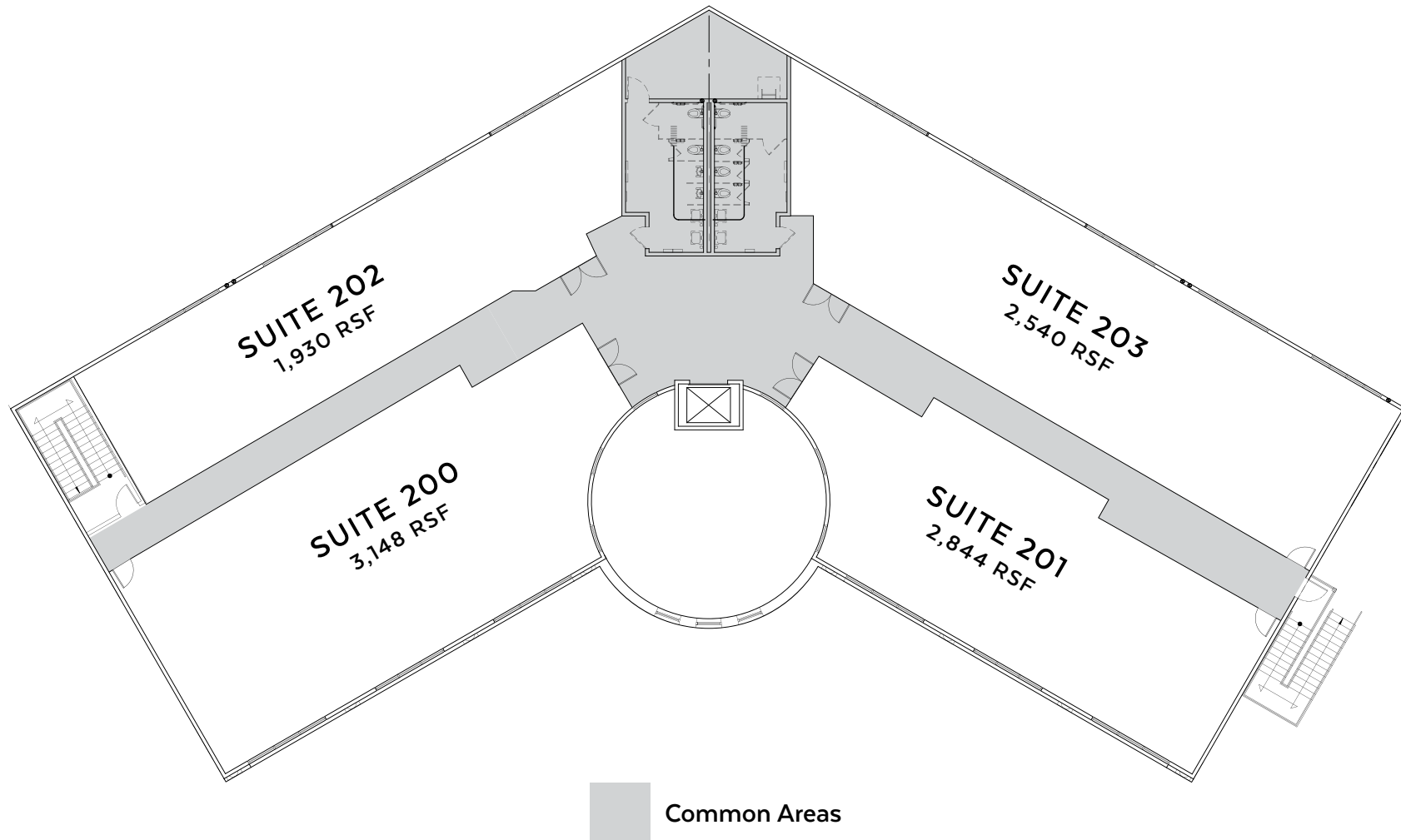
Open Area

 Not included in Suite SF



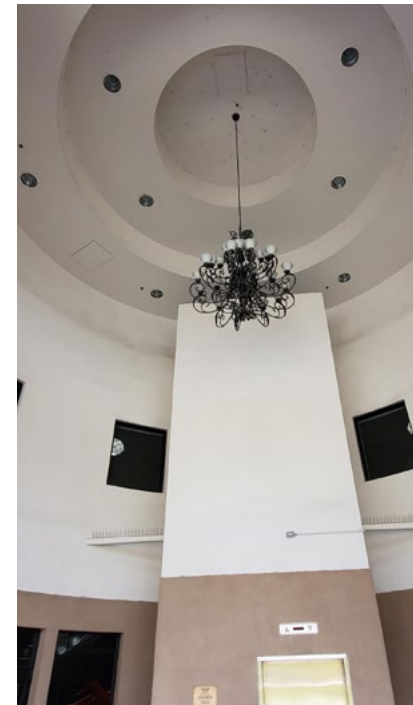
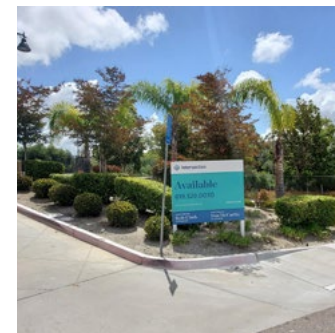
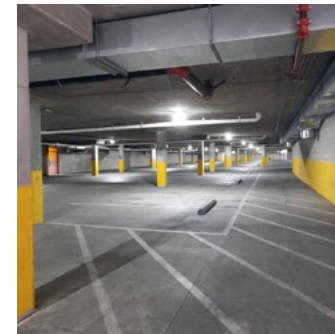
# 4263 - Suite 200 *Proposed*

Approx. 10,462 SF // Divisibility Options from 1,930+ SF





# Property Photos



# Location Features

## SUB-MARKET

Oceanside is San Diego County's third-largest city. Together, with Carlsbad and Vista, it forms the Tri-City area. Within close proximity includes Tri-City Medical Center - the city's largest employer.

## PROXIMITY

Tri-City Medical Center (2 miles)

Camp Pendleton (9.5 miles)

Oceanside Pier (7.5 miles)

Cal. State San Marcos (12 miles)

McClellan-Palomar Airport (8 miles)

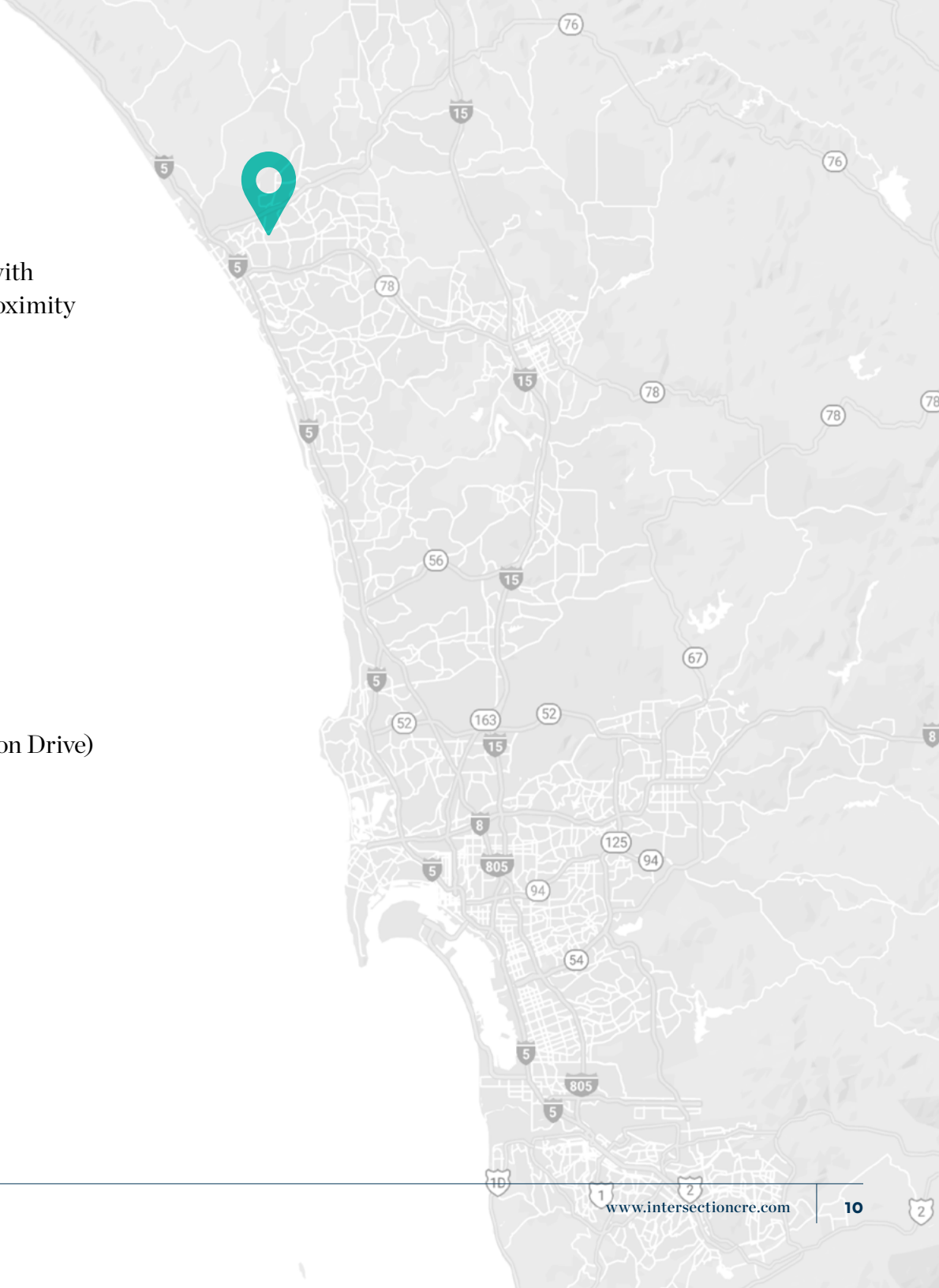
San Diego International Airport (42 miles)

## FREEWAY

Approx. 7 miles to/from I-5 (via Oceanside Blvd.)

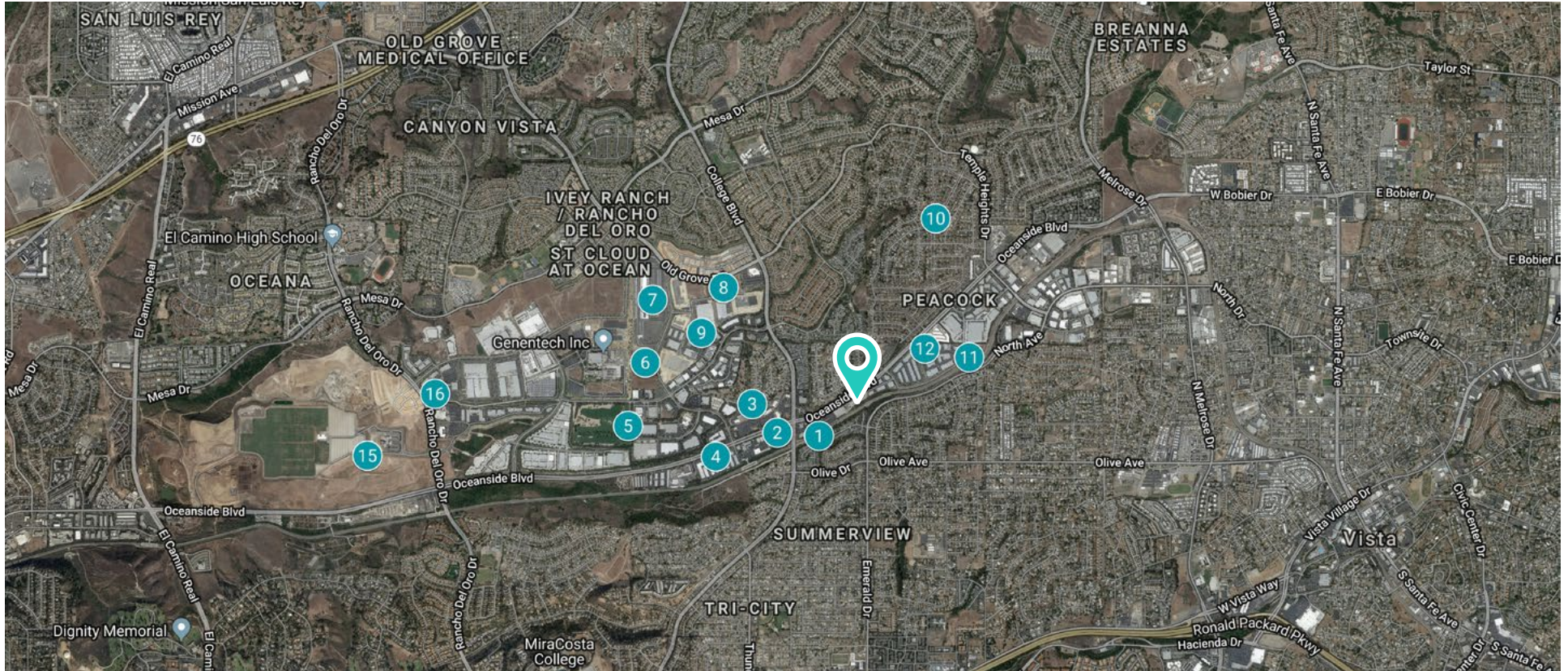
Approx. 6.5 miles to/from CA-76 (via Oceanside Blvd. & Canyon Drive)

Approx. 1 mile to/from CA-78 (via College Blvd.)





# Location Details



## Oceanside Guide

- |  |   |   |  |
|--|---|---|--|
| 1. <b>Rancho Del Oro Gateway Center</b><br>Jack in the Box, UPS Store, Rubio's, Autozone, Verizon, Supercuts, Papa John's, L&L Hawaiian BBQ and more | 3. <b>Plaza Rancho Del Oro</b><br>Jiffy Lube, KFC, Planet Fitness, US Bank, Albertsons, H&R Block, Wells Fargo, Carl's Jr. and more | 7. <b>FedEx Ground</b>                                | 11. <b>Oceanside Ale Works</b>                           |
| 2. <b>Del Oro Marketplace</b><br>Walgreens, Dollar Tree, Chase, Yogurtland, Chipotle, McDonald's, Panda Express, Car Wash and more                   | 4. <b>Commerce Center</b>   | 8. <b>Kaiser Permanente Oceanside Medical Offices</b> | 12. <b>Steico Industries</b>                             |
|  | 5. <b>Titelist Performance Institute</b>  | 9. <b>Belching Beaver Brewery Oceanside</b>           | 13. <b>Costco Wholesale</b>                              |
|  | 6. <b>USPS</b>  | 10. <b>Peacock Hills Senior Community Association</b> | 14. <b>MiraCosta College</b>                             |
|  |   |   | 15. <b>Oceanside Soccer Complex</b>                      |
|  |   |   | 16. <b>Residence Inn by Marriott San Diego Oceanside</b> |

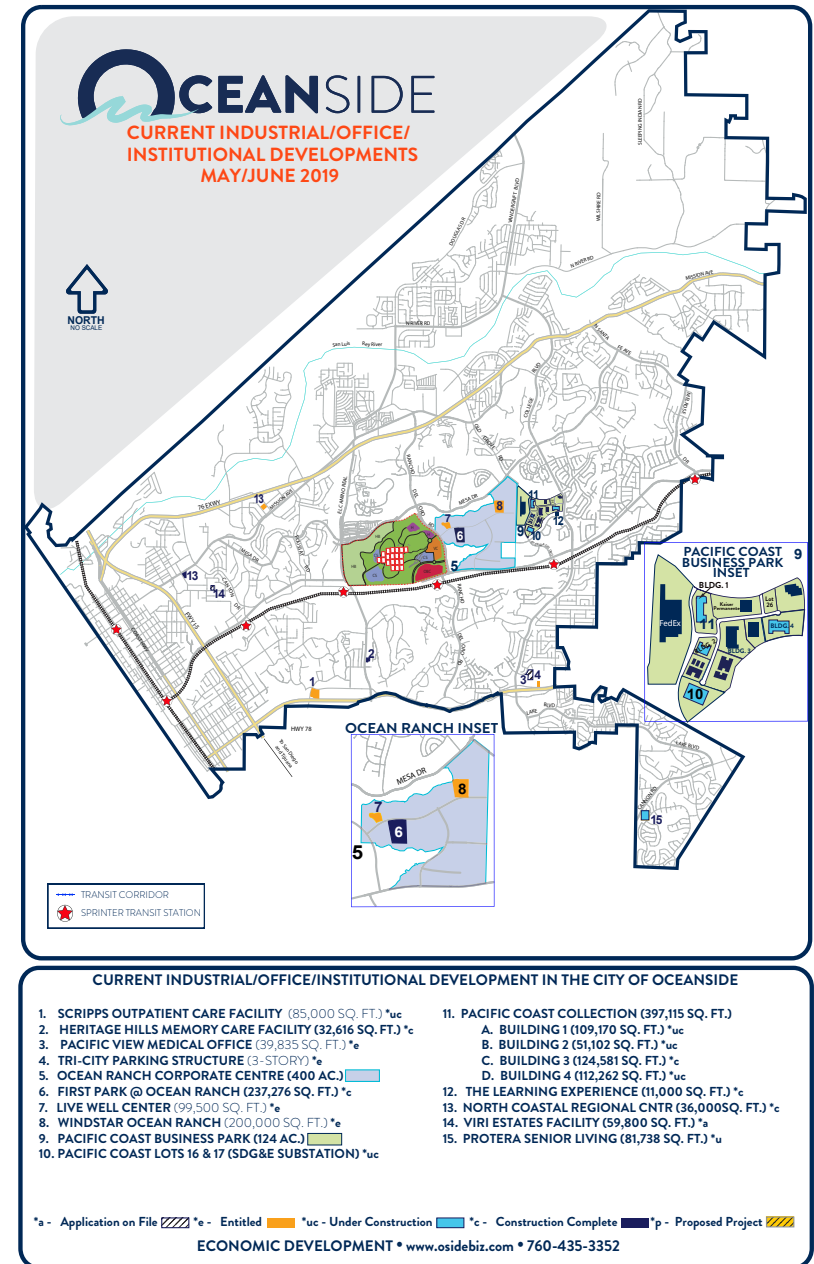


# Oceanside Development

POPULATION	1 MILE	3 MILE	5 MILE
2019 Population	18,902	141,937	302,361
2024 Projection	19,813	145,721	312,350
2019-2024 Growth	4.82%	2.67%	3.30%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Households	5,962	46,714	102,600
2010 Census	5,098	44,434	96,127
2019-2024 Growth	4.50%	2.64%	3.21%

INCOME	1 MILE	3 MILE	5 MILE
2018 Median Home Value	\$397,155	\$432,866	\$473,795
2019 Median Household Income	\$75,869	\$66,739	\$69,665



# Get in Touch.



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## Disclosure

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