

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

4259 - Suite 111

Approx. 1,549 SF

4263 - Suite 107

Approx. 1,716 SF

4263 - Suite 200

Approx. 10,462* SF

*Divisible down to 1,930+ SF

Building Specifications

Property Type

NEIGHBORHOOD RETAIL

Min. Divisible

1,549 SF

Rentable Building Area

36,241 SF

Lease Type

NNN

Space Type

RETAIL & OFFICE

Max Contiguous

10,462 SF

Signage

AVAILABLE

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

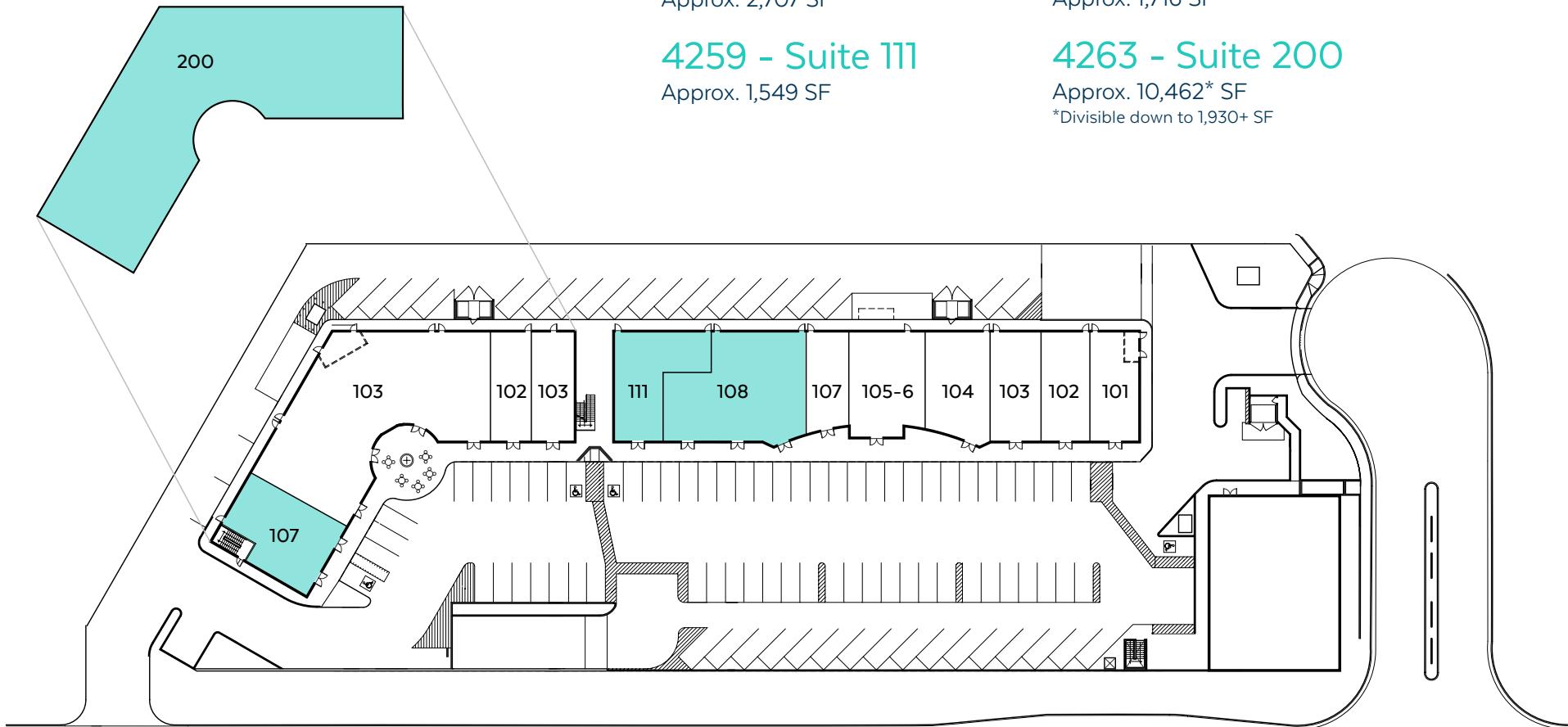
4259 - Suite 111

Approx. 1,549 SF

4263 - Suite 200

Approx. 10,462* SF

*Divisible down to 1,930+ SF



OCEANSIDE BLVD.

4259 - Suite 108

Features - Approx. 2,707 SF

In-Line Retail/Restaurant

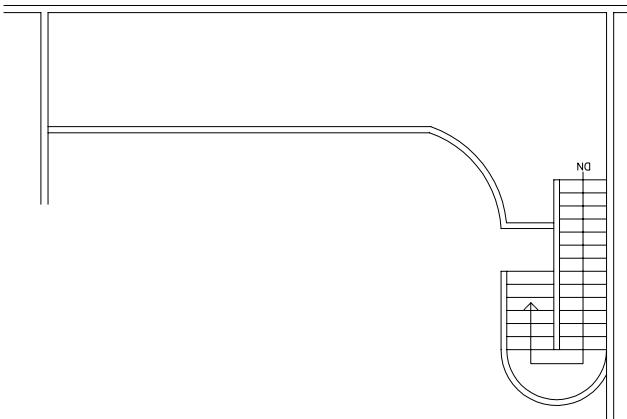
Second Floor Mezzanine

(2) Private Restrooms

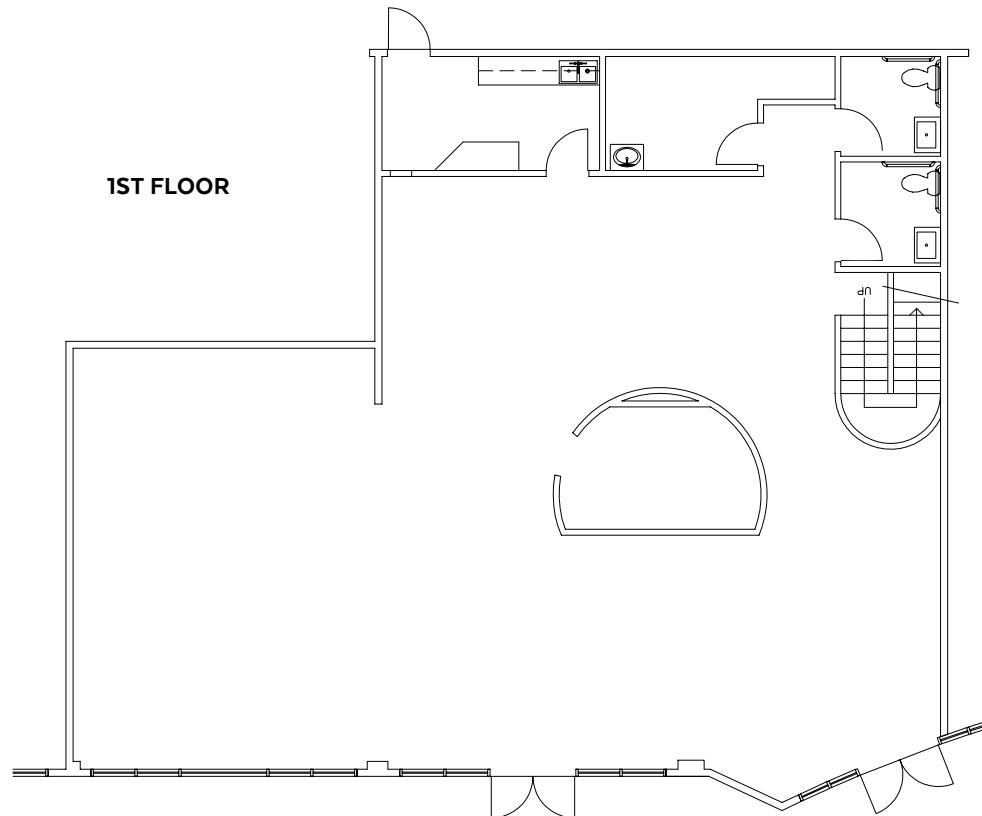
Open Area



2ND FLOOR



1ST FLOOR



4259 - Suite 111

Features - Approx. 1,549 SF

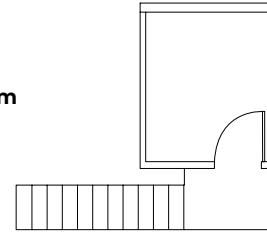
End Cap Retail/Restaurant

Second Floor Mezzanine with
Storage Room

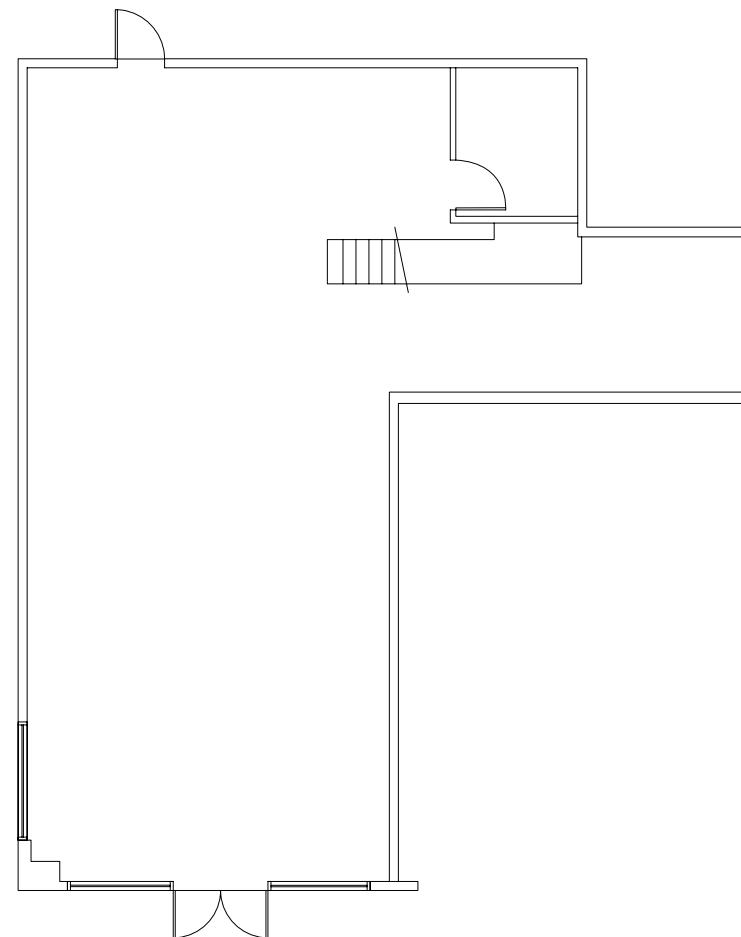
Private Restroom

Open Area

2ND FLOOR
Mezzanine with Storage Room



1ST FLOOR



4263 - Suite 107

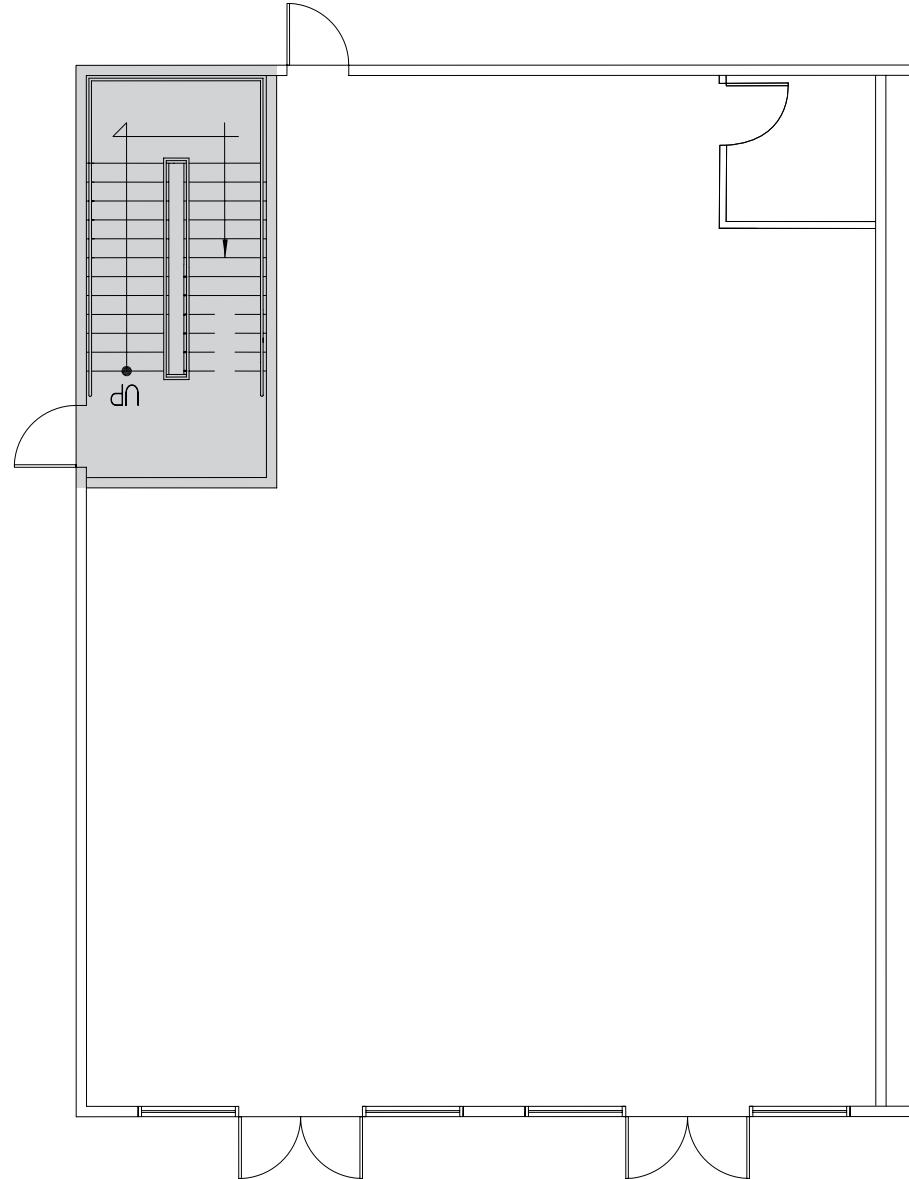
Features - Approx. 1,716 SF

End Cap Retail/Restaurant

Private Restroom

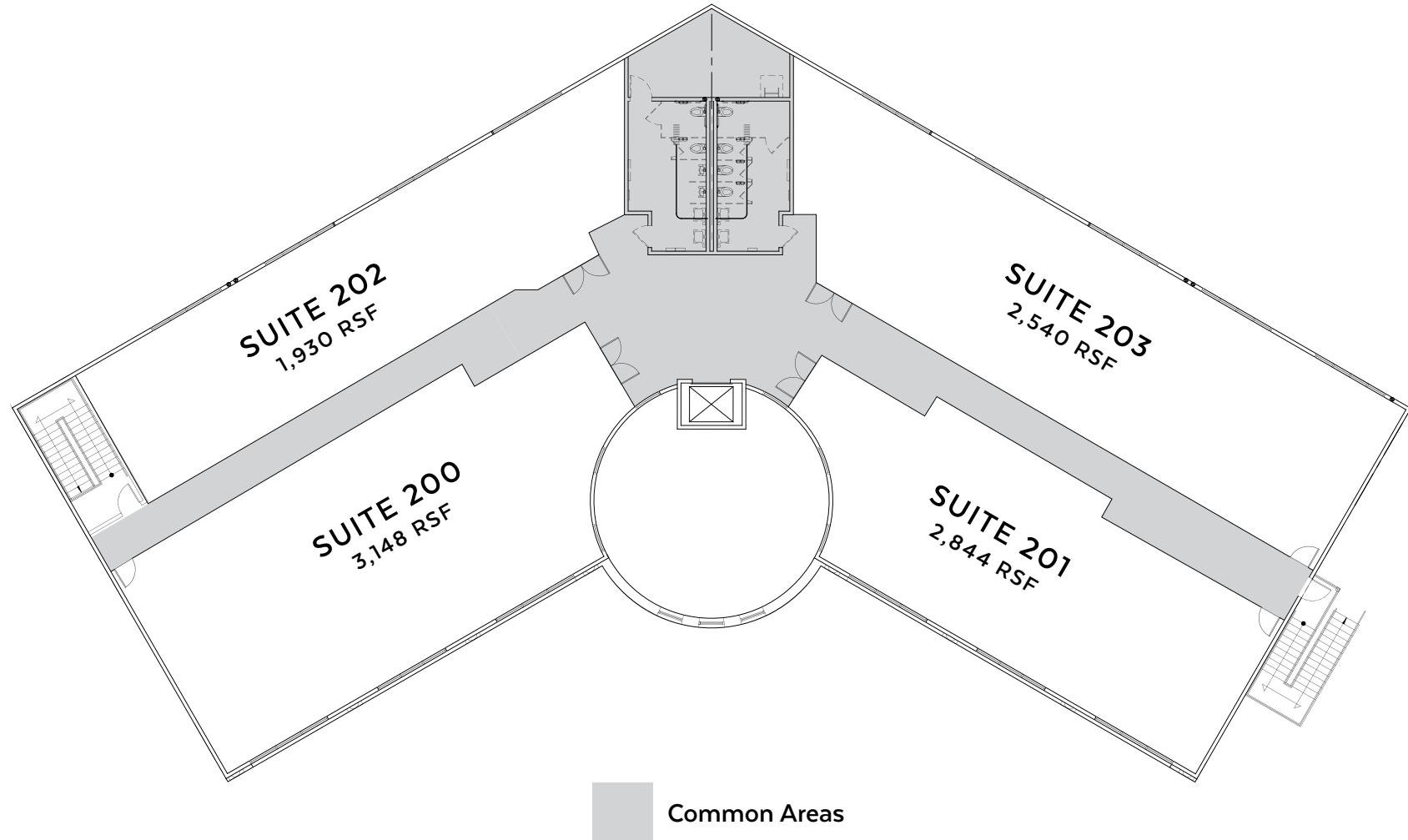
Open Area

 Not included in
Suite SF

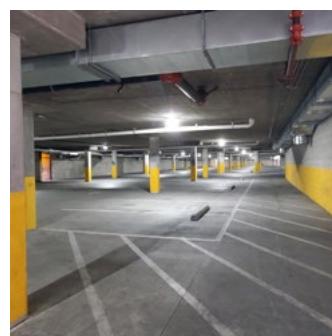


4263 - Suite 200 Proposed

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



Property Photos



Location Features

SUB-MARKET

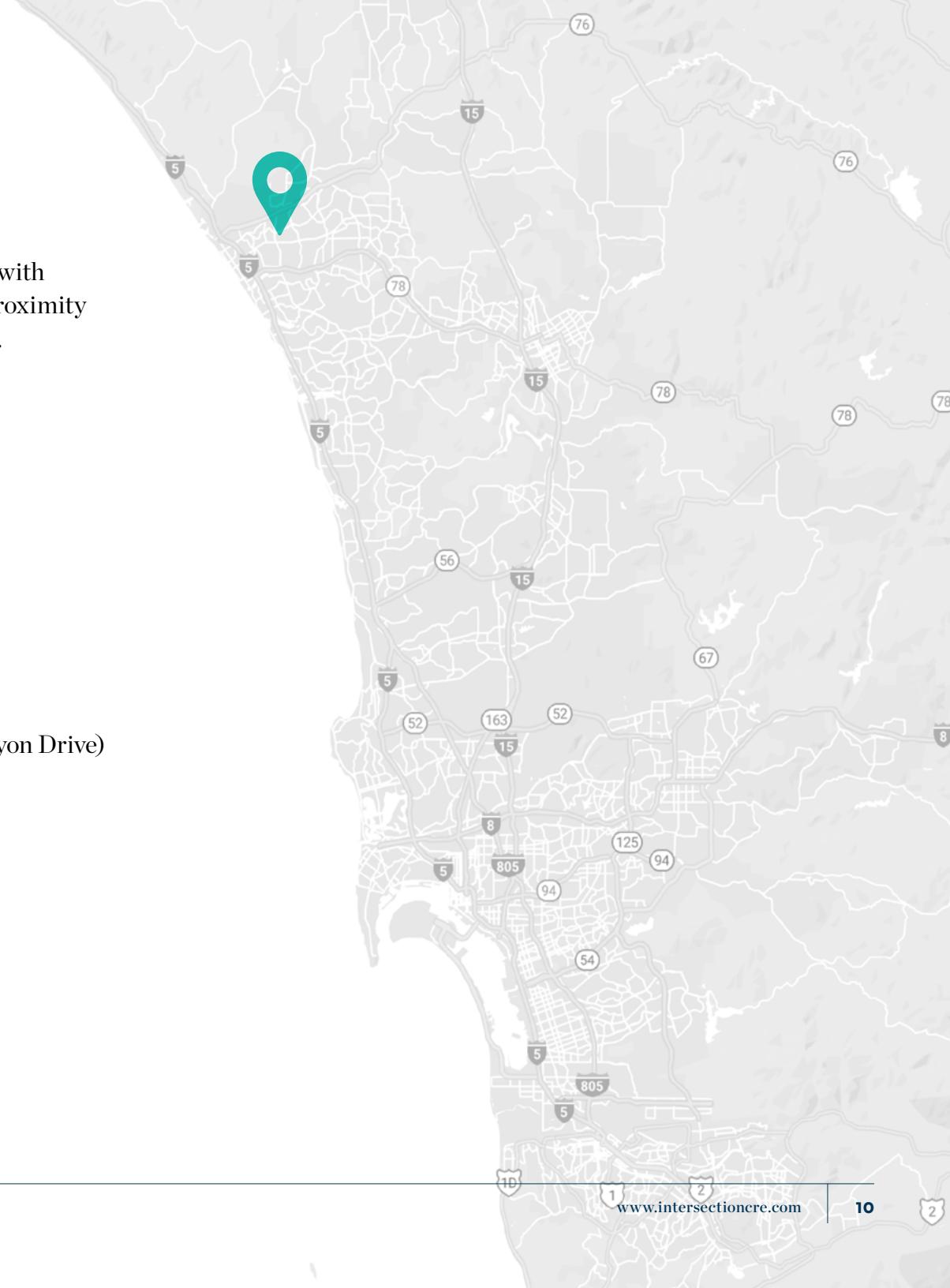
Oceanside is San Diego County's third-largest city. Together, with Carlsbad and Vista, it forms the Tri-City area. Within close proximity includes Tri-City Medical Center - the city's largest employer.

PROXIMITY

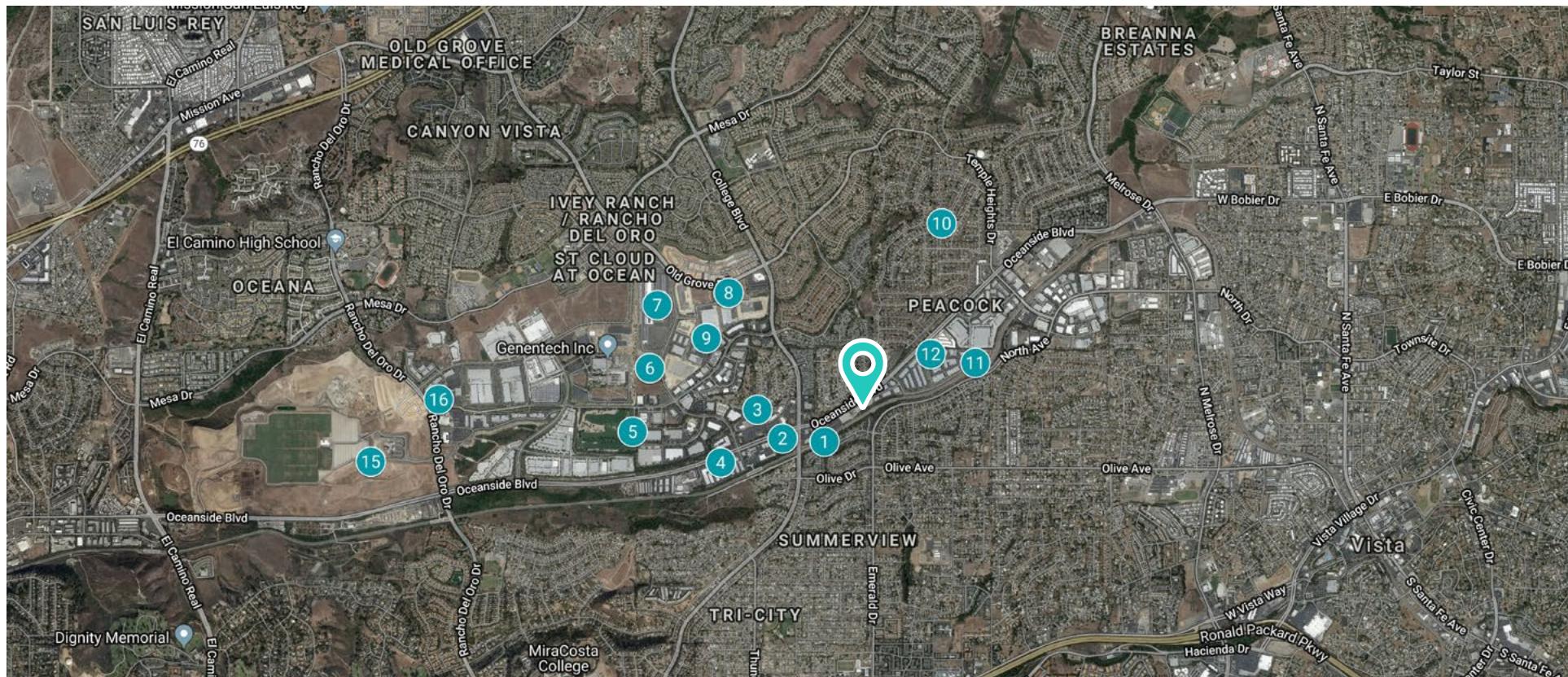
Tri-City Medical Center (2 miles)
Camp Pendleton (9.5 miles)
Oceanside Pier (7.5 miles)
Cal. State San Marcos (12 miles)
McClellan-Palomar Airport (8 miles)
San Diego International Airport (42 miles)

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

Oceanside Development

POPULATION

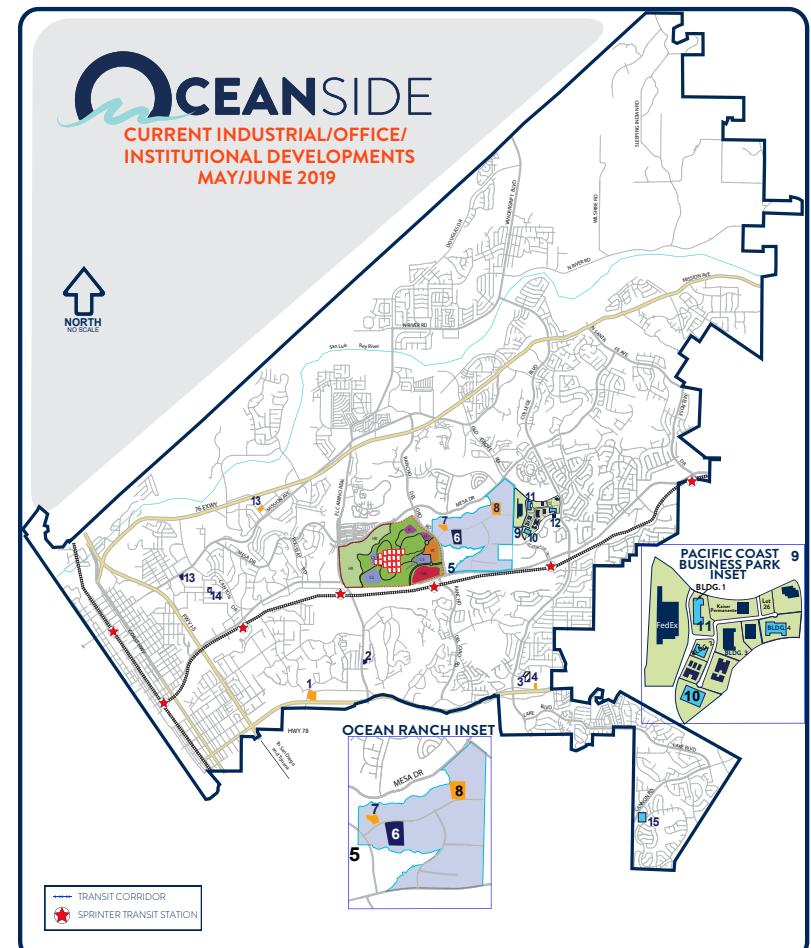
	1 MILE	3 MILE	5 MILE
2019 Population	18,902	141,937	302,361
2024 Projection	19,813	145,721	312,350
2019-2024 Growth	4.82%	2.67%	3.30%

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



*a - Application on File *e - Entitled *uc - Under Construction *c - Construction Complete *p - Proposed Project

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Get in Touch.



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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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