

# Retail Space for Sublease

## HIGH TRAFFIC RETAIL CENTER



**4170** Oceanside Blvd  
Oceanside, CA 92056

### Ethan Park

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## PROPERTY FEATURES



### Property Type

Plaza Rancho Del Oro Shopping Center (Approx. 76,054 SF)



### Suite Size

Suite 189: Approx. 900 SF Retail Space (Do Not Disturb Tenant)



### Lease Rate & Availability

Contact Agent



### Visibility

High Traffic Signalized Intersection (36,170 VPD)



### Shopping Center Tenants

Grocery & Fitness Anchored Shopping Center  
Diverse Tenant Mix (Retail, Restaurant, Service)



### Parking

Onsite



### Accessibility

Easy Access to I-5, Hwy 76 & Hwy 78

# NEARBY AMENITIES

Plaza Rancho Del Oro








College Boulevard (36,170 VPD)

Oceanside Boulevard (31,408 VPD)





Del Oro Gateway



Del Oro Marketplace



DEMOGRAPHICS



POPULATION

	3 mile	5 mile	10 mile
Total Population (2024)	143,128	303,242	556,802
Median Age	38.1	39.1	38.1



HOUSEHOLDS

	3 mile	5 mile	10 mile
Owner Occupied	27,332	59,998	110,177
Renter Occupied	20,403	43,735	79,479
Total Households	48,265	104,851	191,090
Avg Household Income	\$108,677	\$113,184	\$123,436



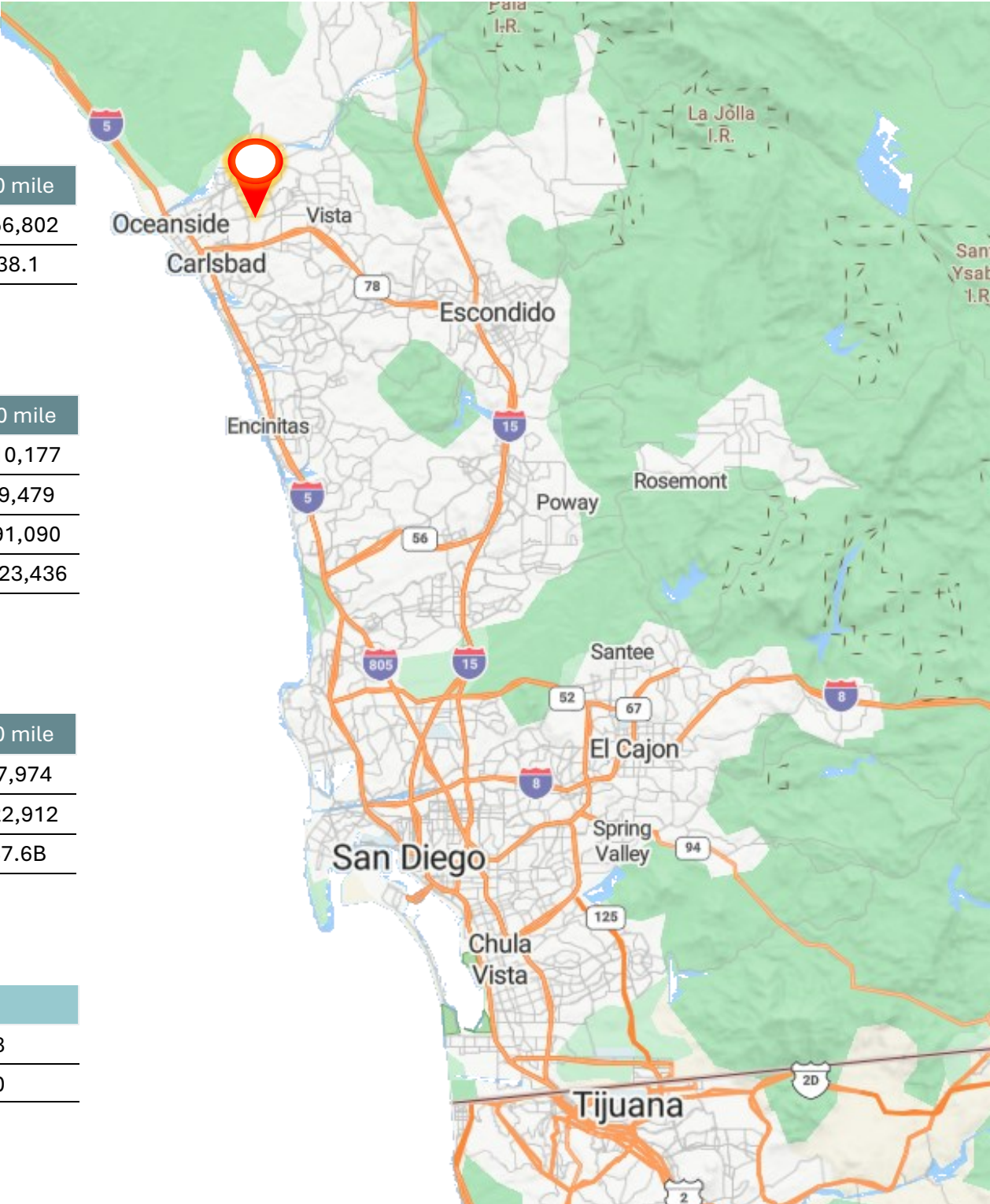
BUSINESS

	3 mile	5 mile	10 mile
Total Businesses	6,270	13,567	27,974
Total Employees	44,462	96,013	222,912
Consumer Spending	\$1.8B	\$4B	\$7.6B



VEHICLES PER DAY

Oceanside Boulevard	31,408
College Boulevard	36,170



## CONTACT INFORMATION

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.