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29' foot high pole sign on the intersection of College and Oceanside Blvd.

15' foot high pylon sign on Oceanside Blvd.

**URGENT CARE**  
8-2-8  
8 to 8 DAILY  
...Yes, even holidays!

**T-Mobile**

**PACIFIC DENTAL SERVICES**

**DOLLAR TREE**

**Select**  
Workforce Specialists

**Sola**  
SALON STUDIOS

**88 Ranch Marketplace**

COLLEGE BLVD  
29,110 cars per day (per Regis 2020)

OCEANSIDE BLVD  
20,038 cars per day (per Regis 2020)



# Property Highlights

Del Oro Marketplace is an approximate 101,000 SF retail project located at the South West corner of Oceanside Boulevard and College Boulevard, which provides an average of 80,000 cars per day. The center is anchored by 88 Ranch Marketplace, Chipotle, Jersey Mikes, Yogurt Land, Dollar Tree, T-Mobile, Chase Bank, Panda Express, McDonald's, 8-2-8 Urgent Care and Rancho Del Oro full service car wash.

- › Centrally located in the Rancho Del Oro Master Plan Community.
- › Great visibility and signage on both monument and pylon signs.
- › 2 signalized intersections with 3 additional ingress & egress access points to the project.
- › Approx. 7 miles to/from I-5 (via Oceanside Blvd.)
- › Approx. 6.5 miles to/from CA-76 (via College Blvd.)
- › Approx. 1 mile to/from CA-78 (via College Blvd.)
- › Close proximity to Ocean Ranch Corporate Centre (400 acre business park) and Rancho Del Oro Technology Park (154 acre business park).
- › Approximately 2 miles from the SoCal Sports Complex. The SoCal Sports Complex features 21 full-size fields on 52.5 acres.



# Tenant Roster

Unit	Tenant	Sq. Ft.
4101	Rancho Del Oro Car Wash	3,129
4111-100	Jersey Mike's Subs	1,175
4111-102	Afghan Kebab	1,792
4111-103	Chipotle Mexican Grill	1,921
4121-200	Panda Express	2,002
4121-201	Lollicup Fresh (Boba Tea)	1,100
4121-202	GoGo Japan	1,500
4121-203	Pho Kitchen	1,138
4121-204	Yogurtland	1,300
4121-205	Bank of America, NA	100
4131	88 Ranch Marketplace	13,885
4141	Enzo's BBQ Inc.	4,900
4147	Chase Bank	4,800
4151	McDonald's Store # 4-3859	5,054
4161-100	Former Select Staffing - (Available)	3,729

Unit	Tenant	Sq. Ft.
4161-101	Sola Salon	7,119
4161-103	Dollar Tree	10,024
4171-00D	Day Porter	400
4171-100	Vacant	2,311
4171-100A	Mayweather Boxing	2,963
4171-100C	Pacific Dental Services	4,073
4171-101	Unique Nails Bar	1,551
4171-102	Blessed & Boujee Clothing	986
4171-103	Vacant	1,067
4171-104	Former T- Mobile (Available)	1,460
4171-105	I-Tan Solarium	1,712
4171-106	Bronco Taco Shop	1,809
4171-107	Vacant	1,864
4171-108	Miracle-Ear	661
4171-109	Next Step Healthcare	2,217



# Site Plan





(looking west)

# Location

El Camino Country Club

Titleist Performance Institute

88 Ranch Marketplace

CHASE

PACIFIC DENTAL SERVICES

McDonald's

T-Mobile

URGENT CARE 8 to 8 DAILY

Albertsons

Bank of America

SUBWAY

STARBUCKS COFFEE

WELLS FARGO

UPPER CRUST

Oceanside Blvd

College Blvd

(looking east)

# Location



Plaza Rancho  
Del Oro

Oceanside Blvd  
35,100 cars per day (per Sandag 2013)



College Blvd  
44,500 cars per day (per Sandag 2013)



# Location



**64.1%**

of the population within one mile of the property have attended college



**39.1%**

of the population within one mile of the property have attained a degree



**\$2,161**

is the total monthly consumer expenditure spent per household within one mile of the property

## Demographics (2019)

	1 mile	2 miles	3 miles
<b>Estimated Population</b>	17,565	67,852	145,985
<b>Projected Population</b>	17,956	69,524	149,566
<b>Daytime Population</b>	5,956	20,987	42,126
<b>Estimated Households</b>	5,340	23,905	49,411
<b>Average Household Income</b>	\$100,302	\$94,843	\$91,969
<b>Median Age</b>	34.1	35.8	35.8

## Monthly Household Consumer Expenditure (2019)

Total Retail Expenditure	1 mile	2 miles	3 miles
<b>Apparel</b>	\$213	\$202	\$197
<b>Contributions</b>	\$193	\$183	\$179
<b>Education</b>	\$184	\$171	\$167
<b>Entertainment</b>	\$340	\$322	\$314
<b>Food &amp; Beverages</b>	\$876	\$837	\$816
<b>Furnishings &amp; Equipment</b>	\$211	\$200	\$195
<b>Gifts</b>	\$144	\$137	\$134



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