

QUARRY CREEK

3460-3480 Marron Road
Oceanside, California 92056



NEWMARK | PACIFIC

RETAIL FOR LEASE



QUARRY CREEK

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Oceanside, California 92056

**For further leasing information
please contact:**

Justin Wessel

Associate Director
† 858-875-5929
justin.wessel@nrmk.com
CA RE Lic. #01946177

John Jennings

Senior Managing Director
† 858-875-5927
john.jennings@nrmk.com
CA RE Lic. #01215740

PROPERTY HIGHLIGHTS



Ideally situated off of State Route 78, Quarry Creek is close to many schools, colleges and other strong daytime demographics.



±367,000-square-foot center anchored by Walmart, Albertsons, Kohl's and PetSmart.



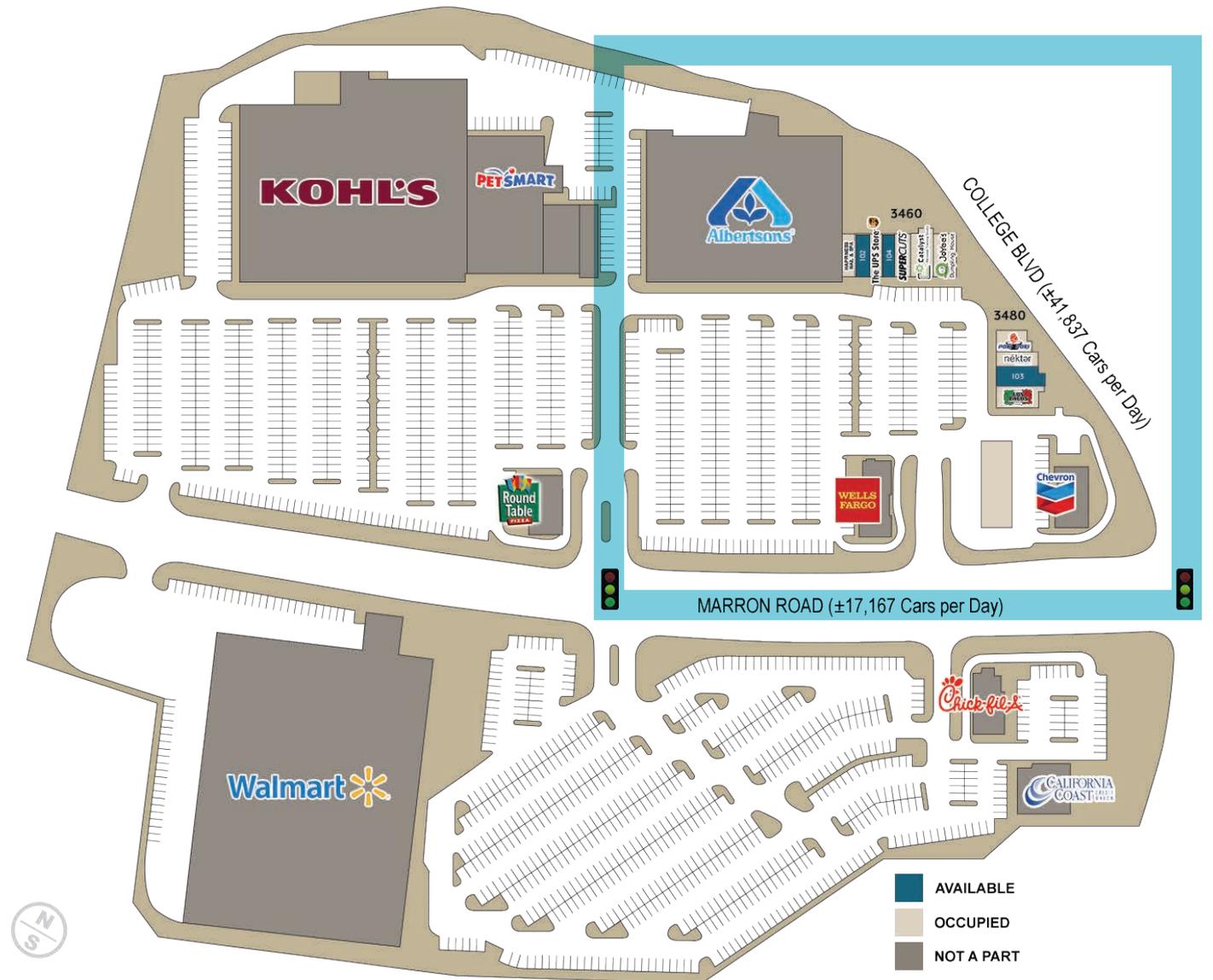
Conveniently located adjacent to State Route 78, allowing easy access up and down the 78 corridor.



Close proximity to Carlsbad's growing master-planned communities of Robertson Ranch, Calavera Hills and Sunny Creek

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SITE PLAN & TENANT ROSTER

SUITE	TENANT	SF
3450	ALBERTSONS	NAP
3460-101	HAPPINESS NAILS	1,158
3460-102	AVAILABLE	1,157
3460-103	THE UPS STORE	1,159
3460-104	AVAILABLE	1,158
3460-105	SUPERCUTS	1,200
3460-106	CATALYST PERSONAL TRAINING STUDIO	1,366
3460-107	JOYEE'S DUMPLING HOUSE	2,300
3470	WELLS FARGO BANK	NAP
3480-101	POKI POKI	1,400
3480-102	NEKTER JUICE BAR	1,214
3480-103	RESTAURANT AVAILABLE	1,796
3480-104	LOS TACOS	1,782
3490	CHEVRON	NAP





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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	17,302	119,597	302,399
2030 Population	17,218	120,267	306,671
2025-2030 Annual Rate	-0.10%	0.11%	0.28%
Total Businesses	663	4,473	15,606
Total Employees	8,742	39,170	147,459
Total Daytime Population	17,825	105,871	303,830
2025 Median Age	40.8	41.2	39.6
HOUSEHOLDS			
2025 Total Households	6,587	45,286	111,396
2025 Average Household Size	2.57	2.60	2.68
2025 Housing Units	6,884	47,586	118,430
Owner Occupied Housing Units	53.8%	58.3%	53.0%
Renter Occupied Housing Units	41.9%	36.9%	41.1%
Vacant Housing Units	4.3%	4.8%	5.9%
2025 Median Home Value	\$767,969	\$886,960	\$859,596
INCOME			
2025 Average Household Income	\$129,364	\$144,749	\$137,544
<\$15,000	8.5%	4.6%	5.0%
\$15,000 - \$24,999	4.0%	3.2%	4.2%
\$25,000 - \$34,999	5.8%	4.2%	4.7%
\$35,000 - \$49,999	5.9%	7.6%	7.8%
\$50,000 - \$74,999	13.1%	13.0%	13.5%
\$75,000 - \$99,999	11.3%	12.6%	12.8%
\$100,000 - \$149,999	20.9%	19.5%	18.8%
\$150,000 - \$199,999	14.3%	14.5%	13.4%
\$200,000+	16.3%	20.9%	19.8%
2025 Median Household Income	\$102,428	\$109,016	\$103,678
2025 Per Capita Income	\$48,611	\$54,881	\$50,797

Source: ESRI

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† 858-875-5927

john.jennings@nrmk.com

CA RE License #01215740

4655 Executive Drive, Suite 800

San Diego, CA 92121

† 858-875-3600

Corporate License #01796698