

FOR LEASE

College Plaza

3504-3514 College Blvd | Oceanside, CA 92056



RETAIL OPPORTUNITY

1,700 SF
Retail Available

TRAFFIC COUNTS

College Blvd approx. 46,000 cpd
Plaza Dr approx. 23,500 cpd

Source: Costar

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DESCRIPTION

- Retail space opportunity along North County San Diego's Highway 78 Corridor
- Highly visible from both East & West bound Highway 78 traffic
- Conveniently located directly off the College Blvd. highway interchange
- Services dense single family residential populations as well as the Mira Costa College (16,084 students) which is located approximately 0.6 mile to the North of the Shopping Center

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,407	118,783	309,645
Avg Household Income	\$118,015	\$138,289	\$132,342
Daytime Population	8,376	41,365	160,104

Source: Esri

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Available

1 1,700 SF End Cap Available



College Plaza Directory

GLA : 92,438 SF

NO.	TENANT	SF
Building 3504		
A	Sam's Donut	
B	Lens 4 Less	
C	Coin Laundry	
D	Kotijas Mexican Food	
E	Salon & Spa	
F	Aroma Avenue	
3508	Grocery Outlet	
3514	Hobby Lobby	
Building 3702		
A	Starbucks	
1 B	Available	1,700
3500	El Pollo Loco	
3705	Wendy's	
Building 3502		
A	Fast Auto Loans	
B	Dentist	
3520	Office Building (N.A.P)	

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DEMOGRAPHICS 2024

	1 mile	3 miles	5 miles
Population			
2024 Population	17,407	118,783	309,645
2000 Population	14,648	102,301	274,983
2010 Population	16,823	108,255	293,668
2029 Population	17,441	119,697	311,548
2000-2020 Population: Annual Growth Rate	0.88%	0.71%	0.57%
2010-2020 Population: Annual Growth Rate	0.36%	0.85%	0.49%
2023-2028 Population: Annual Growth Rate	0.04%	0.15%	0.12%
2024 Median Age	40.2	41.1	39.2
Households			
2000 Households	5,454	37,754	96,682
2010 Households	6,253	40,121	103,232
2024 Total Households	6,490	44,348	112,310
2029 Total Households	6,626	45,645	115,353
2000-2020 Households: Annual Growth Rate	0.83%	0.72%	0.66%
2010-2020 Households: Annual Growth Rate	0.30%	0.84%	0.66%
2023-2028 Households: Annual Growth Rate	0.42%	0.58%	0.54%
2024 Average Household Size	2.62	2.64	2.72
Housing Units			
2024 Total Housing Units	6,778	46,304	119,016
2024 Owner Occupied Housing Units	3,606	27,455	62,927
2024 Renter Occupied Housing Units	2,884	16,893	49,383
2024 Vacant Housing Units	288	1,956	6,706
Race and Ethnicity			
2024 White Alone	52.2%	57.2%	51.0%
2024 Black Alone	2.6%	2.8%	3.1%
2024 American Indian/Alaska Native Alone	1.6%	1.2%	1.6%
2024 Asian Alone	7.3%	7.3%	7.2%
2024 Pacific Islander Alone	0.7%	0.8%	0.8%
2024 Hispanic Origin (Any Race)	38.2%	31.7%	38.8%
Income			
2024 Median Household Income	\$94,100	\$104,422	\$99,342
2024 Average Household Income	\$118,015	\$138,289	\$132,342
2024 Per Capita Income	\$43,672	\$51,797	\$48,118
2024 Population 25+ by Educational Attainment			
Total	12,378	86,284	220,516
High School Graduate	20.4%	16.2%	17.4%
GED/Alternative Credential	1.3%	1.7%	2.2%
Some College, No Degree	21.2%	21.2%	20.8%
Associate Degree	9.7%	9.9%	9.0%
Bachelor's Degree	24.8%	28.0%	25.2%
Graduate/Professional Degree	11.8%	15.9%	14.0%
Data for all businesses in area			
Total Businesses:	672	4,505	16,322
Total Employees:	8,376	41,365	160,104
Total Residential Population:	17,407	118,783	309,645
Employee/Residential Population Ratio:	0:1	0:1	1:1
2024 Total Daytime Population	16,882	104,679	307,388
Workers	8,351	45,807	157,577
Residents	8,531	58,872	149,811