

RANCHO DEL ORO PLAZA

NWC Oceanside Blvd @ College Blvd | Oceanside, CA



NEWMARK | PACIFIC

RETAIL FOR LEASE

PLAZA RANCHO DEL ORO

Thriving Neighborhood Marketplace

Anchored by well-known names like Albertsons and Planet Fitness, Plaza Rancho Del Oro brings together an engaging selection of dining, retail and services, offering convenience and variety to serve the everyday needs and interests of the surrounding community.

Strategic Location

Positioned at a key entryway to Rancho del Oro — one of North San Diego County's most established master planned communities — Plaza Rancho Del Oro is surrounded by residential neighborhoods, a corporate park of ±6.0 Million Square feet of office and industrial space, and popular recreational spaces including a large community park with soccer fields and an amphitheater.

Unmatched Exposure and Accessibility

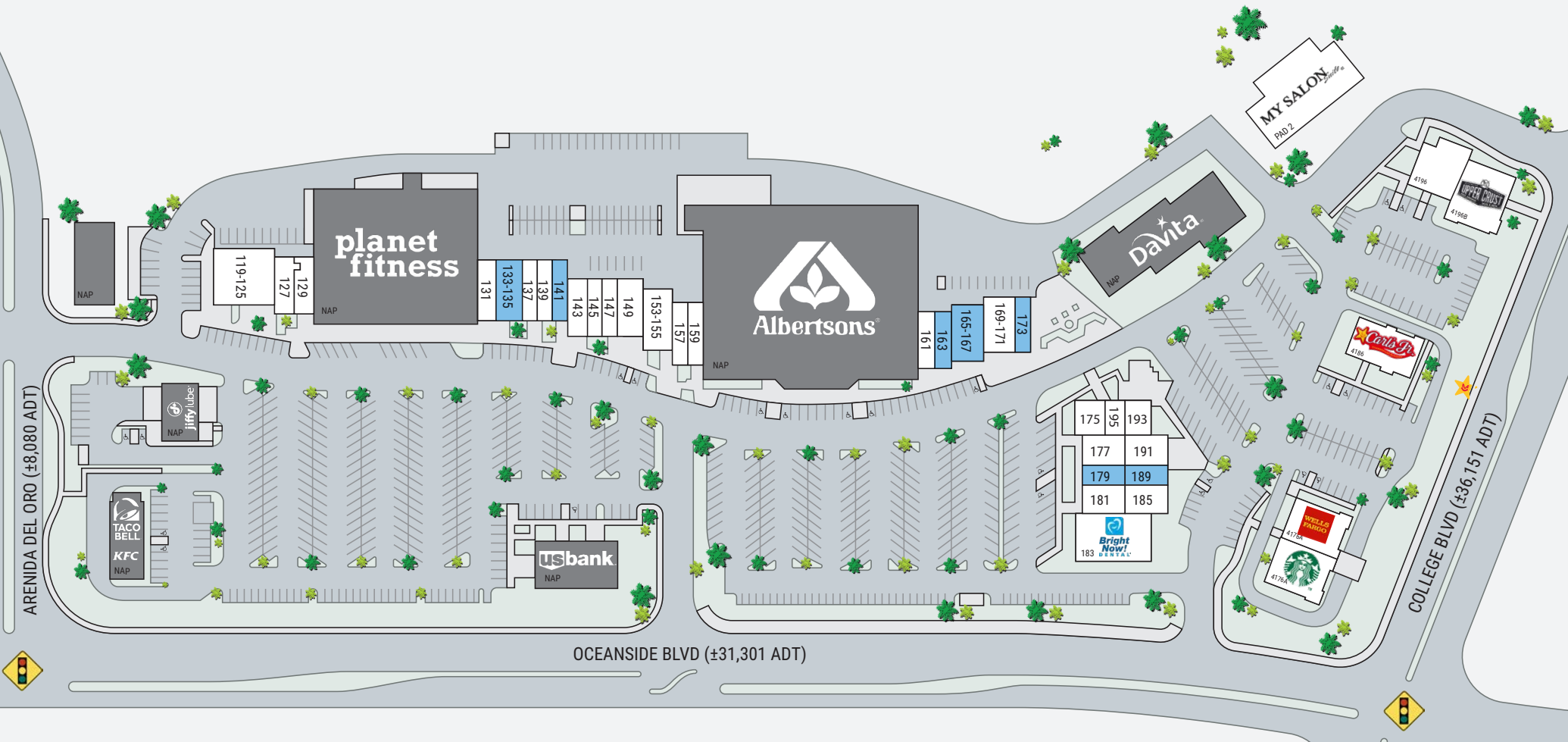
The shopping center sits prominently at the signalized intersection of Oceanside Boulevard and College Boulevard, both heavily traveled roads with a combined daily traffic count of more than 65,000 vehicles. Plaza Rancho Del Oro is also just minutes from the College Blvd SPRINTER Train Station, giving customers a convenient public transit option.



SUITE	TENANT	SF
119-125	Armed Forces Recruiting Office	4,384
127	Armed Forces Recruiting Office	1,200
129	Armed Forces Recruiting Office	620
131	Rancho Dental Group	1,300
133-135	2ND GEN RESTAURANT AVAILABLE	1,960
137	Great Clips	975
139	National Guard	985
141	AVAILABLE	975
143	Poki Bowl	1,200
145	USAA	910
147	Warhammar	900
149	PDO Cleaners	1,800

SUITE	TENANT	SF
153-155	Happiness Nails	1,960
157	Little Ceasar's	980
159	Postal Annex+	1,310
161	Hair Port	1,200
163	AVAILABLE	900
165-167	AVAILABLE	2,112
169-171	ND Banh Mi	1,810
173	AVAILABLE	1,200
175	Zenchi Wellness	1,275
177	Cigarettes 4 Less	1,330
179	AVAILABLE	1,120
181	United Studios of Self Defense	1,437

SUITE	TENANT	SF
183	Bright Now! Dental	3,974
185	Staffmark Group	1,700
189	AVAILABLE	900
191	New York Giant Pizza Co	1,080
193	Local Canes	1,078
195	Kathy's Tailoring	621
4176 A	Wells Fargo Bank	3,787
4176 B	Starbucks	2,184
4186	Carl's Jr.	3,200
4196	Upper Crust Pizza	2,812
4196B	Cafe De Thai	3,674
Pad 2	My Salon Suites	6,200



EL CORAZON

465-Acre Development which will include:
SoCal Sports Complex
Frontwave Arena with seating for 7,600
268-Unit Luxury Apartment Complex
475,000 SF Industrial Complex
Approx. 40,000 SF of Commercial & Restaurant Space

±6.0 MILLION SF
Office / Industrial
Corporate Park

RANCHO DEL ORO

PLAZA



College Blvd
SPRINTER Train Station

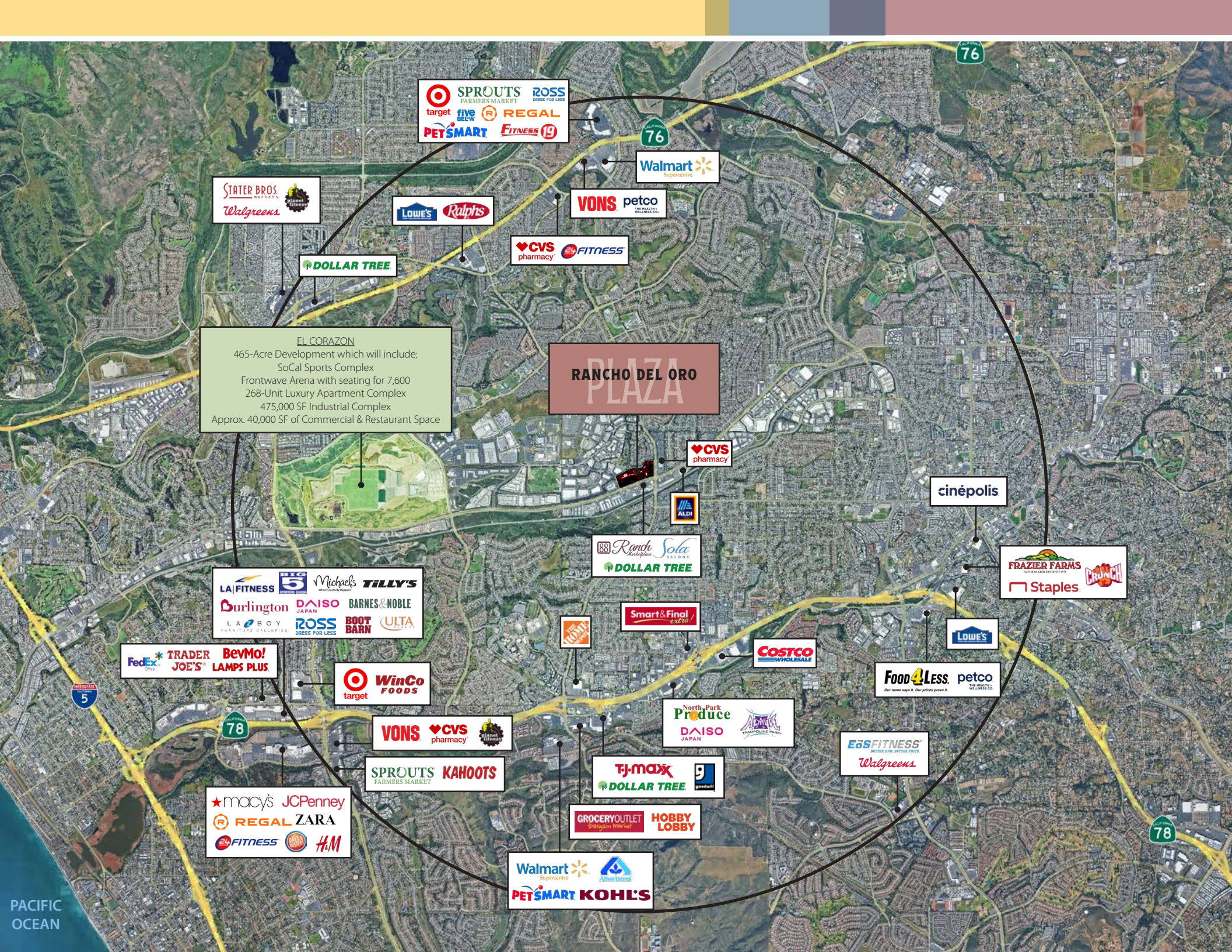


OCEANSIDE BLVD (±31,301 ADT)



COLLEGE BLVD (±36,151 ADT)





EL CORAZON
465-Acre Development which will include:
SoCal Sports Complex
Frontwave Arena with seating for 7,600
268-Unit Luxury Apartment Complex
475,000 SF Industrial Complex
Approx. 40,000 SF of Commercial & Restaurant Space

RANCHO DEL ORO PLAZA

target **SPROUTS** FARMERS MARKET **ROSS** DRESS FOR LESS
five BEEW **REGAL**
PETSMART **FITNESS 19**

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Walmart Supercentre

STATER BROS. MARKETS
Walgreens

Lowe's **Ralphs**

VONS **petco**
THE HEALTH & WELLNESS CO.

CVS pharmacy **FITNESS**

DOLLAR TREE

CVS pharmacy

ALDI

cinépolis

Ranch SoLa SALONS
DOLLAR TREE

FRAZIER FARMS
NATURAL GROCERY GUY & CO.
Staples

LA FITNESS **5** **Michael's** **TILLY'S**
Burlington **DAISO** JAPAN **BARNES & NOBLE**
LA BOY FURNITURE GALLERIES **ROSS** **BOOT BARN** **ULTA**

Smart & Final extra

COSTCO WHOLESALE

Lowe's

FedEx **TRADER** **BevMo!**
JOE'S **LAMPS PLUS**

target **WinCo** FOODS

Food 4 Less. **petco**
Our name says it. Our prices prove it.

VONS **CVS** pharmacy **Stater Bros.**

North Park Produce **DAISO** JAPAN **TRAMPOLINE PARKS**

SPROUTS FARMERS MARKET **KAHOOTS**

TJ-maxx **DOLLAR TREE**

EoS FITNESS
BETTER GYM. BETTER PRICE.
Walgreens

macy's **JCPenney**
REGAL **ZARA**
FITNESS **H&M**

GROCERY OUTLET **HOBBY LOBBY**
Süpermarket

Walmart Supercentre **Abercrombie**
PETSMART **KOHL'S**

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PACIFIC OCEAN

RANCHO DEL ORO PLAZA



147,912

3-MILE TOTAL POPULATION



116,212

3-MILE DAYTIME POPULATION



\$129,150

3-MILE AVG. HOUSEHOLD INCOME



\$771,535

3-MILE MEDIAN HOME VALUE

NEWMARK | PACIFIC

	1-MILE	3-MILE	5-MILE	
POPULATION	2025 Population	17,088	147,912	308,457
	2030 Population	17,207	149,360	310,803
	Total Businesses	802	4,683	10,735
	Total Employees	5,859	40,361	90,100
	Total Daytime Population	14,570	116,212	253,170
	2025 Median Age	38.6	38.2	39.3
HOUSING	2025 Total Households	5,541	51,654	110,218
	2025 Housing Units	5,750	54,182	115,693
	Owner Occupied Housing Units	68.0%	55.0%	55.6%
	Renter Occupied Housing Units	28.4%	40.3%	39.7%
	Vacant Housing Units	3.6%	4.7%	4.7%
2025 Median Home Value	\$768,408	\$771,535	\$838,527	
INCOME	2025 Average Household Income	\$140,376	\$129,150	\$135,372
	2025 Median Household Income	\$111,715	\$100,345	\$104,218
	2025 Per Capita Income	\$45,972	\$45,102	\$48,491
INCOME BREAKDOWN	<\$15,000	3.0%	5.0%	4.6%
	\$15,000- \$24,999	2.0%	3.4%	4.0%
	\$25,000- \$34,999	2.8%	5.0%	4.6%
	\$35,000- \$49,999	7.7%	8.2%	7.8%
	\$50,000- \$74,999	13.5%	14.5%	13.6%
	\$75,000- \$99,999	14.7%	13.7%	12.9%
	\$100,000- \$149,999	20.6%	20.3%	19.4%
	\$150,000- \$199,999	16.8%	12.6%	13.8%
\$200,000+	18.8%	17.3%	19.1%	

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