OCEANSIDE MARKETPLACE

4253, 4259 & 4263 Oceanside Boulevard, Oceanside, CA 92056

± 1,078 - 10,462 SF Retail & Office Available

PROPERTY FEATURES

- Approx. 32,241 SF Shopping Center
- Easy Access to Hwy 76 and 78
- Built in 2009 with Enhanced Architectural Features
- Anchored by IHOP –Boasting Highest Sales in North County
- Central to Nine Local Churches
- Can Accommodate Medical/Dental
- Elevator Served
- Monument Signage Available
- Surface & Underground Parking Yielding Ratio of 5.2/1,000 SF

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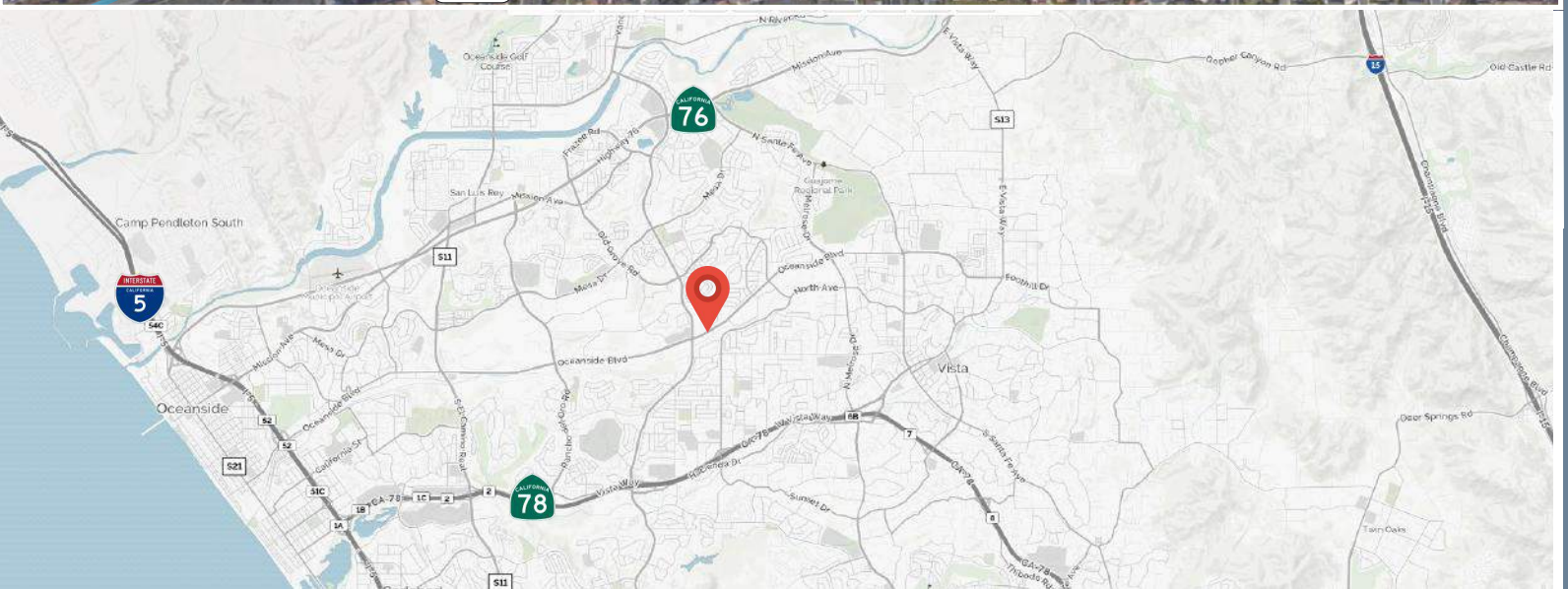
The information set fourth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

LOCATION DETAILS



TRAFFIC COUNTS

±22,785
Cars/Day
Oceanside Blvd. & Gateway Center Dr.

±35,865
Cars/Day
Oceanside Blvd. & College Blvd.

DEMOGRAPHIC HIGHLIGHTS

$68,368
Avg. Household Income
(1-Mile Radius)

143,818
Total Population
(3-Mile Radius)

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SITE PLAN and AVAILABILITY

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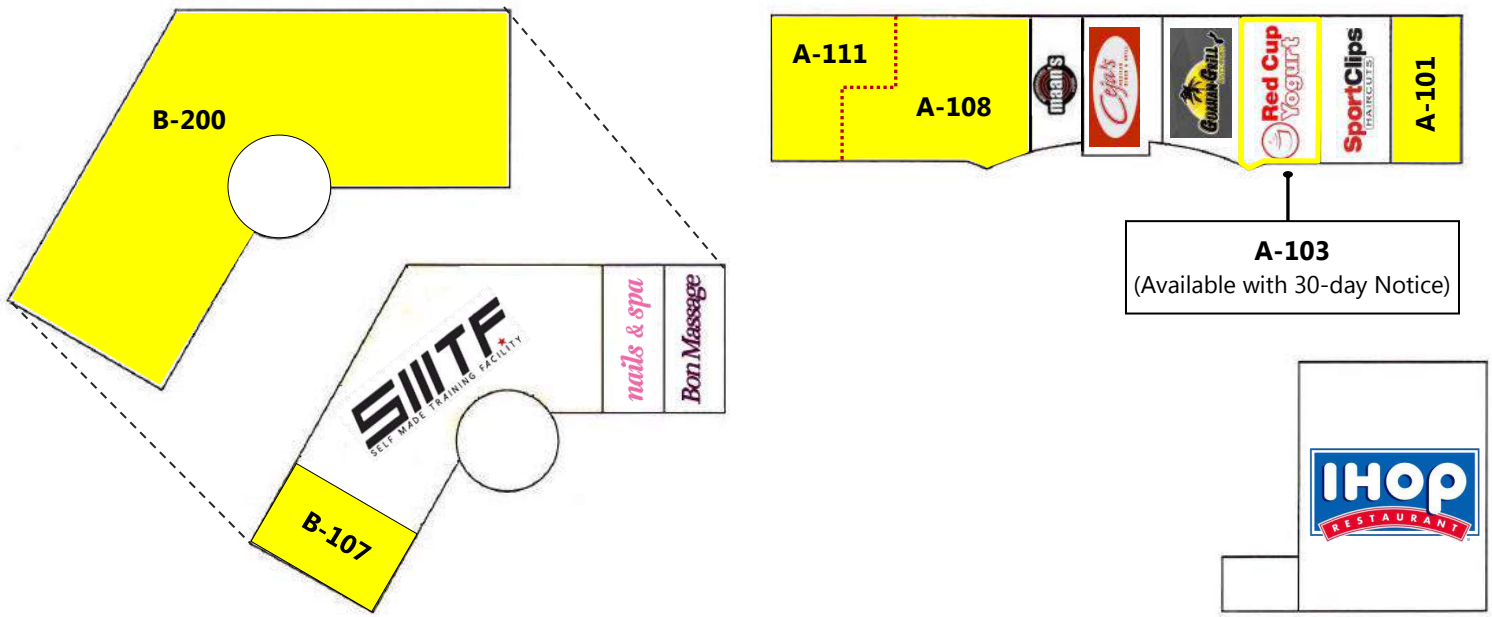

(Site plan is not to scale; for reference purposes only)

TENANT DIRECTORY

4253 Oceanside Blvd. - Bldg. C

101	International House of Pancakes	

4259 Oceanside Blvd. - Bldg. A

101	AVAILABLE	± 1,078 SF
102	Sports Clips	
103	AVAILABLE	± 1,169 SF
104	Guahan Grill	
105	Ceja's Diner & Grill	
107	Maan's Mediterranean	
108	AVAILABLE	± 2,714 RSF*
111	AVAILABLE	± 1,582 RSF*

*Can be Combined for ± 4,296 RSF

4263 Oceanside Blvd. - Bldg. B

101	Le Bon Massage	
102	Let's Get Nails Salon & Spa	
103	Self-Made Training Facility	
107	AVAILABLE	± 1,716 SF
200	AVAILABLE	± 10,462 SF

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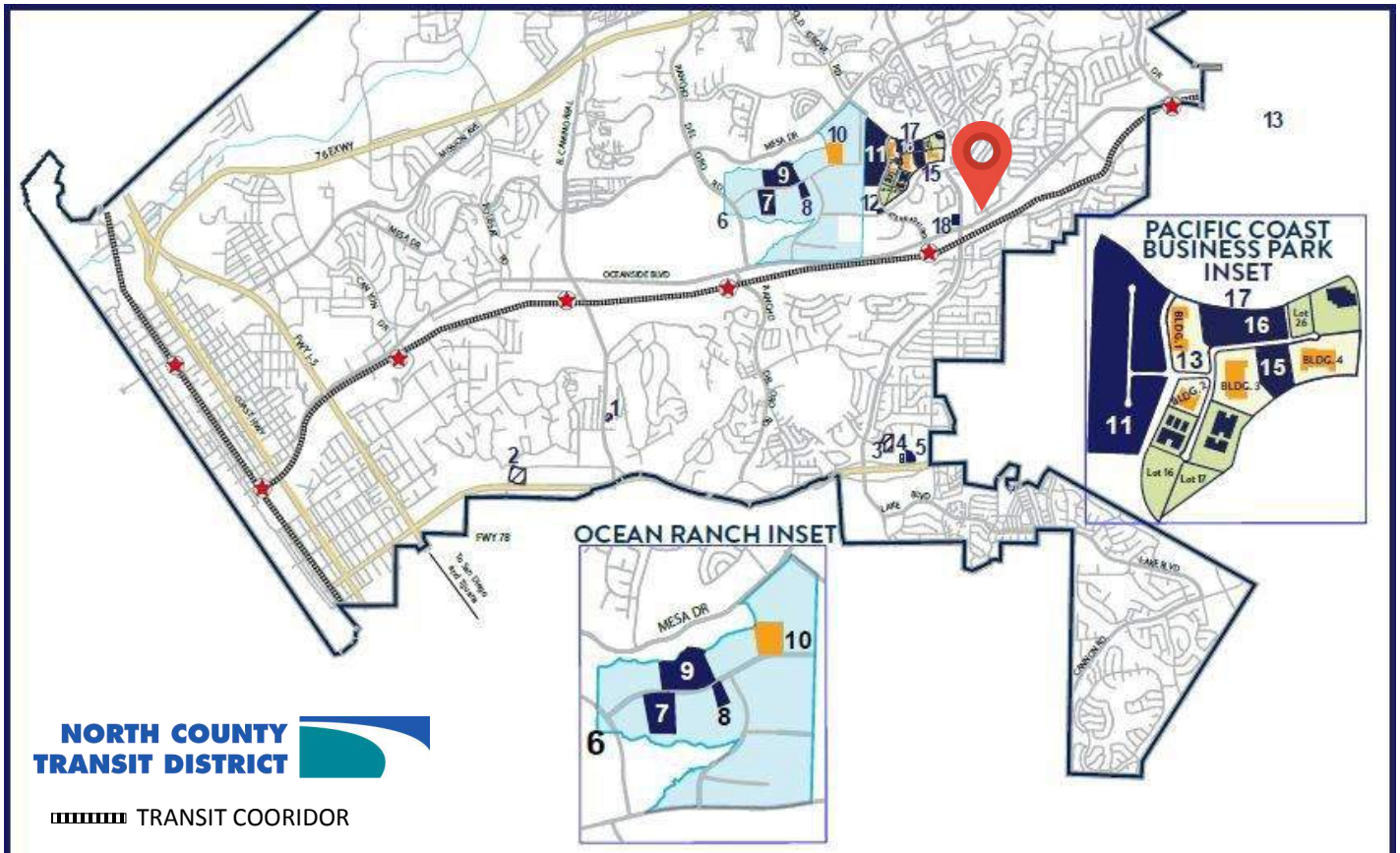
OCEANSIDE DEVELOPMENT



PENDING INDUSTRIAL/OFFICE DEVELOPMENT IN THE CITY OF OCEANSIDE

1. HERITAGE HILLS MEMORY CARE FACILITY (32,616 SQ. FT.) *c
2. SCRIPPS OUTPATIENT CARE FACILITY (85,000 SQ. FT.) *a
3. PACIFIC VIEW MEDICAL OFFICE (39,835 SQ. FT.) *a
4. MEDICAL OFFICE BUILDING (26,000 SQ. FT.) *a
5. TRI-CITY MEDICAL CENTER (57,476 SQ. FT.) *c
6. OCEAN RANCH CORPORATE CENTRE (400 AC.)
7. FIRST PARK @ OCEAN RANCH (237,276 SQ. FT.) *c
   - A. SUJA JUICE (171,000 SQ. FT.)
   - B. BRIXTON CLOTHING (65,600 SQ. FT.)
8. MAGNAFLOW EXPANSION (100,000 SQ. FT.) *c
9. COCA COLA EXPANSION (193,800 SQ. FT.) *c
10. WINDSTAR OCEAN RANCH (200,000 SQ. FT.) *e
11. FEDEX DISTRIBUTION CENTER (306,054 SQ. FT.) *c
12. 4096 AVENIDA DE LA PLATA (24,036 SQ. FT.) *c
13. PACIFIC COAST COLLECTION (402,000 SQ. FT.)
    - A. BUILDING 1 (109,170 SQ. FT.) *e
    - B. BUILDING 2 (51,102 SQ. FT.) *e
    - C. BUILDING 3 124,581 SQ. FT.) *e
    - D. BUILDING 4 (117,535 SQ. FT.) *e
15. OLLI SALUMERIA (80,000 SQ. FT.) *c
16. KAISER MEDICAL CENTER (80,284 SQ. FT.) *c
17. PACIFIC COAST BUSINESS PARK (124 AC.)
18. DA VITA DIALYSIS MEDICAL BUILDING (10,655 SQ. FT.) *c

*a - Application on File *e - Entitled *uc - Under Construction *c - Construction Complete *p - Pending Application

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