College Plaza

3504–3514 College Blvd Oceanside, CA



For Lease | 1,700 SF Available

Property Highlights

- 1,700 SF retail space available in freestanding pad building
- 92,438 SF shopping center anchored by Grocery Outlet and Hobby Lobby
- Located at the highly trafficked corner of SEQ Plaza Dr & College Blvd (69,500 combined total CPD)
- Ample signage and parking
- Highly visible from both East & West bound Highway 78 traffic
- Services dense residential communities, Mira Costa College (16,084 students), and the surrounding daytime and commercial population



Site Plan

Suite	Tenant	SF
3500	El Pollo Loco	
3504-A	Sam's Donuts	1,500
3504-B	Lens 4 Less	900
3504-C	Coin Laundry	1,500
3504-D	Kotija Taco Shop	900
3504-E	Always #1 Salon & Spa	1,050
3504-F	Aroma Avenue Vape	1,320
3508	Grocery Outlet	21,398
3514	Hobby Lobby	58,646
3702-A	Starbucks	1,800
3702-B	AVAILABLE	1,700
3705	Wendy's	



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

College Plaza







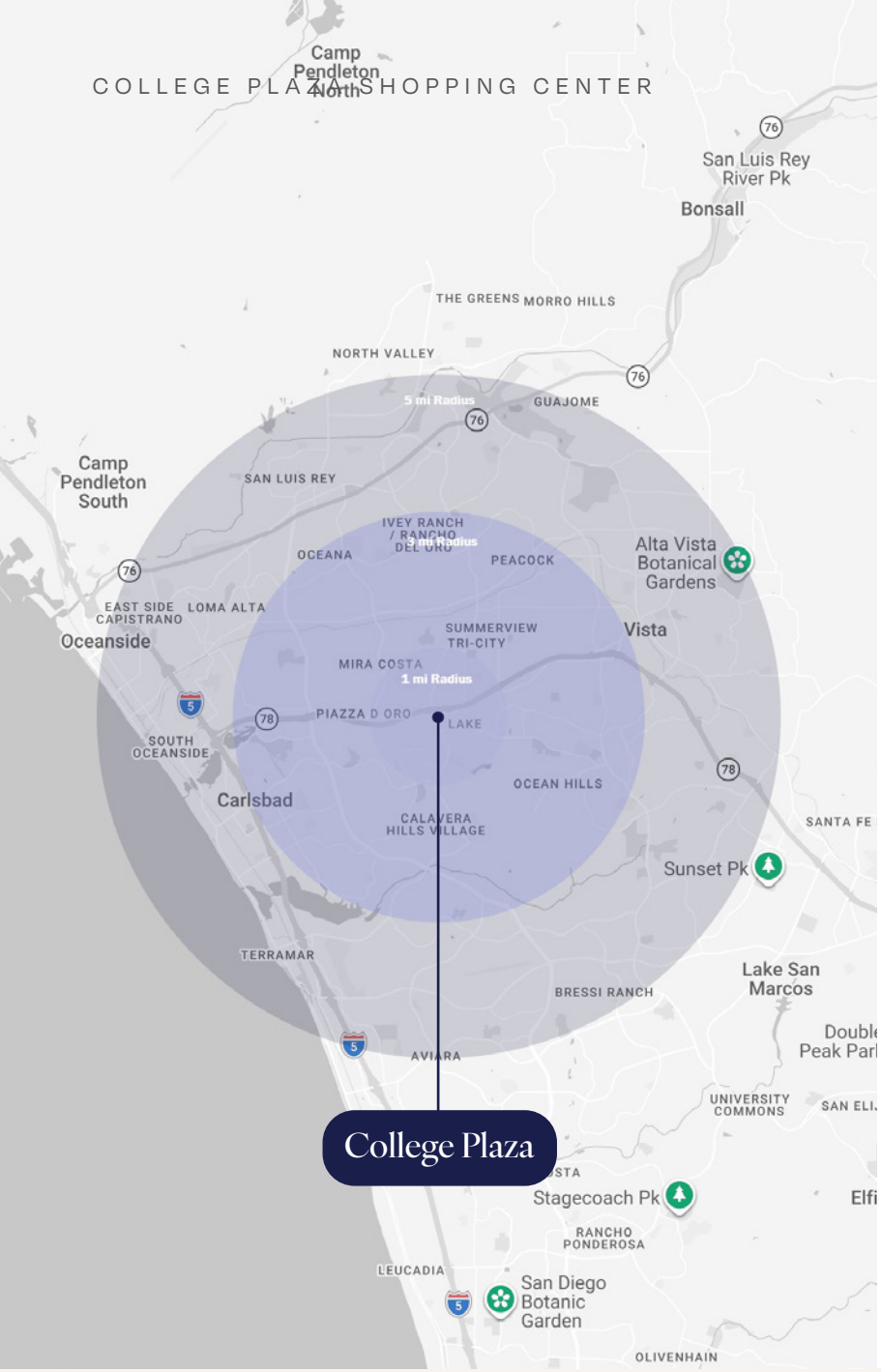


Site Aerial


College Plaza
HOBBY LOBBY
GROCERYOUTLET
Bargain Market
El Pollo Loco
THE HOME DEPOT
Pep Boys
Advance Auto Parts
Smart&Final
COSTCO WHOLESALE
IN-N-OUT BURGER
SKECHERS
DUTCH BROS
INFINITI
KOHL'S
PETSMART
Albertsons
CARMAX
T.J.maxx
Sizzler
TACO BELL
DOLLAR TREE
Walmart
Chick-fil-A
VISTA WAY 99,565 ADT
99,565 ADT
34,673ADT
COLLEGE BLVD
78
78

Demographics

3504–3514 College Blvd,
Oceanside, CA



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	17,140	115,680	308,142
EMPLOYEE POPULATION	7,197	49,436	169,360
AVG HOUSEHOLD INCOME	$134,908	$160,082	$146,473
MED HOUSEHOLD INCOME	$109,485	$121,083	$115,681
MEDIAN AGE	39.6	40.7	38.8

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

College Plaza



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