

Retail 24/7.

PLAZA DEL ORO

HIGHWAY 76 & FRAZEE ROAD
OCEANSIDE, CA 92057

± 846 - 1,980 SF Available

FEATURES:

- Excellent visibility and accessibility from Highway 76
- Ideally positioned to service Oceanside and Vista
- Close to Wal-Mart, K-Mart, Sprouts, Cinema Star
- Plaza Del Oro is located at the intersection of heavily trafficked Highway 76 and Frazee Road, within the master planned community of Rancho Del Oro and one of San Diego's strongest growth areas

JB Juice & Coffee Now Open!



FOR MORE INFORMATION CONTACT:

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SITE PLAN



JB Juice & Coffee

SITE PLAN



Retail 1

A	Emerald Dental Practice	1,493 SF
B	Ritz Cleaners	1,248 SF
C	AVAILABLE	1,134 SF
D	AVAILABLE (Former Hair Salon)	846 SF
E	Gorgeous Nails	990 SF
F/G	Sushi Island	1,046 SF
H	Alberto's	1,500 SF

Retail 2

A	Coldstone	1,284 SF
B	Sharkey's Cuts for Kids	1,283 SF
C	JB Juice & Coffee	910 SF
D	Great Wok of China	1,500 SF

PLAZA DEL ORO

HIGHWAY 76 & FRAZEE ROAD :: OCEANSIDE, CA 92057

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2011 Traffic Counts

Highway 76	±46,000
McGavock North of Broadway	116,000

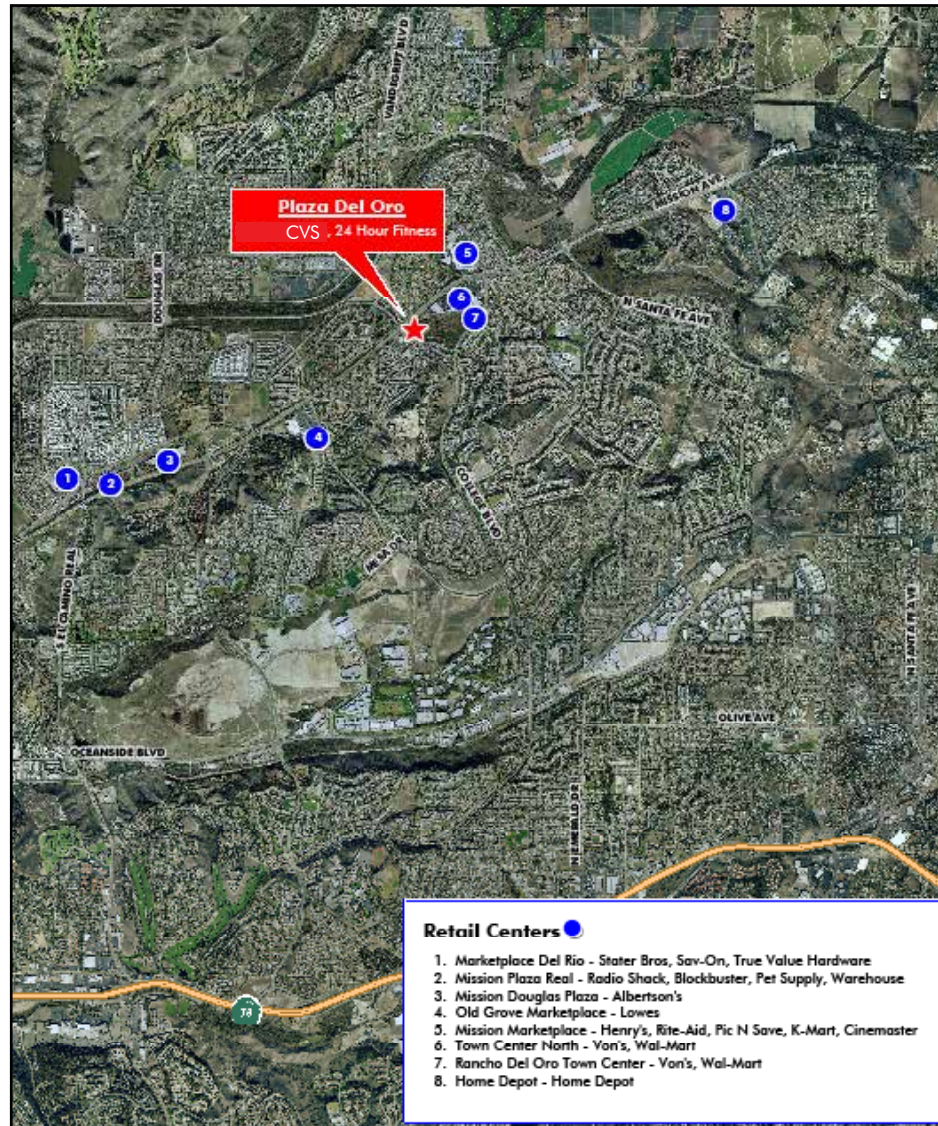
2011 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	18,773	102,961	240,890
EST. POPULATION 2016	20,705	111,400	256,383
AVG HOUSEHOLD INCOME	\$83,783	\$77,037	\$71,568
OTHER	22.22	35.87	123.54

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AERIAL



DEMOGRAPHICS

	4605 Frazee Rd 1 mile radius	4605 Frazee Rd 3 mile radius	4605 Frazee Rd 5 mile radius
2011 Estimated Population	18,773	102,961	240,890
2016 Projected Population	20,705	111,400	256,383
2000 Census Population	15,652	90,765	222,907
1990 Census Population	10,114	67,371	180,409
Growth 2000-2011	19.94%	13.44%	8.07%
Growth 2011-2016	10.29%	8.20%	6.43%
2011 Estimated Households	5,823	33,444	75,897
- Income Less than \$15,000	265 (4.6%)	2,240 (6.7%)	5,855 (7.7%)
- Income \$15,000 to \$24,999	310 (5.3%)	2,468 (7.4%)	6,678 (8.8%)
- Income \$25,000 to \$34,999	518 (8.9%)	3,102 (9.3%)	8,163 (10.8%)
- Income \$35,000 to \$49,999	828 (14.2%)	4,670 (14.0%)	12,156 (16.0%)
- Income \$50,000 to \$74,999	1,334 (22.9%)	7,435 (22.2%)	16,383 (21.6%)
- Income \$75,000 to \$99,999	898 (15.4%)	5,206 (15.6%)	10,865 (14.3%)
- Income \$100,000 to \$149,999	1,085 (18.6%)	5,635 (16.8%)	10,570 (13.9%)
- Income \$150,000 to \$199,999	374 (6.4%)	1,731 (5.2%)	3,075 (4.1%)
- Income \$200,000 to \$499,999	187 (3.2%)	846 (2.5%)	1,865 (2.5%)
- Income \$500,000 and over	25 (.4%)	113 (.3%)	288 (.4%)
2011 Est. Average Household Income	\$83,783	\$77,037	\$71,568
2016 Prj. Average Household Income	\$87,317	\$80,212	\$74,218
2000 Cen. Avg. Household Income	\$62,935	\$60,032	\$56,511
1990 Cen. Avg. Household Income	\$40,141	\$41,744	\$39,582
2011 Est. Average Household Size	3.24	3.06	3.06
2011 Est. Median Household Income	\$67,970	\$63,662	\$56,993
2016 Prj. Median Household Income	\$70,179	\$65,738	\$58,751
2000 Cen. Median Household Income	\$54,214	\$50,456	\$45,778
1990 Cen. Median Household Income	\$33,947	\$35,250	\$33,760

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