

OCEAN RANCH PLAZA

RESTAURANT/RETAIL FOR LEASE

3613-3617 Ocean Ranch Blvd.
Oceanside, California 92056



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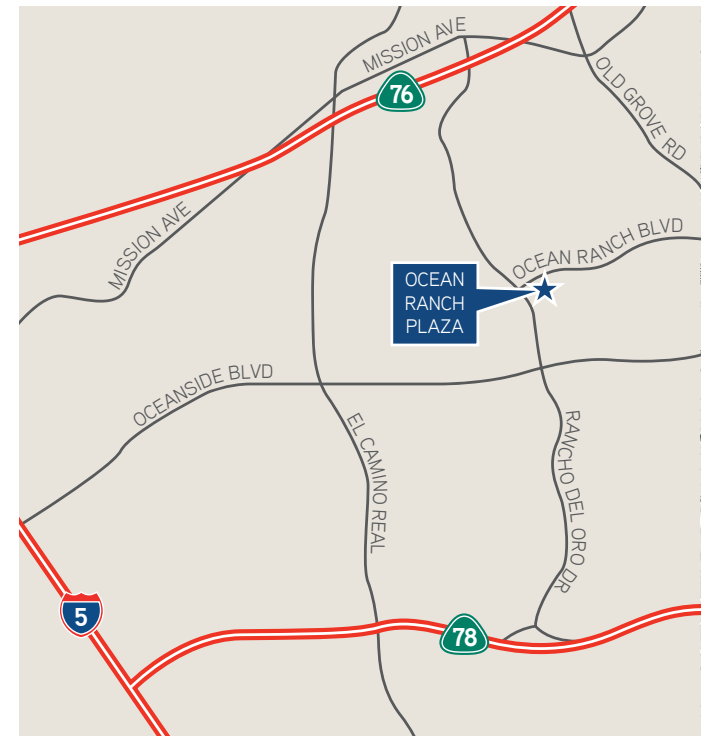
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Retail within 106,000 SF Mixed Use Development

Features

- » 26,000 SF retail center within a 106,000 SF mixed use development.
 - » Across the street from El Corazon, a planned development with commercial, hotel, athletic fields that will host renowned soccer tournament
 - » 3-Mile trade area population: ±132,000 people with average household incomes of \$75,500
 - » Retail tenants include: Gandolfos NY
 - » Deli, Roberto's Taco Shop, Rosina's Italian Restaurant, Junkyard Grill, Felix's BBQ, Big Bob's Best Pizza, Red Persimmon Salon
 - » Major industrial/office/medical tenants in close proximity
- 40,218 SF office building - major tenants include Bergensen's Property Services, QinetiQ, Sodexo and Velur
 - 40,065 SF class "A" medical office building; major tenants include Kaiser Permanente and GSA
- » Prime location with easy access to Highway 76 and 78 and Interstate 5
 - » Adjacent to new Veterans Administrations Hospital
 - » Adjacent to Marriott Residence Inn - 126 room facility
 - » 11,200 Average Daily Traffic on Rancho Del Oro between Mesa Drive and Oceanside Boulevard



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2012 Estimated Total Population	7,693	131,786	286,834
Daytime Population	2,579	32,228	91,135
2011 Avg. Household Income	\$86,877	\$75,460	\$73,687



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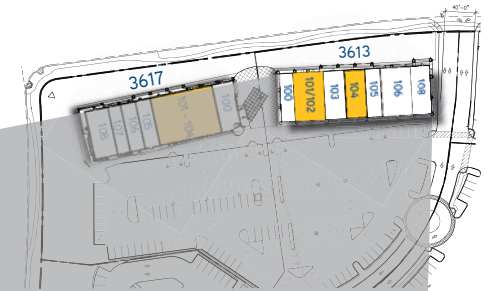
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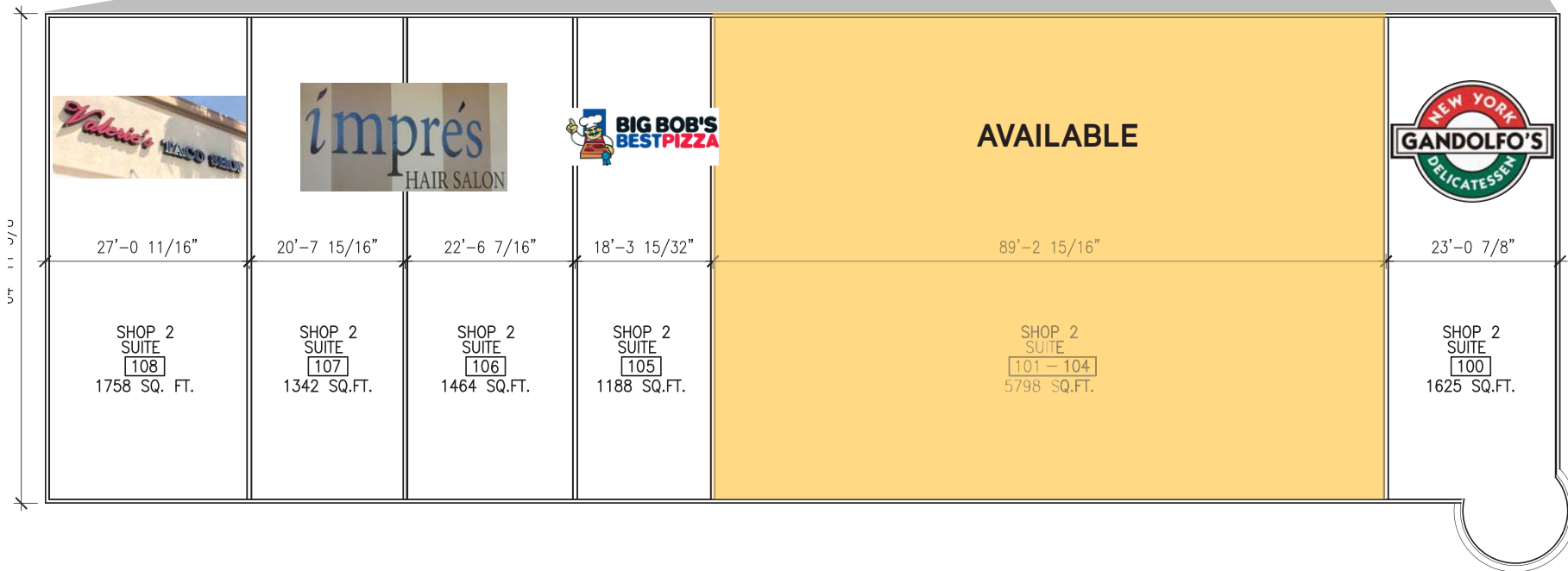
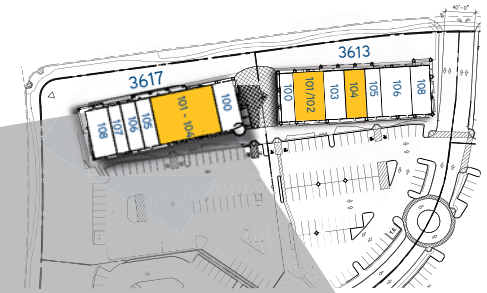
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Subject

KAISER PERMANENTE

Genentech, Inc.

Marriott
Residence Inn

COURTYARD
Marriott

El Corazon future retail, athletic fields, recreation center

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