

# Marketplace del Rio



Highway 76 & El Camino Real  
Oceanside, California

## Renovation Now Complete!



Marketplace del Rio is a well located 180,000 square foot grocery/drug anchored neighborhood shopping center on 20 acres that was recently renovated. We are currently seeking strong retailers and restaurant to join the following tenants: Stater Brothers, Walgreen's, Ace Hardware, Kahoots Animal Supply, Everything \$5, McDonalds, Blockbuster Video, Burger King, Chase Bank, and U.S. Post Office. There are shop and pad opportunities available!



**Colliers International**  
5901 Priestly Drive, Suite 100  
Carlsbad, California 92008  
760.438.8950 F: 760.438.8925

*For further information please contact:*

**Vic Gausepohl**  
**Senior Vice President**  
760.930.7912 Lic# 01070105  
vic.gausepohl@colliers.com

**Kirk Allison**  
**Senior Vice President**  
760.930.7922 Lic# 01049184  
kirk.allison@colliers.com

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## Superior Oceanside Location

- Over 3,000 homes pending
- 40% of new homes are in the northeast portion of the city
- Median price, new single-family home: \$446,600
- 7,500 new jobs expected at the Ocean Ranch Corporate Center
- Median family household income: \$70,982
- Lack of available land in San Diego/Orange Counties will continue to drive more development to Oceanside
- Population is expected to grow by 17% over the next ten years

(Source - City of Oceanside)



## Traffic Count

Hwy 76 @ Mission Ave	-	37,000 cars per day
El Camino Real	-	22,600 cars per day
Mission Avenue	-	20,200 cars per day

(Source: CA DOT)



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UNITS	TENANTS	SQ.FT.
100	AVAILABLE (RESTAURANT)	3,980
101A	YOUNGS WATER	811
101B	WE THE PEOPLE	306
102-03	AVAILABLE	4,225
104	DENTIST	1,275
105	AVAILABLE	1,300
106	AVAILABLE	1,400
107	MARTIAL ARTS	1,750
108	KAHOOTS	9,000
109	EVERYTHING \$5	14,300
110	KIDDIE ACADEMY	11,200
111	ACE HARDWARE	10,200
112	ACE HARDWARE	1,500
113	AVAILABLE	3,255
114-116	STATER BROS.	33,979
117	HAIR SALON	1,400
118	NAIL SALON	1,750
119	O'SIDE DONUTS	1,050
120	AVAILABLE	1,441
121-23	PHYSICAL THERAPY	6,269
124-25	DISCOUNT STORE	4,720
126-28	KILLER PIZZA	4,180
129	DIVA'S FASHIONS	800
130	MARKET	1,380
131	SMOKE DEPOT	1,400
132	AVAILABLE	1,750
133	AVAILABLE	1,750
134	COIN LAUNDRY	2,000
135	LA BONITA	1,500
136	CLEANERS	1,500
137	FRENCH BAKERY	1,386
138	AREA DENTAL CARE	960
139	INK SPOT	640
140	SUBWAY	1,200
141	YOGURT	654
147	ICE CREAM	750
148	U-POST	1,500
149	TAX SERVICE	1,200
150	FIESTA MEXICANA	2,100
152	AVAILABLE	1,300
153	BARBER SHOP	600
154	CHECKS CASHED	550
155	HAIR SALON	845
156	REAL ESTATE CONSULTANTS	3,255
3780	BLOCKBUSTER	5,825
3752	WALGREENS	12,772
3748	CHASE BANK	4,000
3746	BURGER KING	1,940
3774	POST OFFICE	1,800



# NEW HOUSING / APARTMENT/ CONDOS DATA

PROJECT NAME	TOTAL LOTS	PROJECT NAME	TOTAL LOTS
1 Las Rosas Townhomes	75	22 Old Grove Apartments	56
2 Summerview Subdivision	19	23 Canyon Vista	93
3 Panorama Ridge	25	24 Mission View Estates	65
4 Darwin Knolls	15	25 The Villages @Mission Point	58
5 Darwin Glen	69	24 River Ranch South	86
6 Sundance Natural Foods Property	19	27 River Ranch North	252
7 Darwin Village	44	28 Meek/Pala Road subdivision	23
8 Jefferies Ranch	51	29 Mission Wells	106
9 Rancho Rose	70	30 Rancho Vista	29
10 Mission Santa Fe	47	31 Pelican Homes Condo Project	90
11 Vista Monte Townhomes	72	32 Douglas Drive Apartments	42
12 La Costa Villas Apartments	97	33 Douglas Drive Condo	189
13 Sunwest Village	109	34 Monarch Point	85
14 The Villages of Morro Hills	1,007	35 Cypress Estates	17
15 Wilmont Ranch	255	36 Vista Del Rio	111
16 Sycamore Springs	136	37 Rio View Estates	301
17 Morro Hills Village A&B	179	38 Hidden Canyon Village	35
18 Sunwest Village Unit	107	39 Village Knoll	22
20 William Grove	31	40 Vintage Pointe Phase II	186
21 Ocean Heights Village	29		

# FUTURE RESIDENTIAL COMMUNITIES

SUBDIVISION	BUILDER	# of LOTS
1 Harbor View	Evening Star Devpmt. Co.	220
2 Mission View Estates	Kennedy Devpmt.	65
3 Ocean Village	Ocean Village LLC	33
4 Rio Vista	Forecast Homes	252
5 Pelican Condos	Pelican Homes	90
6 Las Rosas Townhomes	Westward Homes	75
7 Mission Wells	Knowleton Communities Inc.	106
8 Rancho Rose	Lightfoot Planning Group	70
9 Darwin Glen	Heritage Homebuilders	69
10 Darwin Village	Omori Bros.	44
11 Douglas Drive Condominiums	Western Pacific Housing	189
12 The Breakers @ Oceanside	The Breakers @ Oceanside	28
13 Calavera Hills	Treetops Unlimited	58

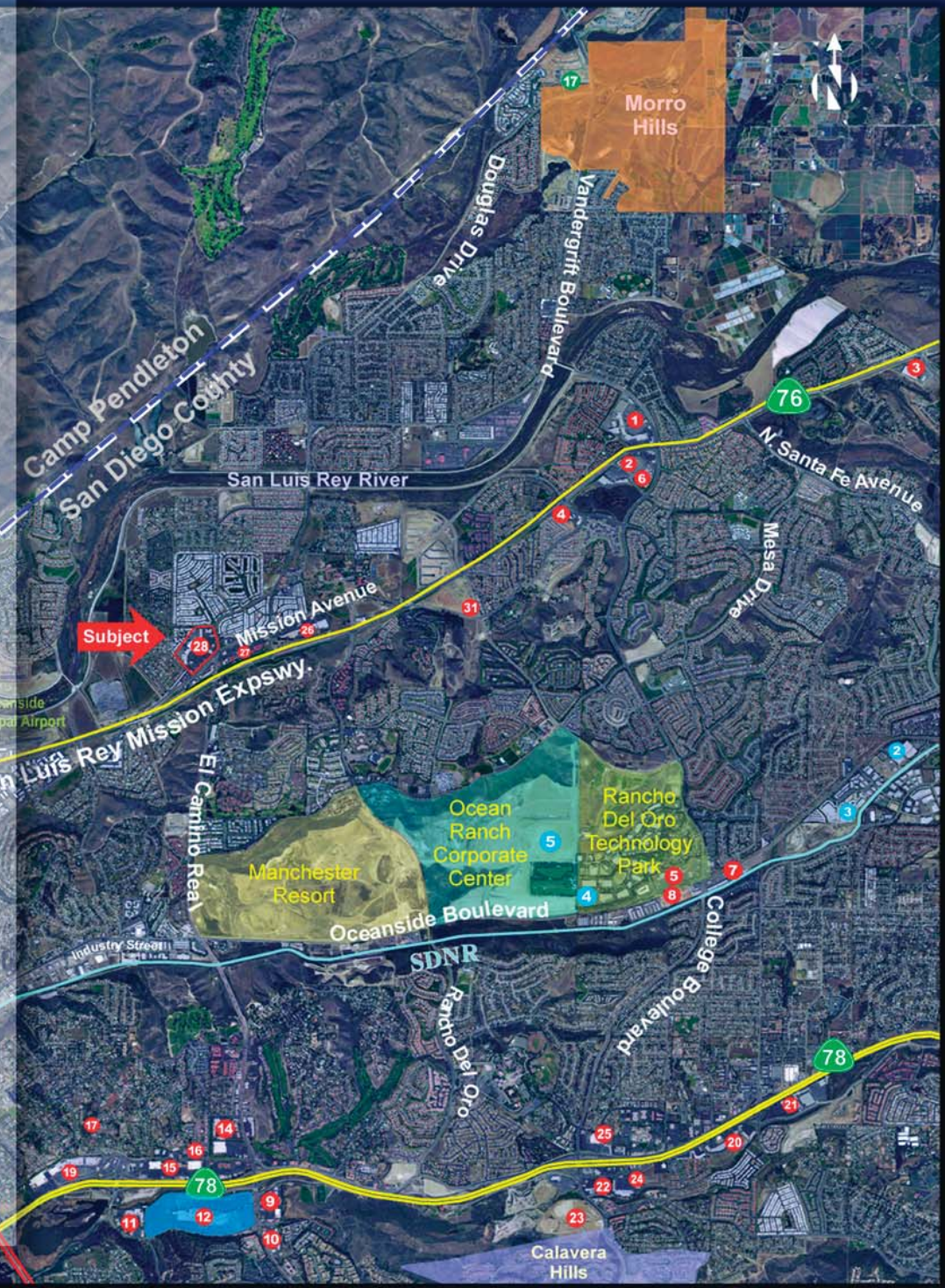


## RETAIL CENTERS

RETAIL CENTER NAME	SF	ANCHORS
1 Mission Marketplace	343,159	Ralph's, Rite-Aid, Pic N Save, K-Mart, Cinemaster
2 Town Center North	268,000	Von's, Wal-Mart
3 Home Depot	145,000	Home Depot
4 Plaza Del Oro	75,000	Sav-On Drugs, 24 Hour Fitness
5 Plaza Rancho Del Oro	135,139	Albertsons, Long's Drug
6 Rancho Del Oro Town Center	253,802	Von's, Wal-Mart
7 Rancho Del Oro	103,000	Ralph's, Blockbuster
8 Del Oro Marketplace	100,000	Armstrong Garden Center, Panda Express
9 Carlsbad Plaza Shopping Ctr	177,296	Von's, Sav-On, Good Guys
10 Carlsbad Plaza South	90,284	Price Club, Smart & Final
11 North County Plaza	158,047	Michael's, Marshall's
12 Plaza Camino Real	1,137,445	Sears, JcPenney, Robinson May, Macy's
13 Boney's Oceanside Center	114,784	Boney's Market
14 Camino Town & Country	138,146	Target, Jo-Ann Fabrics & Crafts, Family Fitness
15 El Camino North	550,000	Ross, Mervyn's, Toys R Us, Famous Footwear
16 Fire Mountain Center	95,373	Trader Joe's, Lamps Plus, Bookstar, Aaron Bros.
17 Oceanside Town & Country	88,396	Von's, Long's Drug
18 Ralph's Center	66,258	Ralph's, Sav-On Drugs
19 Pacific Coast Plaza	458,097	Stater Bros, Wal-Mart, Bed, Bath & Beyond
20 The Pavilion	135,585	Tweeter, Gold's Gym
21 Vista Gateway	290,000	Costco, Circuit City
22 College Plaza	87,303	Chicks Sporting Goods
23 Quarry Creek	381,455	Albertson's, Wal-Mart, Kohl's
24 Tri-City Crossroads	160,000	Albertson's, Rite-Aid
25 Home Depot	130,000	Home Depot
26 Mission Douglas Plaza	190,205	Albertson's
27 Mission Plaza Real	134,752	Radio Shack, Blockbuster, Per Supply Warehouse
28 Marketplace Del Rio	160,464	Stater Bros, Sav-On, True Value Hardware,
29 Mission Square Shopping Ctr	176,806	Rite-Aid Drugs, Office Depot, Goodwill
30 Oceanside Plaza	125,196	Pep Boys, Pic N Save
31 Old Grove Marketplace	265,350	Lowes

## INDUSTRIAL PARKS

BUILDING NAME	LOCATION	SQU ARE FT
1	401 Jones Road	155,200
2	4925 E Oceanside Blvd.	207,100
3 Prescott Industrial Park	1875 Ordway Way	140,969
4	4039 Calle Platino	143,274
5 Ocean Ranch Corporate Center	Avenida de la Plata Drive	501,690



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice. CMN, Inc.

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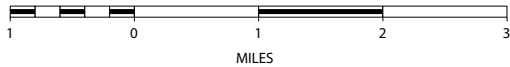
Oceanside, California



- ★ Selection Centers
- Geography Selection
- Points of Interest Layers
  - Big City Centers
  - Medium City Centers
  - Small City Centers
- Transportation Layers
  - Shields
  - State Hwy
  - US Hwy
  - Interstate Hwy
  - Primary Highways
  - Secondary Highways
  - Major Roads
- Water Layers
  - Water Bodies
  - Rivers
- Area of Interest Layers
  - Airports
  - Parks
  - Census Tracts
  - World Countries



SCALE 1 : 71,439



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	1.0 Mile Ring 3.14 sq/mi	2.0 Mile Ring 12.57 sq/mi	3.0 Mile Ring 28.27 sq/mi
<b>POPULATION</b>			
1990 Total Population	12,108	32,868	79,657
2000 Total Population	13,965	43,563	101,243
2009 Total Population	15,523	49,227	109,053
2014 Total Population	16,549	52,549	115,532
% Population Change 1990-2000	15.34%	32.54%	27.10%
% Population Change 2000-2009	11.16%	13.00%	7.71%
% Population Change 2009-2014	6.61%	6.75%	5.94%
<b>HOUSEHOLDS</b>			
1990 Total Households	5,298	12,947	28,050
2000 Total Households	5,731	16,047	34,108
2009 Total Households	6,688	19,182	38,737
2014 Total Households	7,213	20,816	41,644
% Households Change 1990-2000	8.17%	23.94%	21.60%
% Households Change 2000-2009	16.70%	19.54%	13.57%
% Households Change 2009-2014	7.85%	8.52%	7.50%
<b>2009 RACE</b>			
% 2009 White Population	62.76%	62.00%	60.58%
% 2009 Black Population	7.49%	7.73%	7.25%
% 2009 American Indian/Alaska Native	0.91%	0.99%	1.15%
% 2009 Asian/Hawaiian/Pacific Islander	8.14%	9.15%	8.47%
% 2009 Other Population (Incl 2+ Races)	20.70%	20.13%	22.55%
% 2009 Hispanic Population	32.48%	32.49%	36.47%
% 2009 Non-Hispanic Population	67.52%	67.51%	63.53%
<b>INCOME</b>			
2009 Per Capita Income	\$25,924	\$26,343	\$26,013
2009 Median Household Income	\$34,126	\$46,786	\$53,023
2009 Average Household Income	\$60,171	\$67,605	\$73,232
% 2009 Household Income < \$10,000	6.37%	3.84%	3.12%
% 2009 Household Income \$10,000-\$14,999	7.86%	4.78%	3.63%
% 2009 Household Income \$15,000-\$19,999	10.73%	6.29%	5.13%
% 2009 Household Income \$20,000-\$24,999	10.09%	6.76%	5.98%
% 2009 Household Income \$25,000-\$29,999	7.74%	6.04%	5.55%
% 2009 Household Income \$30,000-\$34,999	8.73%	6.66%	5.67%
% 2009 Household Income \$35,000-\$39,999	8.46%	6.93%	6.03%
% 2009 Household Income \$40,000-\$44,999	7.43%	6.21%	5.38%
% 2009 Household Income \$45,000-\$49,999	6.92%	6.96%	6.16%
% 2009 Household Income \$50,000-\$59,999	9.45%	11.22%	11.04%
% 2009 Household Income \$60,000-\$74,999	8.55%	16.97%	16.91%
% 2009 Household Income \$75,000-\$99,999	4.50%	10.73%	15.92%



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	1.0 Mile Ring 3.14 sq/mi	2.0 Mile Ring 12.57 sq/mi	3.0 Mile Ring 28.27 sq/mi
% 2009 Household Income \$100,000-\$124,999	1.15%	3.23%	5.30%
% 2009 Household Income \$125,000-\$149,999	1.06%	1.99%	2.68%
% 2009 Household Income \$150,000-\$199,999	0.69%	0.97%	1.01%
% 2009 Household Income \$200,000-\$249,999	0.13%	0.11%	0.12%
% 2009 Household Income \$250,000-\$499,999	0.13%	0.29%	0.34%
% 2009 Household Income \$500,000+	0.00%	0.01%	0.01%
2009 Average Household Size	2.3	2.6	2.8
% 2009 Total Owner Occupied Housing Units	65.72%	66.38%	60.85%
% 2009 Total Renter Occupied Housing Units	34.28%	33.62%	39.15%
2009 Total Daytime Population	14,072	43,503	103,152
2009 Total Daytime Work Population	4,163	16,614	39,147
2009 Total Establishments	585	2,028	4,537

