

OLD GROVE MARKETPLACE

Retail For Lease

101-175 Old Grove Road
 Oceanside, CA 92057



COMMUNITY SHOPPING CENTER

± 1,100 - 3,360 SF Available

Description:

- Ralphs Marketplace and Lowe’s Home Improvement Warehouse anchored shopping center.
- Approximately 271,836 residents with average household incomes of \$77,440 and an average daytime population of 72,334 within a 5-mile radius of the shopping center.
- Excellent visibility to Highway 76.
- Notable tenants in the Oceanside trade area include Walmart, Vons, Albertsons, Sprouts Farmers Market, Stater Bros., Ross, Big Lots!, Walgreens, Petco, Petsmart and more.

Traffic Counts: (CoStar)

- ±14,916 average daily traffic on Old Grove Road.
- ±10,321 average daily traffic on Mission Avenue.
- ±40,079 average daily traffic on Highway 76.

Demographics:

	1 MILE	3 MILES	5 MILES
Population '16	19,418	121,246	271,836
Population '21	20,288	127,996	286,149
Average Income	\$87,947	\$81,413	\$77,440
Daytime Population	2,808	23,577	72,334

Source: ESRI



**Newmark Grubb
 Knight Frank**
 Retail

For further information, please contact our exclusive agents:

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SITE PLAN

Tenant Roster

SUITE	TENANT	SF
1	Subway	1,500
2	Oceanside Family Dentistry	1,500
3	California Tan	1,500
4	Excellent Cleaners	1,500
5	Available	1,200
6	Prestige Nails	1,200
7	H&R Block	1,200
8	Available	1,195
9	Pollos Maria, Inc.	2,023
10	Pick Up Stix	2,040
11	Love Boat Sushi	2,023
12	Available	1,200
13	Available	2,160
14	Ralphs	52,598
15	US Bank	4,000
16	Starbucks	1,650
17	AT&T	1,350
18	McDonald's	NAP



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TENANTS IN THE MARKET



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Executive Summary

Old Grove Marketplace
101 Old Grove Rd, Oceanside, California, 92057
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.22913
Longitude: -117.30633

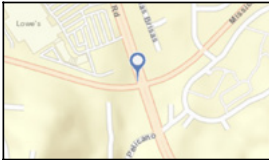
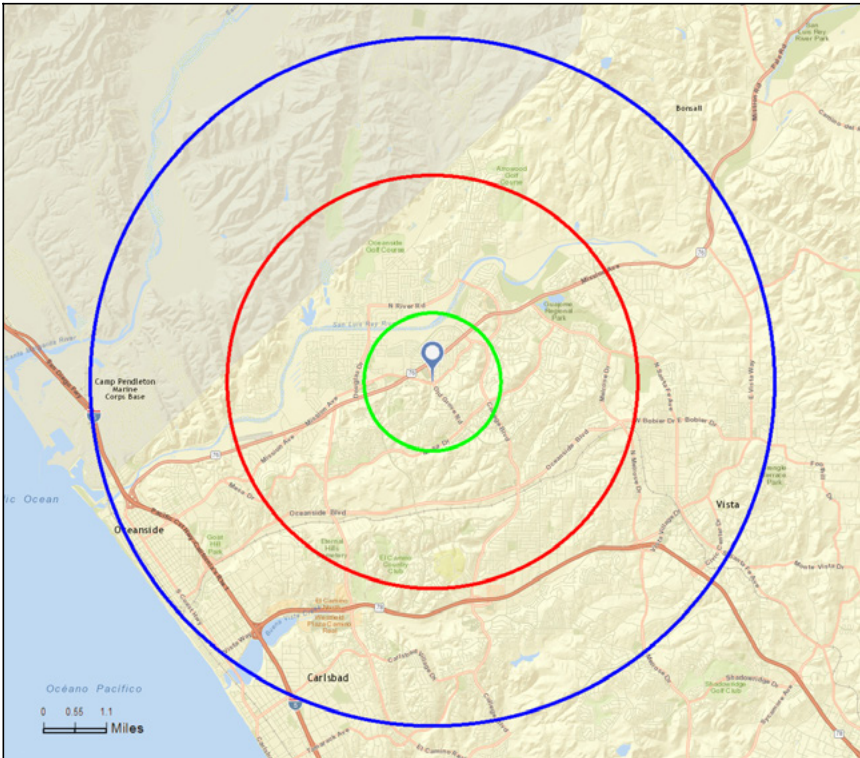
	1 mile	3 miles	5 miles
Population			
2000 Population	15,022	107,232	246,292
2010 Population	18,811	115,477	258,264
2016 Population	19,418	121,246	271,836
2021 Population	20,288	127,996	286,149
2000-2010 Annual Rate	2.27%	0.74%	0.48%
2010-2016 Annual Rate	0.51%	0.78%	0.82%
2016-2021 Annual Rate	0.88%	1.09%	1.03%
2016 Male Population	48.4%	49.2%	50.6%
2016 Female Population	51.6%	50.8%	49.4%
2016 Median Age	33.9	35.1	33.3
Households			
2000 Households	5,480	36,044	81,535
2010 Households	6,645	38,571	85,822
2016 Total Households	6,755	39,900	88,918
2021 Total Households	7,016	41,861	93,175
2000-2010 Annual Rate	1.95%	0.68%	0.51%
2010-2016 Annual Rate	0.26%	0.54%	0.57%
2016-2021 Annual Rate	0.76%	0.96%	0.94%
2016 Average Household Size	2.87	3.03	2.96
Median Household Income			
2016 Median Household Income	\$71,489	\$64,410	\$58,148
2021 Median Household Income	\$81,710	\$74,025	\$64,429
2016-2021 Annual Rate	2.71%	2.82%	2.07%
Average Household Income			
2016 Average Household Income	\$87,947	\$81,413	\$77,440
2021 Average Household Income	\$96,651	\$88,595	\$84,287
2016-2021 Annual Rate	1.91%	1.71%	1.71%
Per Capita Income			
2016 Per Capita Income	\$30,931	\$26,977	\$26,022
2021 Per Capita Income	\$33,787	\$29,151	\$28,083
2016-2021 Annual Rate	1.78%	1.56%	1.54%



Site Map

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