

EL CORAZON *Retail Center*

Oceanside Blvd & Rancho Del Oro Dr,
Oceanside, CA

Planned Opening Estimated for Late 2019

RESTAURANT · DRIVE THRU PADS · SHOPS



NOW LEASING | EL CORAZON RETAIL CENTER

- Central location to service north Oceanside
- Retail center within SoCal Sports Complex
- Immediately adjacent to over 700 acres of master planned business parks including Ocean Ranch Corporate Center, Seagate Business Park, and Rancho Del Oro Technology Park
- Strong daytime office/industrial population
- Population base over 130,000 people in 3 miles



RETAIL INSITE



SUDBERRY
PROPERTIES

MIKE MOSER

Lic.# 00977876

858.523.2089

mikemoser@retailinsite.

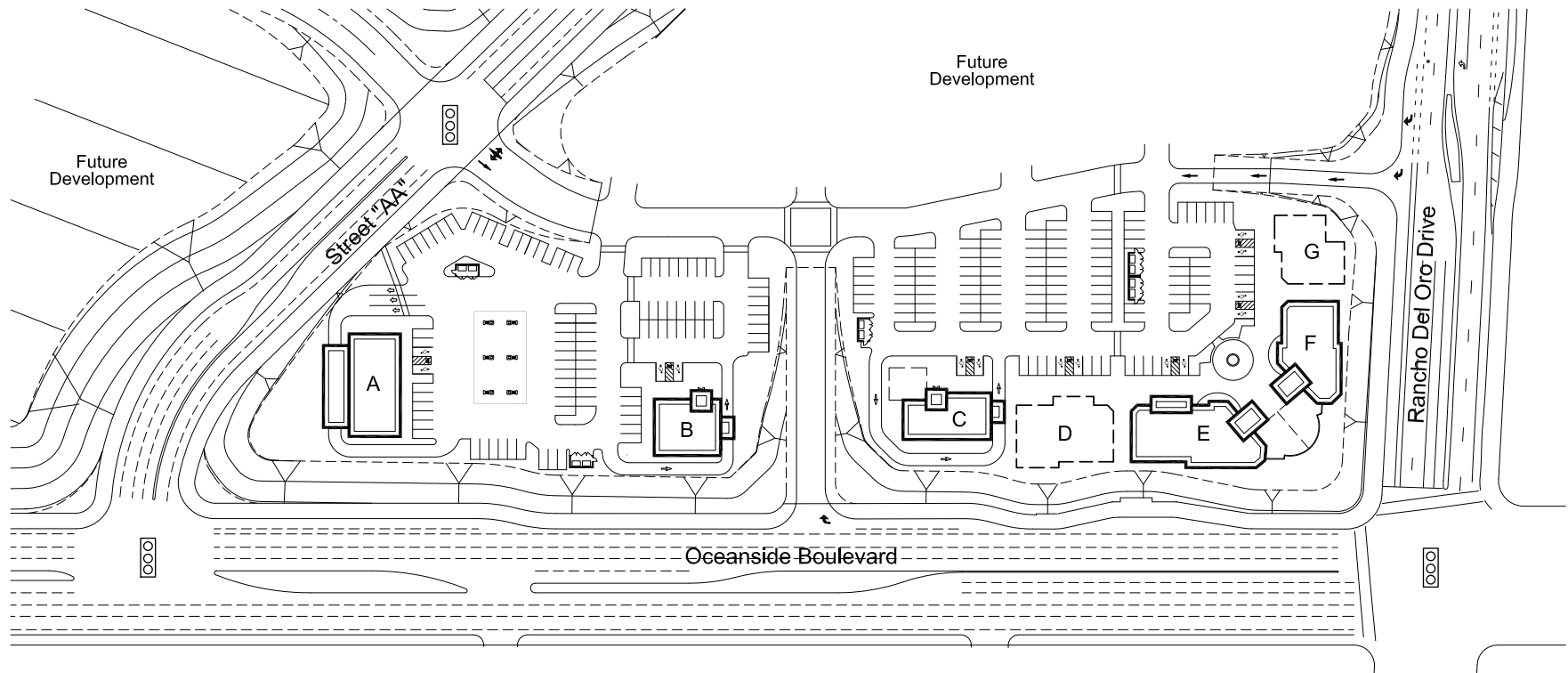
MAYA GRIM

Lic.# 01273486

858.523.2094

mgrim@retailinsite.net

CONCEPTUAL *Site Plan*



Project Summary

Building Area (1st Phase)	24,300 sf
Building Area (2nd Phase)	9,500 sf
Total Building Area	33,800 sf

Parking 232 Stalls (6.8/1,000)

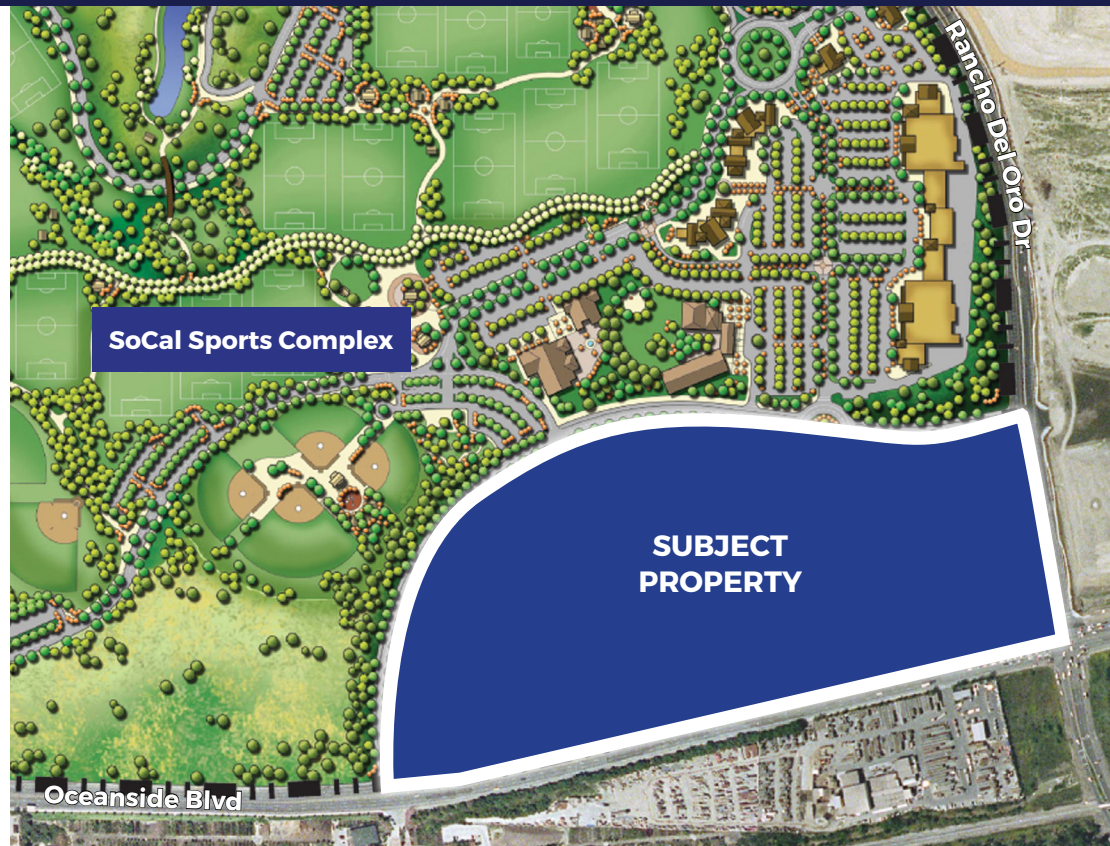
Building Summary

A)	Gas Station / Car Wash	5,000 sf *
B)	Fast Food	3,500 sf *
C)	Fast Food	3,800 sf *
D)	Retail / Food (2nd Phase)	5,700 sf *
E)	Retail / Food	7,000 sf *
F)	Retail / Food	5,000 sf *
G)	Retail / Food (2nd Phase)	3,800 sf *

* Includes Utility Rooms

*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.

PROPERTY *Highlights*



SoCal SPORTS COMPLEX



- State of the art soccer complex, home for major soccer tournaments, hosting teams locally and nationally
- Community recreational center
- Community park
- Aquatic recreation center
- Major tournament planned for lacrosse, rugby and other youth sports
- Sports complex website: www.socalsportscomplex.com



Pier 1 imports **Michaels**
ALL YOU CAN BUY
ROSS DRESS FOR LESS **ULTA**
PETCO **BARNES & NOBLE**
Where the pets go. **BOOKSELLERS**
BIG 5 **Sears Outlet**
SPECIALTY STORES

STAPLES **SPORTS AUTHORITY**
BED BATH & BEYOND **BEST BUY** **Party City**
Walmart **Walmart**

Sears **JCPenney**
macy's
REGAL CINEMAS
The Shops at Carlsbad
1,128,529 sf

**EL CORAZON
RETAIL CENTER**

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2017 • Calculated Using Proportional Block Groups

Oceanside Blvd & Rancho Del Oro Dr | San Diego, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	7,022	133,189	306,945
Forecasted Population (2022)	7,376	138,708	320,683

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	2,633	47,649	105,679

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$100,257	\$84,768	\$83,408

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$80,657	\$63,444	\$61,176

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$36,936	\$30,589	\$29,258

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$61,444	\$52,692	\$51,534

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Daytime Population	7,572	112,943	261,338

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	4,883 69.54%	85,801 64.42%	198,831 64.78%
Black or African American	277 3.94%	5,941 4.46%	12,407 4.04%
American Indian & Alaskan Native	40 0.57%	1,094 0.82%	2,832 0.92%
Asian	555 7.90%	9,905 7.44%	18,956 6.18%
Hawaiian & Pacific Islander	82 1.17%	1,484 1.11%	2,996 0.98%
Other Race	696 9.91%	20,556 15.43%	52,644 17.15%
Two or More Races	488 6.95%	8,408 6.31%	18,279 5.96%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	38.2 yrs	36.4 yrs	34.7 yrs

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.