

for lease

MARKETPLACE

DEL RIO



3742 MISSION AVENUE | OCEANSIDE, CA | 92058

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



183,437 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Marketplace Del Rio is a recently renovated 183,437 square foot shopping center. Stater Bros. Market expanded and signed a long term renewal
- Marketplace Del Rio is anchored by a high-performing Stater Bros. Market, and junior anchors Walgreens and Planet Fitness, along with a mix of food, beverage, medical, and service tenants
- This convenient location places Marketplace Del Rio visible from and just off Highway 76 and is the dominant grocery anchored shopping center in the trade area

TRAFFIC COUNTS

- Mission Avenue: 24,124 ADT
- Highway 76 47,191 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	16,372	103,784	237,309
AHH Income	\$91,846	\$117,825	\$124,009
Daytime Pop.	2,669	25,461	69,734

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.
100	Sonu Korean BBQ	1,275
101-A	Young's Water Store	900
101-B	The Document People	306
102-103	85C Cafe	4,225
104	Oceanside Dental Excellence	1,275
105	Pup Culture Pet Spaw	1,380
106/107	CosmoProf	3,150
108/109	Planet Fitness	23,300
110	Kiddie Academy	11,200
111	Crab Pub	10,200
115	Stater Bros	46,520
117	HearUSA/HearRX	1,400
118	Happiness Nails & Spa	1,750
119	Oceanside Donuts	1,050
120	Gracie Barra Oceanside	2,135
123/124	Phenix Salon Suites	5,562
125	TERI Inspired Resale	3,602
126/128	Killer Pizza From Mars	4,185
129	MAS Wireless	800
130	Los Kompadres Mexican Food	1,380
131	Smoke Depot	1,400
132	Healthy Foot Spa	1,750
133	Ocean Spa & Massage	1,750

SUITE	TENANT	SQ. FT.
134	Mission Coin Laundry	2,000
135	Mission Marketplace	1,500
136	Klm's Mission Cleaner	1,500
137/141	Guanatos City Mexican Food	2,040
138	Dental Care of Oceanside	960
139	AVAILABLE (can be combined)	640
140	AVAILABLE (2nd gen restaurant)	1,200
145-A	Maxdon's Pub & Grub	4,325
145-B	Tikka Masala Hut	1,500
147	Ocean Rainbow Ice Cream	750
148	U-Post Packing & Shipping	1,500
149	Silk Threading Salon	1,200
150	Fiesta Mexicana Restaurant	2,100
151	AVAILABLE	2,105
152	Oceanside Power Yoga	1,150
153	El Camino Shoe Repair	600
154	AVAILABLE	550
155	Old Mission Barber	845
156	Oceanside Worship Center	3,255
3746	Burger King	1,940
3752	Walgreen's	12,722
3774	USPS	1,800

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SITE PLAN



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AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 3

3742 Mission Ave, Oceanside, California, 92058

Ring: 1 mile radius

Latitude: 33.22772, Longitude: -117.33186



Summary	Census 2010	Census 2020	2024	2029
Population	15,244	16,469	16,372	16,372
Households	5,884	6,234	6,293	6,406
Families	3,660	-	3,912	3,995
Average Household Size	2.59	2.63	2.59	2.55
Owner Occupied Housing Units	3,514	-	3,742	3,898
Renter Occupied Housing Units	2,370	-	2,551	2,508
Median Age	38.0	-	42.3	43.7
Trends: 2023-2028 Annual Rate				
	Area	State	National	
Population	0.00%	0.09%	0.30%	
Households	0.36%	0.38%	0.49%	
Families	0.42%	0.37%	0.44%	
Owner HHs	0.82%	0.58%	0.66%	
Median Household Income	2.56%	2.70%	2.57%	
Households by Income				
		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	503	8.0%	475	7.4%
\$15,000 - \$24,999	446	7.1%	345	5.4%
\$25,000 - \$34,999	394	6.3%	340	5.3%
\$35,000 - \$49,999	615	9.8%	540	8.4%
\$50,000 - \$74,999	1,317	20.9%	1,238	19.3%
\$75,000 - \$99,999	847	13.5%	863	13.5%
\$100,000 - \$149,999	1,313	20.9%	1,461	22.8%
\$150,000 - \$199,999	471	7.5%	622	9.7%
\$200,000+	386	6.1%	521	8.1%
Median Household Income		\$71,566		\$81,227
Average Household Income		\$91,846		\$106,304
Per Capita Income		\$35,929		\$42,357
Population by Age				
	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	1,052	6.9%	848	5.2%
5 - 9	880	5.8%	826	5.0%
10 - 14	794	5.2%	776	4.7%
15 - 19	937	6.1%	821	5.0%
20 - 24	1,374	9.0%	997	6.1%
25 - 34	2,071	13.6%	2,447	14.9%
35 - 44	1,670	11.0%	1,995	12.2%
45 - 54	1,775	11.6%	1,556	9.5%
55 - 64	1,725	11.3%	2,026	12.4%
65 - 74	1,352	8.9%	2,244	13.7%
75 - 84	1,117	7.3%	1,351	8.3%
85+	495	3.2%	485	3.0%

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3 Mile

Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 3

3742 Mission Ave, Oceanside, California, 92058

Ring: 3 mile radius

Latitude: 33.22772, Longitude: -117.33186



Summary	Census 2010	Census 2020	2024	2029
Population	100,447	104,675	103,784	104,215
Households	33,734	35,809	36,281	37,240
Families	24,372	-	25,618	26,348
Average Household Size	2.89	2.83	2.77	2.71
Owner Occupied Housing Units	19,043	-	20,636	21,363
Renter Occupied Housing Units	14,692	-	15,645	15,877
Median Age	32.0	-	36.9	38.1
Trends: 2023-2028 Annual Rate				
	Area	State	National	
Population	0.08%	0.09%	0.30%	
Households	0.52%	0.38%	0.49%	
Families	0.56%	0.37%	0.44%	
Owner HHs	0.69%	0.58%	0.66%	
Median Household Income	3.07%	2.70%	2.57%	
Households by Income				
		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	2,061	5.7%	1,861	5.0%
\$15,000 - \$24,999	1,622	4.5%	1,252	3.4%
\$25,000 - \$34,999	2,131	5.9%	1,705	4.6%
\$35,000 - \$49,999	3,253	9.0%	2,754	7.4%
\$50,000 - \$74,999	6,046	16.7%	5,501	14.8%
\$75,000 - \$99,999	4,998	13.8%	4,851	13.0%
\$100,000 - \$149,999	7,205	19.9%	7,839	21.0%
\$150,000 - \$199,999	4,303	11.9%	5,419	14.6%
\$200,000+	4,662	12.8%	6,059	16.3%
Median Household Income		\$88,442		\$102,902
Average Household Income		\$117,825		\$137,296
Per Capita Income		\$41,098		\$48,861
Population by Age				
	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	7,756	7.7%	5,840	5.6%
5 - 9	6,761	6.7%	5,906	5.7%
10 - 14	6,621	6.6%	5,830	5.6%
15 - 19	7,607	7.6%	6,231	6.0%
20 - 24	10,747	10.7%	9,117	8.8%
25 - 34	14,805	14.7%	16,077	15.5%
35 - 44	12,810	12.8%	14,300	13.8%
45 - 54	13,149	13.1%	11,587	11.2%
55 - 64	9,264	9.2%	11,974	11.5%
65 - 74	5,362	5.3%	9,931	9.6%
75 - 84	3,954	3.9%	5,023	4.8%
85+	1,612	1.6%	1,968	1.9%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 3

3742 Mission Ave, Oceanside, California, 92058

Ring: 5 mile radius

Latitude: 33.22772, Longitude: -117.33186



Summary	Census 2010	Census 2020	2024	2029			
Population	228,534	239,185	237,309	238,144			
Households	78,380	83,953	84,985	87,228			
Families	54,385	-	57,909	59,470			
Average Household Size	2.80	2.73	2.68	2.62			
Owner Occupied Housing Units	42,581	-	46,209	47,798			
Renter Occupied Housing Units	35,799	-	38,776	39,430			
Median Age	32.3	-	37.0	38.3			
Trends: 2023-2028 Annual Rate	Area	State	National				
Population	0.07%	0.09%	0.30%				
Households	0.52%	0.38%	0.49%				
Families	0.53%	0.37%	0.44%				
Owner HHS	0.68%	0.58%	0.66%				
Median Household Income	2.86%	2.70%	2.57%				
Households by Income			2024	2029			
		Number	Percent	Number	Percent		
	<\$15,000		5,088	6.0%	4,591	5.3%	
	\$15,000 - \$24,999		4,206	4.9%	3,127	3.6%	
	\$25,000 - \$34,999		4,626	5.4%	3,698	4.2%	
	\$35,000 - \$49,999		6,815	8.0%	5,699	6.5%	
	\$50,000 - \$74,999		12,881	15.2%	11,446	13.1%	
	\$75,000 - \$99,999		10,960	12.9%	10,617	12.2%	
	\$100,000 - \$149,999		17,232	20.3%	18,500	21.2%	
	\$150,000 - \$199,999		10,576	12.4%	13,226	15.2%	
	\$200,000+		12,599	14.8%	16,323	18.7%	
	Median Household Income		\$94,149		\$108,413		
Average Household Income		\$124,009		\$145,095			
Per Capita Income		\$44,189		\$52,801			
Population by Age	Census 2010		2024		2029		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	16,960	7.4%	12,919	5.4%	12,563	5.3%
	5 - 9	14,781	6.5%	12,919	5.4%	12,250	5.1%
	10 - 14	14,395	6.3%	12,799	5.4%	13,008	5.5%
	15 - 19	17,145	7.5%	14,117	5.9%	13,445	5.6%
	20 - 24	24,471	10.7%	21,684	9.1%	20,097	8.4%
	25 - 34	34,886	15.3%	37,376	15.7%	35,690	15.0%
	35 - 44	28,898	12.6%	32,674	13.8%	34,260	14.4%
	45 - 54	30,036	13.1%	27,070	11.4%	27,946	11.7%
	55 - 64	22,249	9.7%	27,148	11.4%	25,069	10.5%
	65 - 74	11,939	5.2%	22,631	9.5%	24,234	10.2%
	75 - 84	8,733	3.8%	11,324	4.8%	14,342	6.0%
	85+	4,042	1.8%	4,647	2.0%	5,239	2.2%



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