

for lease



# MARKETPLACE

DEL RIO



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 (2025)	16,822	106,851	239,504
AHH Income	\$93,189	\$121,358	\$129,948
Daytime Pop.	3,225	26,264	66,345

## 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
<b>125</b>	<b>AVAILABLE (POTENTIALLY)</b>	<b>3,602</b>
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
<b>139</b>	<b>AVAILABLE (can be combined)</b>	<b>640</b>
<b>140</b>	<b>AVAILABLE 2/1/2026 (2nd gen restaurant)</b>	<b>1,200</b>
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
<b>151</b>	<b>AVAILABLE</b>	<b>2,105</b>
152	Oceanside Power Yoga	1,150
153	El Camino Shoe Repair	600
<b>154</b>	<b>AVAILABLE</b>	<b>550</b>
155	Old Mission Barber	845
<b>156</b>	<b>AVAILABLE (POTENTIALLY)</b>	<b>3,255</b>
3746	Burger King	1,940
3752	Walgreen's	12,722
3774	USPS	1,800

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# SITE PLAN



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# MARKET AERIAL





# PHOTO GALLERY



# DEMOGRAPHICS

1Mile

## Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 4

3742 Mission Ave, Oceanside, California, 92058

Ring: 1 mile radius

Latitude: 33.22429, Longitude: -117.33293



Summary	Census 2010	Census 2020	2025	2030			
Population	16,067	17,195	16,822	16,701			
Households	6,383	6,806	6,815	6,860			
Families	3,914	-	4,143	4,180			
Average Household Size	2.51	2.52	2.46	2.43			
Owner Occupied Housing Units	3,844	-	4,037	4,155			
Renter Occupied Housing Units	2,539	-	2,778	2,705			
Median Age	39.2	-	43.2	45.0			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	-0.14%	0.07%	0.30%				
Households	0.13%	0.33%	0.49%				
Families	0.18%	0.32%	0.44%				
Owner HHs	0.58%	0.49%	0.66%				
Median Household Income	1.86%	2.33%	2.57%				
Households by Income	2025		2030				
	Number	Percent	Number	Percent			
	<\$15,000	528	7.7%	483	7.0%		
	\$15,000 - \$24,999	426	6.3%	348	5.1%		
	\$25,000 - \$34,999	423	6.2%	360	5.2%		
	\$35,000 - \$49,999	685	10.1%	625	9.1%		
	\$50,000 - \$74,999	1,294	19.0%	1,225	17.9%		
	\$75,000 - \$99,999	970	14.2%	976	14.2%		
	\$100,000 - \$149,999	1,404	20.6%	1,485	21.6%		
	\$150,000 - \$199,999	616	9.0%	740	10.8%		
	\$200,000+	469	6.9%	618	9.0%		
	Median Household Income	\$75,990		\$83,316			
	Average Household Income	\$93,189		\$102,623			
Per Capita Income	\$37,679		\$42,064				
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,087	6.8%	836	5.0%	790	4.7%
	5 - 9	890	5.5%	854	5.1%	778	4.7%
	10 - 14	821	5.1%	801	4.8%	813	4.9%
	15 - 19	967	6.0%	858	5.1%	793	4.7%
	20 - 24	1,423	8.9%	902	5.4%	886	5.3%
	25 - 34	2,129	13.2%	2,471	14.7%	2,186	13.1%
	35 - 44	1,713	10.7%	2,037	12.1%	2,100	12.6%
	45 - 54	1,869	11.6%	1,544	9.2%	1,694	10.1%
	55 - 64	1,889	11.8%	2,001	11.9%	1,718	10.3%
	65 - 74	1,497	9.3%	2,415	14.4%	2,401	14.4%
	75 - 84	1,226	7.6%	1,551	9.2%	1,893	11.3%
	85+	557	3.5%	552	3.3%	650	3.9%

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3Mile

## Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 4

3742 Mission Ave, Oceanside, California, 92058

Ring: 3 mile radius

Latitude: 33.22429, Longitude: -117.33293



Summary	Census 2010	Census 2020	2025	2030		
Population	104,751	108,550	106,851	107,482		
Households	35,432	37,605	38,235	38,981		
Families	25,313	-	26,677	27,252		
Average Household Size	2.87	2.79	2.70	2.67		
Owner Occupied Housing Units	19,309	-	20,947	21,568		
Renter Occupied Housing Units	16,123	-	17,288	17,413		
Median Age	31.8	-	37.1	38.6		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.12%	0.07%	0.30%			
Households	0.39%	0.33%	0.49%			
Families	0.43%	0.32%	0.44%			
Owner HHs	0.59%	0.49%	0.66%			
Median Household Income	2.50%	2.33%	2.57%			
Households by Income			2025	2030		
		Number	Percent	Number	Percent	
	<\$15,000	1,942	5.1%	1,737	4.5%	
	\$15,000 - \$24,999	1,481	3.9%	1,181	3.0%	
	\$25,000 - \$34,999	1,994	5.2%	1,635	4.2%	
	\$35,000 - \$49,999	3,533	9.2%	3,078	7.9%	
	\$50,000 - \$74,999	6,137	16.1%	5,685	14.6%	
	\$75,000 - \$99,999	5,501	14.4%	5,329	13.7%	
	\$100,000 - \$149,999	7,417	19.4%	7,654	19.6%	
	\$150,000 - \$199,999	4,440	11.6%	5,140	13.2%	
\$200,000+	5,790	15.1%	7,542	19.3%		
Median Household Income	\$91,867		\$103,951			
Average Household Income	\$121,358		\$135,768			
Per Capita Income	\$43,348		\$49,102			
	Census 2010		2025	2030		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,167	7.8%	5,895	5.5%	5,764	5.4%
5 - 9	7,060	6.7%	6,025	5.6%	5,648	5.3%
10 - 14	6,880	6.6%	5,992	5.6%	6,016	5.6%
15 - 19	7,903	7.5%	6,614	6.2%	6,272	5.8%
20 - 24	11,283	10.8%	8,773	8.2%	8,821	8.2%
25 - 34	15,677	15.0%	16,920	15.8%	15,350	14.3%
35 - 44	13,348	12.7%	14,875	13.9%	15,863	14.8%
45 - 54	13,525	12.9%	11,580	10.8%	12,436	11.6%
55 - 64	9,604	9.2%	12,052	11.3%	10,948	10.2%
65 - 74	5,513	5.3%	10,606	9.9%	11,100	10.3%
75 - 84	4,116	3.9%	5,544	5.2%	6,961	6.5%
85+	1,677	1.6%	1,974	1.8%	2,303	2.1%

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# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 4

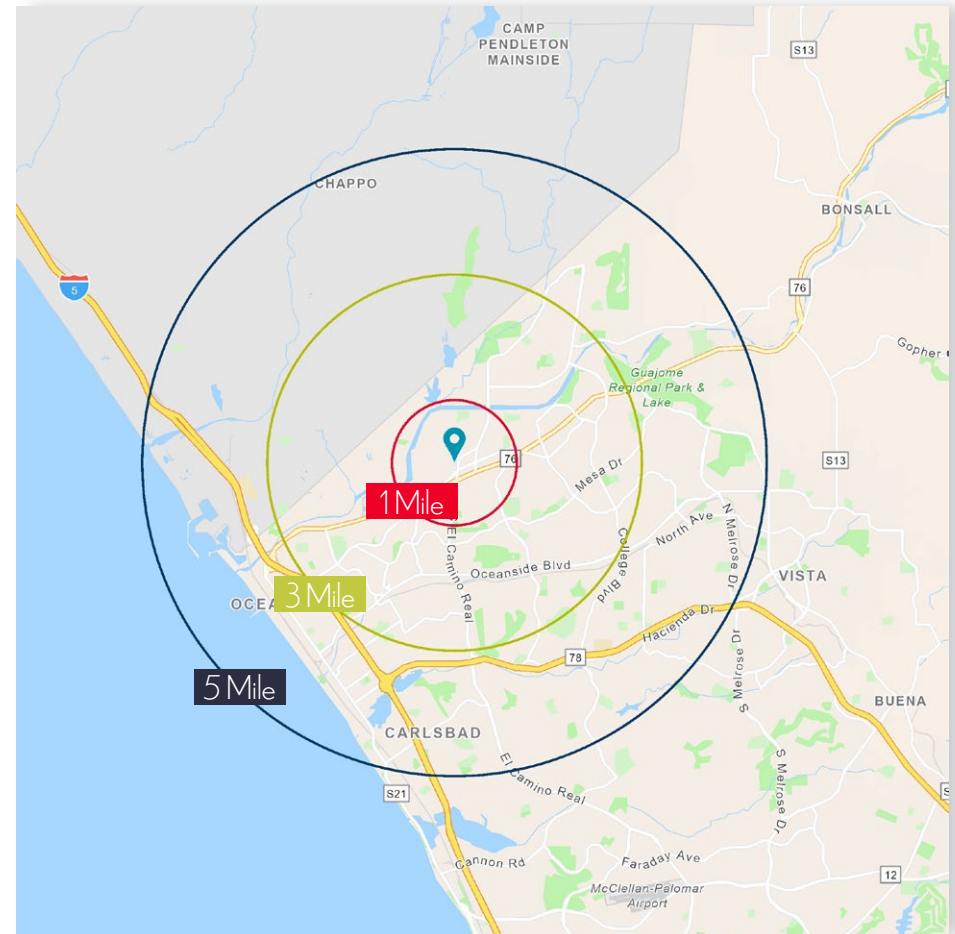
3742 Mission Ave, Oceanside, California, 92058

Ring: 5 mile radius

Latitude: 33.22429, Longitude: -117.33293



Summary	Census 2010	Census 2020	2025	2030		
Population	232,523	243,098	239,504	240,853		
Households	80,151	85,770	87,130	89,117		
Families	55,289	-	59,061	60,301		
Average Household Size	2.79	2.72	2.64	2.60		
Owner Occupied Housing Units	43,186	-	47,081	48,292		
Renter Occupied Housing Units	36,965	-	40,049	40,825		
Median Age	32.4	-	37.3	38.8		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.11%	0.07%	0.30%			
Households	0.45%	0.33%	0.49%			
Families	0.42%	0.32%	0.44%			
Owner HHs	0.51%	0.49%	0.66%			
Median Household Income	2.34%	2.33%	2.57%			
		2025	2030			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		4,603	5.3%	4,198	4.7%	
\$15,000 - \$24,999		3,702	4.2%	3,022	3.4%	
\$25,000 - \$34,999		4,262	4.9%	3,503	3.9%	
\$35,000 - \$49,999		6,946	8.0%	5,973	6.7%	
\$50,000 - \$74,999		12,465	14.3%	11,311	12.7%	
\$75,000 - \$99,999		11,865	13.6%	11,419	12.8%	
\$100,000 - \$149,999		16,862	19.4%	17,364	19.5%	
\$150,000 - \$199,999		11,168	12.8%	12,771	14.3%	
\$200,000+		15,258	17.5%	19,556	21.9%	
Median Household Income		\$99,244		\$111,420		
Average Household Income		\$129,948		\$145,223		
Per Capita Income		\$47,095		\$53,471		
		Census 2010	2025	2030		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,161	7.4%	12,732	5.3%	12,448	5.2%
5 - 9	14,971	6.4%	13,049	5.4%	12,148	5.0%
10 - 14	14,610	6.3%	13,082	5.5%	13,032	5.4%
15 - 19	17,392	7.5%	14,623	6.1%	13,895	5.8%
20 - 24	24,695	10.6%	20,672	8.6%	20,473	8.5%
25 - 34	35,743	15.4%	37,597	15.7%	34,539	14.3%
35 - 44	29,470	12.7%	33,027	13.8%	34,930	14.5%
45 - 54	30,607	13.2%	27,094	11.3%	28,904	12.0%
55 - 64	22,718	9.8%	26,779	11.2%	24,633	10.2%
65 - 74	12,131	5.2%	23,660	9.9%	24,389	10.1%
75 - 84	8,888	3.8%	12,655	5.3%	16,074	6.7%
85+	4,136	1.8%	4,534	1.9%	5,389	2.2%



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# MARKETPLACE DEL RIO

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