



For Lease College Plaza

**3502-3514 College Blvd
Oceanside, CA 92056**



Property Specifications

College Plaza Shopping Center offers a highly visible retail opportunity along Oceanside's Highway 78 Corridor, with convenient access from the College Blvd. interchange and strong demand from nearby residents and MiraCosta College.

AVAILABLE

1,700 SF

Est Demographics

	1 MILE
Population	16,782
Avg Household Income	\$138,626
Daytime Population	7,594
	3 MILE
Population	117,833
Avg Household Income	\$157,130
Daytime Population	46,256
	5 MILE
Population	307,935
Avg Household Income	\$147,440
Daytime Population	164,732



1,700 SF END-CAP AVAILABLE

About the Property

- Prime retail opportunity along North County San Diego's heavily traveled Highway 78 Corridor
- Excellent freeway visibility from both eastbound and westbound Highway 78 traffic
- Convenient access directly off the College Blvd. interchange at Highway 78
- Strong neighborhood-serving retail position surrounded by dense single-family residential communities
- Located approximately 0.6 miles south of MiraCosta College, serving a built-in student, faculty, and staff customer base

Traffic Counts

College Blvd	±46,000 CPD
Plaza Dr	±23,500 CPD

Source: CoStar

Contact

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Tenant Directory

NO.	TENANT	SF
BUILDING 3504		
A	Sam's Donut	
B	Lens 4 Less	
C	Coin Laundry	
D	Kotijas Mexican Food	
E	Salon & Spa	
F	Aroma Avenue	
3508	Grocery Outlet	
3514	Hobby Lobby	
BUILDING 3702		
A	Starbucks	
B	Available	1,700 SF
3500	El Pollo Loco	
3705	Wendy's	
BUILDING 3502		
A	Fast Auto Loans	
B	Dentist	
3520	Office Building (N.A.P)	



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Oceanside Municipal Airport

76

78

OCEANSIDE

Site

DOLLAR TREE
Children's Paradise
PEPEBOYS AUTO
7-ELEVEN

DOLLAR TREE
WING • STOP
TACO BELL

Goodwill
Auto Zone
Jack

KAISER PERMANENTE

planet fitness
WELLS FARGO

CVS pharmacy
DEL TACO

dd's DISCOUNTS
El Super
GROCERY OUTLET

NAVY FEDERAL Credit Union
TACO BELL
black star rock coffee bar

SoCal Sports Complex
OCEANSIDE, CALIFORNIA

Sola
CHIPOTLE
McDonald's
Jersey Mike's Subs

Auto Zone
UPS
Jack

FRAZIER FARMS
Pizza Hut
IHOP

Michaels	BARNES & NOBLE BOOKS & LESS	DAISO JAPAN
ULTA	Burlington	Krupsy Home
ROSS DRESS FOR LESS	petco	BOOT BARN
TILLYS	RIGGS	Vitamin Shoppe
UnionBank	MATTRESS FIRM	M
WELLS FARGO	CHIPOTLE	chili's
BUFFALO WILD WINGS	TEXAS ROADHOUSE	

KOHL'S
PET SMART
SUBWAY
jamba
WELLS FARGO
SCHOOLS FIRST

North Park Produce
DAVID'S BRIDAL
FIT FRIAR TUX

Smart & Final
POPEYES
T-Mobile

WAL-MART SUPERCENTER
DICK'S HOUSE OF SPORT
STATER BROS. MARKET
WORLD MARKET
OLD NAVY
FIVE BELOW
STAPLES
BEST BUY

TARGET
WinCo FOODS
JO-ANN
Phenix
Habit
Auto Zone

TRADER JOE'S BeVMO!

CVS pharmacy
planet fitness
VONS

Sola
Marshall's
verizon
Alberta
DOLLAR TREE
Tuesday Morning
SALLY BEAUTY

THE SHOPPES AT CARLSBAD

★ macy's	FOREVER 21
JCPenney	ZARA
SEPHORA	H&M

SPROUTS FARMERS MARKET
SUPERCUTS
Comerça
KAHOOTS
Carls Jr.
ups

WAL-MART SUPERCENTER

TJ-MAXX
DOLLAR TREE
Goodwill
LESLIE'S
Bank of America
TACO BELL

COSTCO WHOLESALE



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