

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
125	AVAILABLE (POTENTIALLY)	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	AVAILABLE (can be combined)	600
154	AVAILABLE (can be combined)	550
155	Old Mission Barber	845
156	AVAILABLE (POTENTIALLY)	3,255
3746	Burger King	1,940
3752	Walgreen's	12,722
3774	USPS	1,800

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SITE PLAN



Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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
0 - 4	1,087	6.8%	836	5.0%
5 - 9	890	5.5%	854	5.1%
10 - 14	821	5.1%	801	4.8%
15 - 19	967	6.0%	858	5.1%
20 - 24	1,423	8.9%	902	5.4%
25 - 34	2,129	13.2%	2,471	14.7%
35 - 44	1,713	10.7%	2,037	12.1%
45 - 54	1,869	11.6%	1,544	9.2%
55 - 64	1,889	11.8%	2,001	11.9%
65 - 74	1,497	9.3%	2,415	14.4%
75 - 84	1,226	7.6%	1,551	9.2%
85+	557	3.5%	552	3.3%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

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	
Population by Age				
	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	8,167	7.8%	5,895	5.5%
5 - 9	7,060	6.7%	6,025	5.6%
10 - 14	6,880	6.6%	5,992	5.6%
15 - 19	7,903	7.5%	6,614	6.2%
20 - 24	11,283	10.8%	8,773	8.2%
25 - 34	15,677	15.0%	16,920	15.8%
35 - 44	13,348	12.7%	14,875	13.9%
45 - 54	13,525	12.9%	11,580	10.8%
55 - 64	9,604	9.2%	12,052	11.3%
65 - 74	5,513	5.3%	10,606	9.9%
75 - 84	4,116	3.9%	5,544	5.2%
85+	1,677	1.6%	1,974	1.8%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

DEMOGRAPHICS (cont.)

5Mile

Demographic and Income Profile

3742 Mission Ave, Oceanside, California, 92058 4

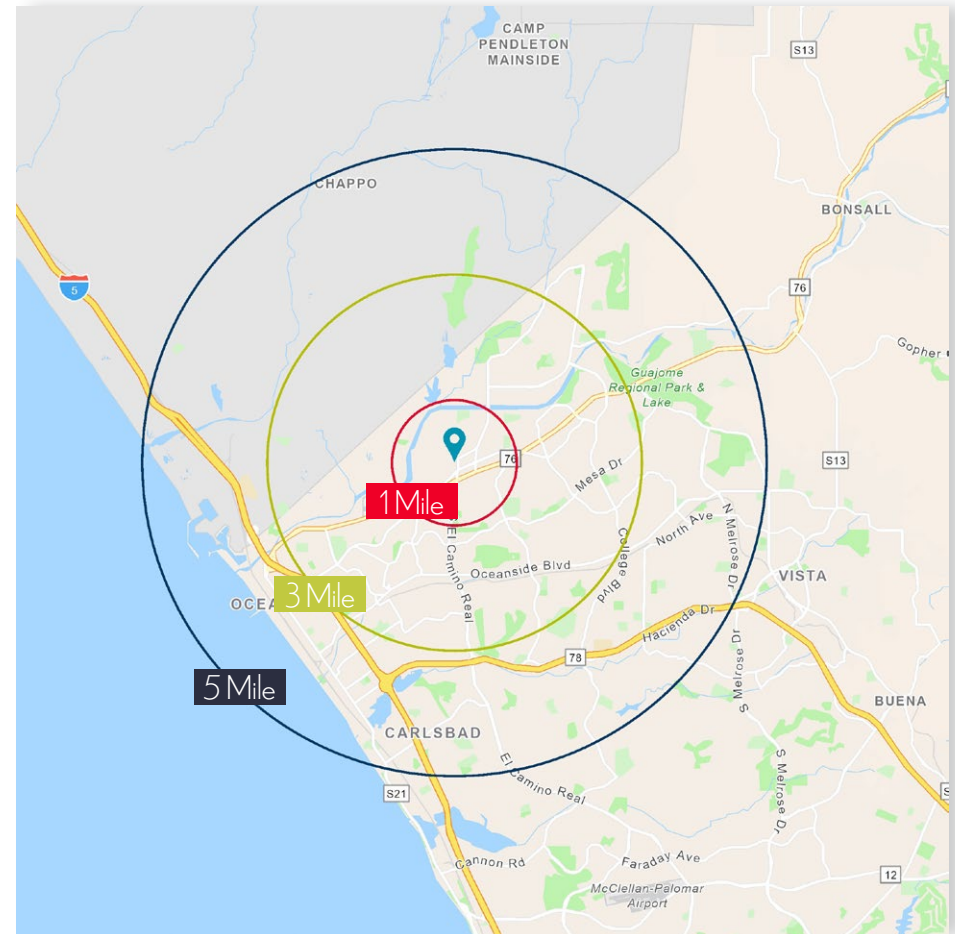
3742 Mission Ave, Oceanside, California, 92058

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%				
Households by Income			2025	2030			
		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			
Population by Age	Census 2010		2025		2030		
		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%



© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.



MARKETPLACE DEL RIO

3742 MISSION AVENUE | OCEANSIDE, CA | 92058

PHIL LYONS, CCIM

+1 760 431 4210
phil.lyons@cushwake.com
LIC #01093731

CHAD IAFRATE, CCIM

+1 760 431 4234
chad.iafrate@cushwake.com
LIC #01329943

VINCE PROVENZANO

+1 760 431 4212
vince.provenzano@cushwake.com
LIC #01926894

NASH JOHNSON

+1 760 431 3831
nash.johnson@cushwake.com
LIC #02188083



12830 El Camino Real, Suite 100 | San Diego, CA 92130
cushmanwakefield.com