

COLLEGE PLAZA

FOR LEASE

End-Cap Retail Suite 2,000-2900 Square Feet Available

3502 College Blvd, Suite A
Oceanside, California 92056



Property Highlights:

- Rare end-cap suite fronting College Blvd
- 2,000 SF currently available and expandable adjacent space to 2,924 SF.
- Highly visible from both East and West-bound Highway 78 traffic.
- Services Mira Costa College (16,084 students) located approx. 0.5 mile to the North of the Property.

Traffic Counts:

- Highway 78: 129,200 ADT
- College Blvd: 49,500 ADT
- Plaza Dr: 23,600

Demographics:

	1 Mile	3 Miles	5 Miles
Population (2018)	16,695	115,011	315,736
Average Household Income	\$77,299	\$98,338	\$90,781
Daytime Population	7,692	37,614	140,688



C. E. SANDERS & COMPANY, INC.
COMMERCIAL REAL ESTATE SERVICES

MARIO MARTINEZ
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DRE #01943831

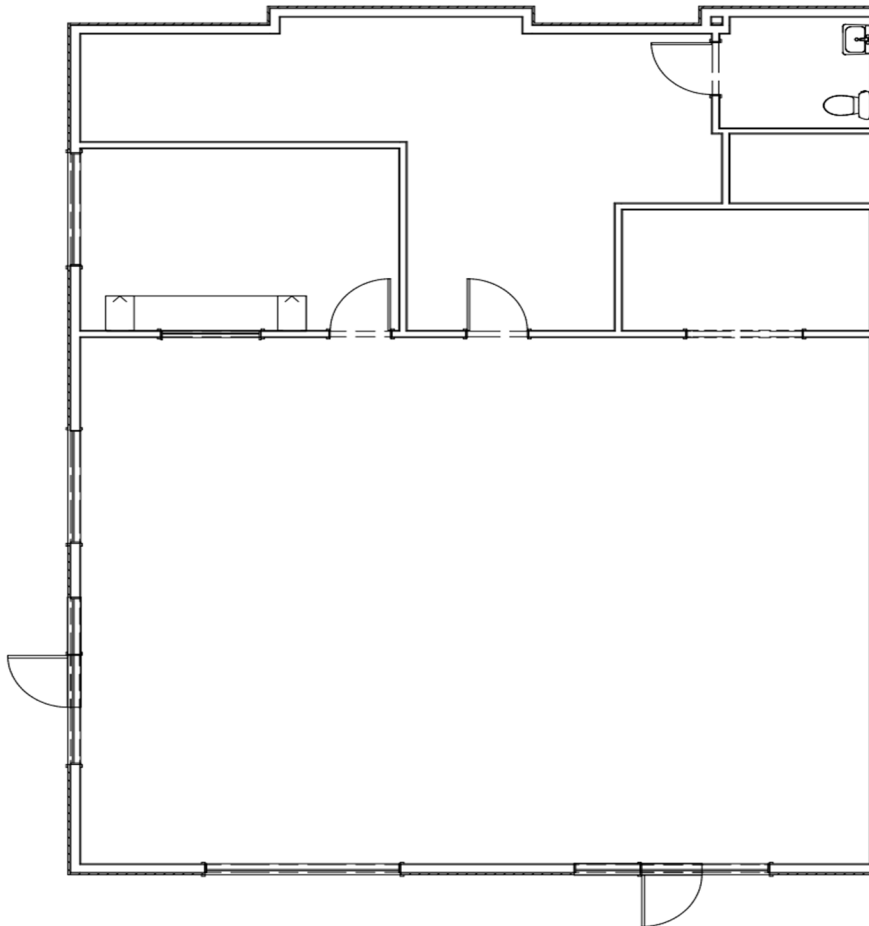
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3.25 + NNN (est. 50 sf)

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As-Built Floorplan: 2,000 SF



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Property Site Plan



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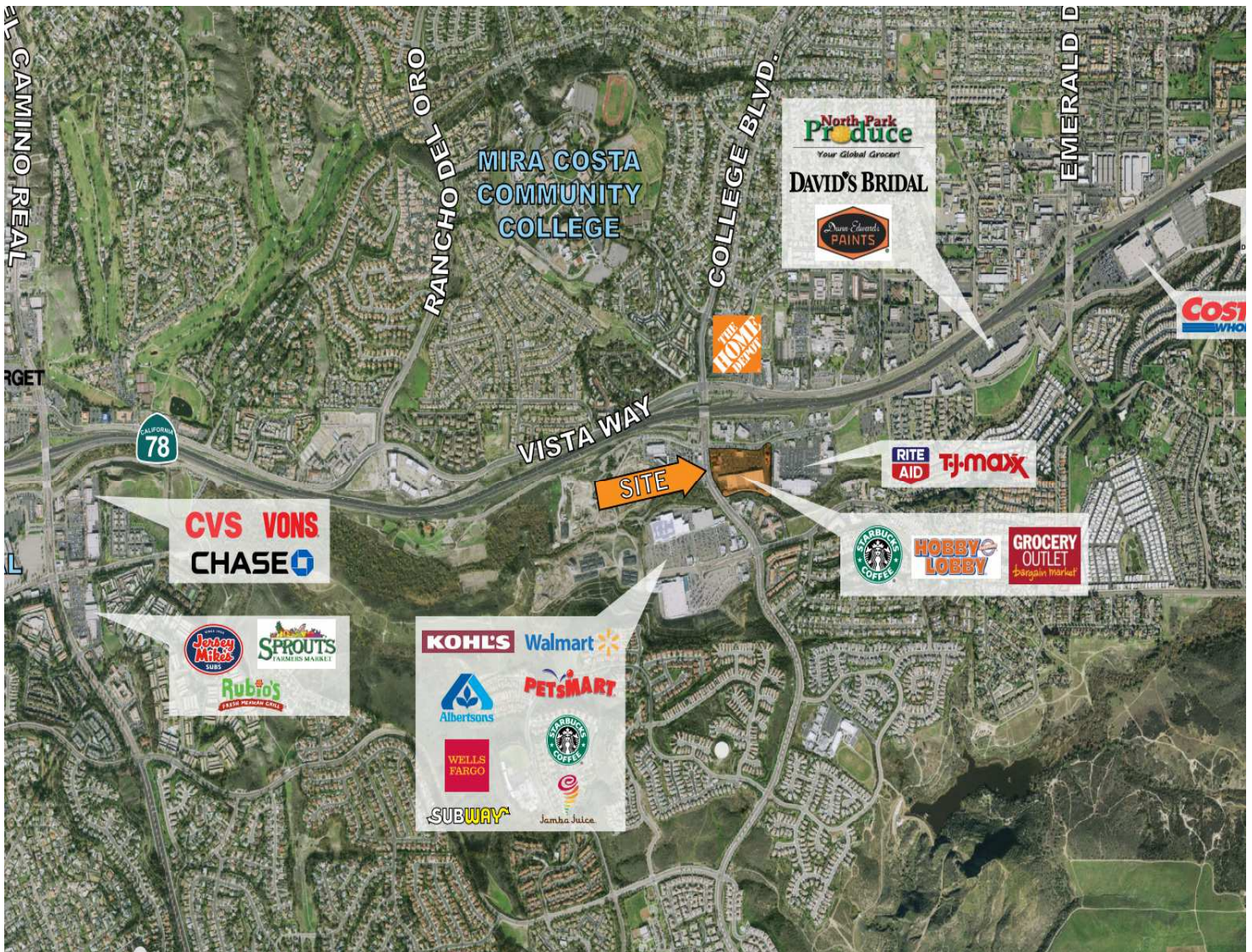
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Aerial



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