

GROCERY ANCHORED - RANCHO DEL ORO GATEWAY SHOPPING CENTER

SEC OCEANSIDE & COLLEGE BLVDS, OCEANSIDE, CA



DEVELOPERS
RESOURCE
COMPANIES, INC.
RETAIL CENTER DEVELOPMENT
AND ASSET MANAGEMENT



- Co-Tenancy - Aldi, Jack in the Box, Papa Johns, Rubios, Supercuts, UPS, Verizon, AT&T & AutoZone & Others
- 3 Signalized Intersections
- AHJ \$124,793 (1 Mile)
- Trade Area Pop. 144,034 (3 mile)
- 103,000+ SF Grocery Anchored
- 74,153+ Vehicles Per Day
- 1,600+ FT of Frontage

LEASING

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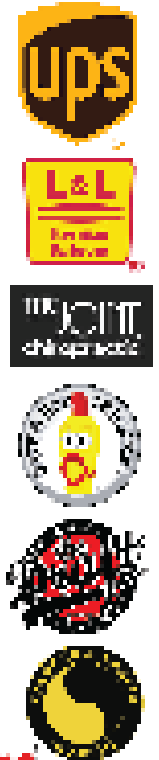
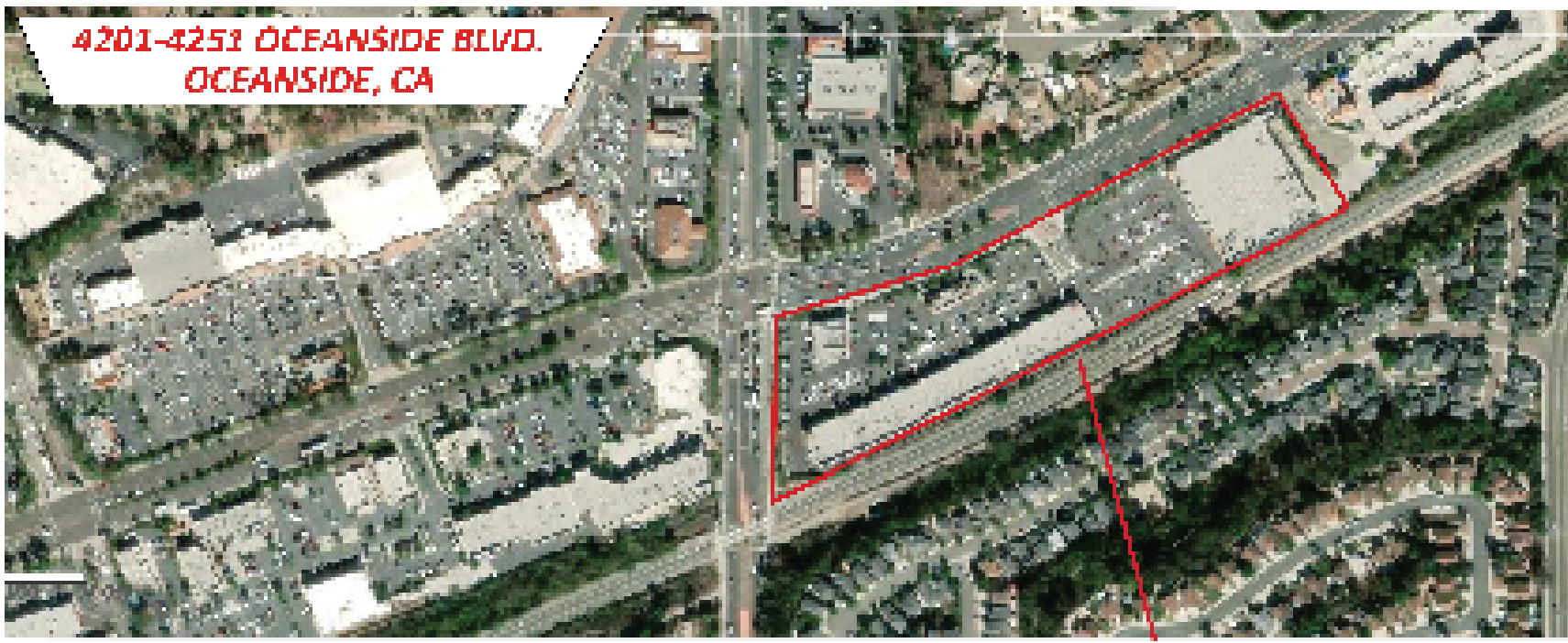
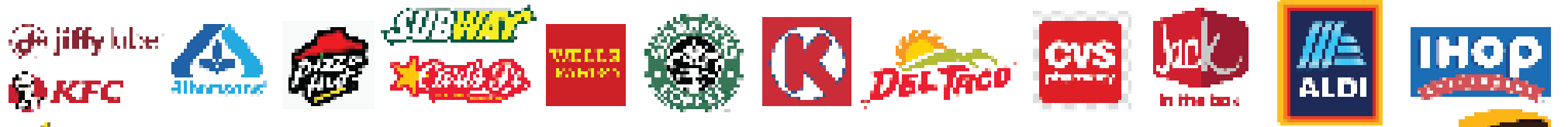
Chuck Yablon (858) 457-3235 x105 cyablon@developers-resource.com

NATIONAL TENANTS CHOOSE COLLEGE & OCEANSIDE BOULEVARDS

1,600 FT OF FRONTAGE & 3 TRAFFIC LIGHTS



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JOIN THESE NATIONAL TENANTS AT COLLEGE & OCEANSIDE BLVD.

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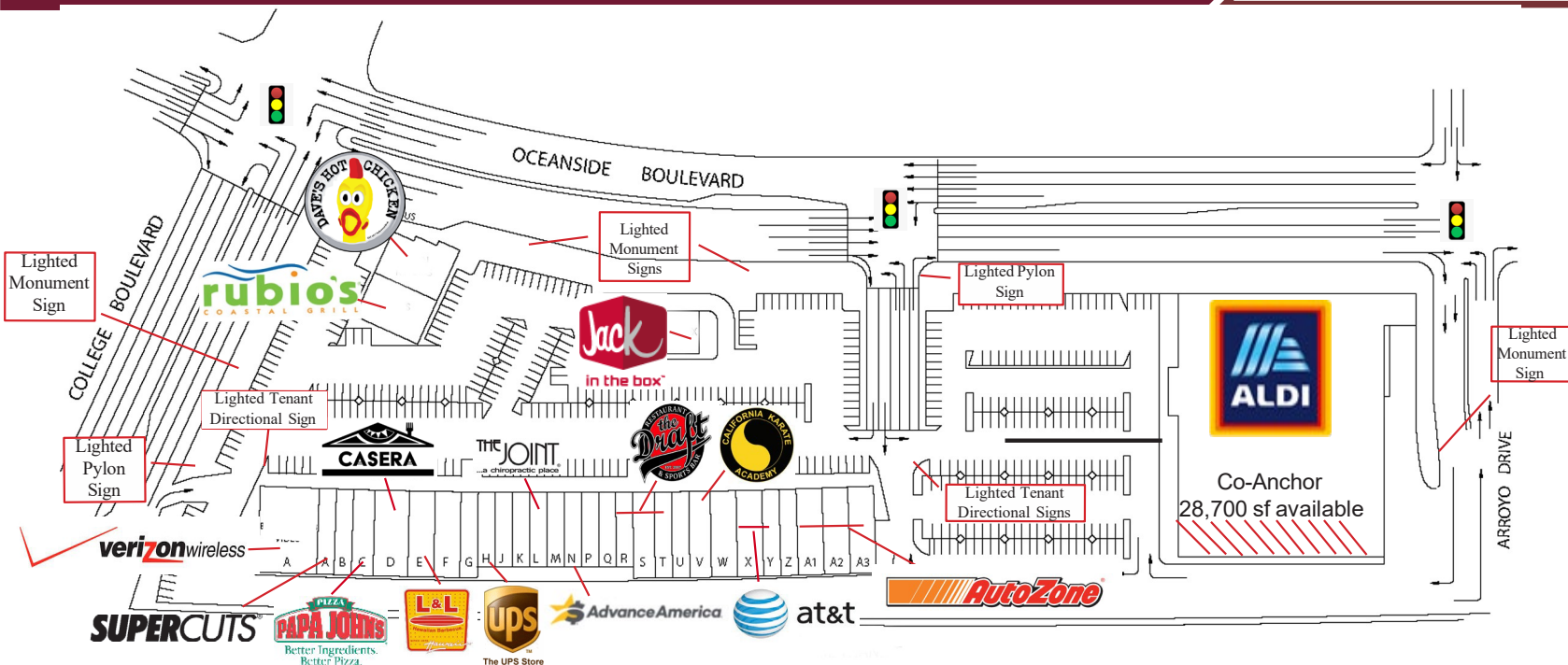
LIGHTED PYLON SIGNAGE & LIGHTED DIRECTIONAL SIGNAGE AVAILABLE

RANCHO DEL ORO GATEWAY SITE PLAN



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**RANCHO DEL
ORO**
GATEWAY SHOPPING CENTER



4201 Oceanside Boulevard

- A Dave's Hot Chicken
- B Rubio's Coastal Grill

4211 Oceanside Boulevard

- Jack-in-the-Box

4221 & 4225 Oceanside Blvd.

- 4221 Verizon Wireless
- A Supercuts
- B China-Fusion Restaurant
- C Papa Johns Pizza

- D Casera Cafe
- E L&L Hawaiian BBQ
- F Waraii Sushi
- G Dr. Omid Mehdipour, DDS
- H UPS Store
- J Perfect Nails
- K One Love Island Cuisine
- L The Joint, A Chiropractic Place
- M Surf Salutations
- N Advance America-Cash Advance
- O Threading Brows
- Q Le Rendezvous French Bakery

R-T The Draft Restaurant & Sports Bar

- U North County Cat Hospital
- V Karate - CKA Oceanside
- W Himalayan Bistro
- X/Y AT&T Wireless

4231 Oceanside Boulevard

- Z, A1-A3 Autozone

4241 Oceanside Boulevard

28,700 SF Available

4251 Oceanside Boulevard

- Aldi

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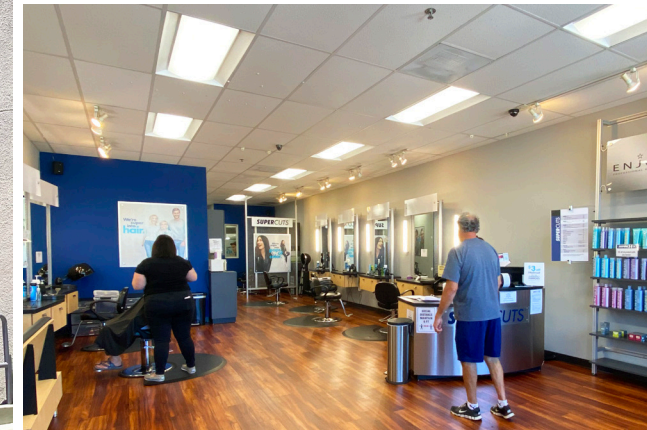
Member Since 1986

JOIN THIS GROCERY ANCHORED CENTER WITH OVER 74,000 VEHICLES PER DAY

4201-4251 OCEANSIDE BLVD., OCEANSIDE, CA



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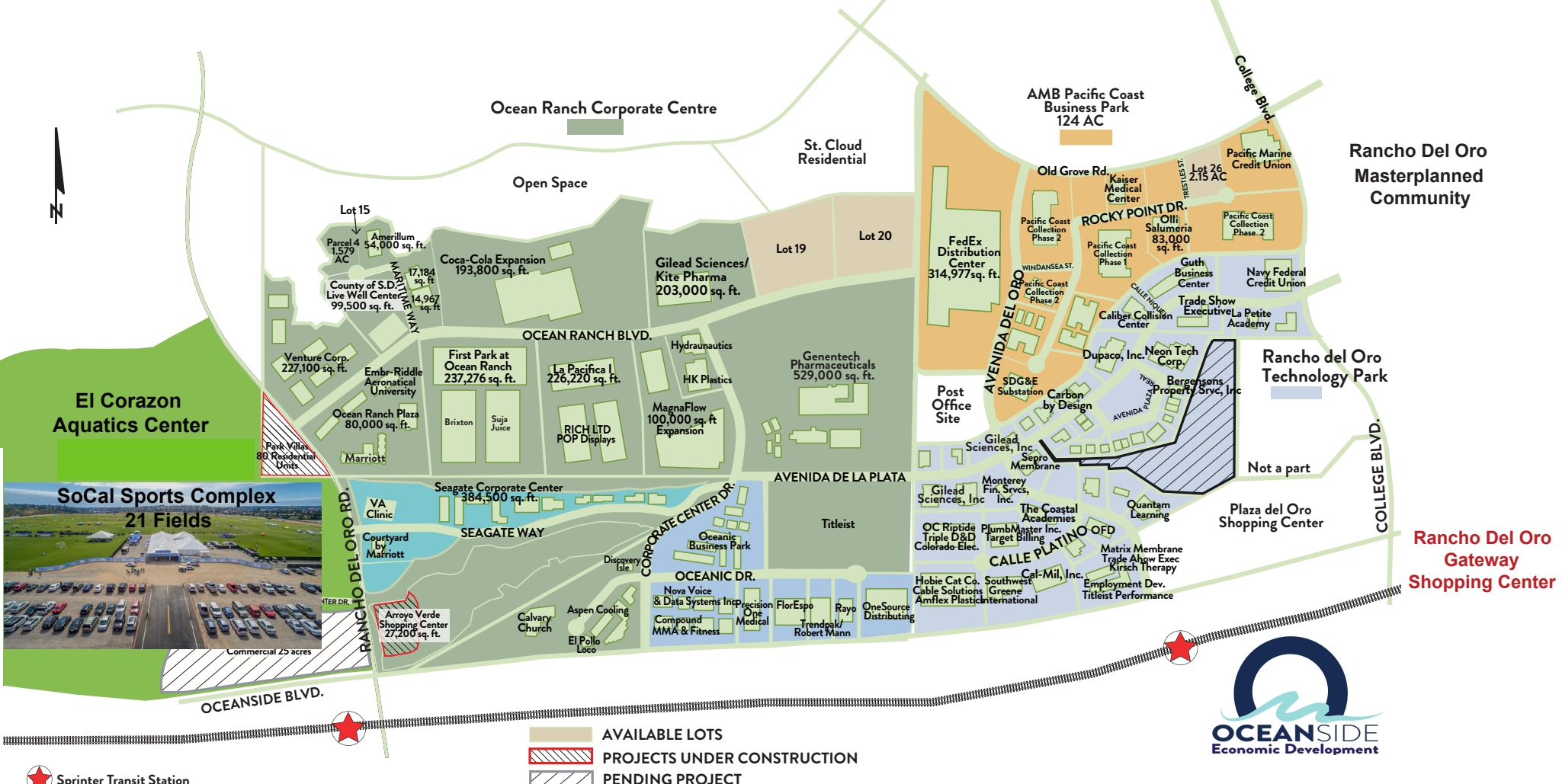
LARGE OFFICE/INDUSTRIAL COMPLEXES AT NW QUADRANT HOUSING:

FEDEX, COCA-COLA, GENENTECH, GILEAD SCIENCES, HYDRANAUTICS,
MAGNAFLOW, MARRIOTT AND MANY MORE



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**OCEAN RANCH CORPORATE CENTRE, RANCHO DEL ORO TECHNOLOGY PARK,
SEAGATE CORPORATE CENTER, OCEANIC BUSINESS PARK & PACIFIC COAST BUSINESS PARK**



- AVAILABLE LOTS
- PROJECTS UNDER CONSTRUCTION
- PENDING PROJECT



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KEY FACTORS DRIVING CONTINUAL TRAFFIC TO/THROUGH THIS RETAIL HUB

4201-4251 OCEANSIDE BLVD., OCEANSIDE, CA



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- Multiple Large Office/Industrial Complexes on NW Quadrant
- SoCal Sports Complex & El Corazon Aquatics Center
- Centrally Located within multiple Masterplanned Communities at NE, SW and SE Quadrants
- Mira Costa College
- Daytime population rivals Total population
- Total Population 19,431/144,034/316,090 (1-3-5 Mile)
- Daytime Population 17,394/122,930/269,659 (1-3-5 Mile)
- Tri-City Medical Center
- Sprinter Transit line (7 stops, I-5 to I-15) services over 444,000 passengers per year with a stop within steps at College Blvd.

Rancho Del Oro
Masterplanned
Community

Peacock Hills
Community

74,153+
VPD

Plaza Rancho
Del Oro

Rancho Del Oro Gateway
Shopping Center
103,000+ SF

del ORO
Marketplace

Tri-City
Community

Sprinter Transit

Mira Costa
Community

El Corazon
Aquatics Center

SoCal Sports Complex
21 Fields

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