

QUARRY CREEK

3460-3480 Marron Road
Oceanside, California 92056



NEWMARK

RETAIL FOR LEASE



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**For further leasing information
please contact:**

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PROPERTY HIGHLIGHTS



Ideally situated off of State Route 78, Quarry Creek is close to many schools, colleges and other strong daytime demographics.



±367,000-square-foot center anchored by Walmart, Albertsons, Kohl's and PetSmart.



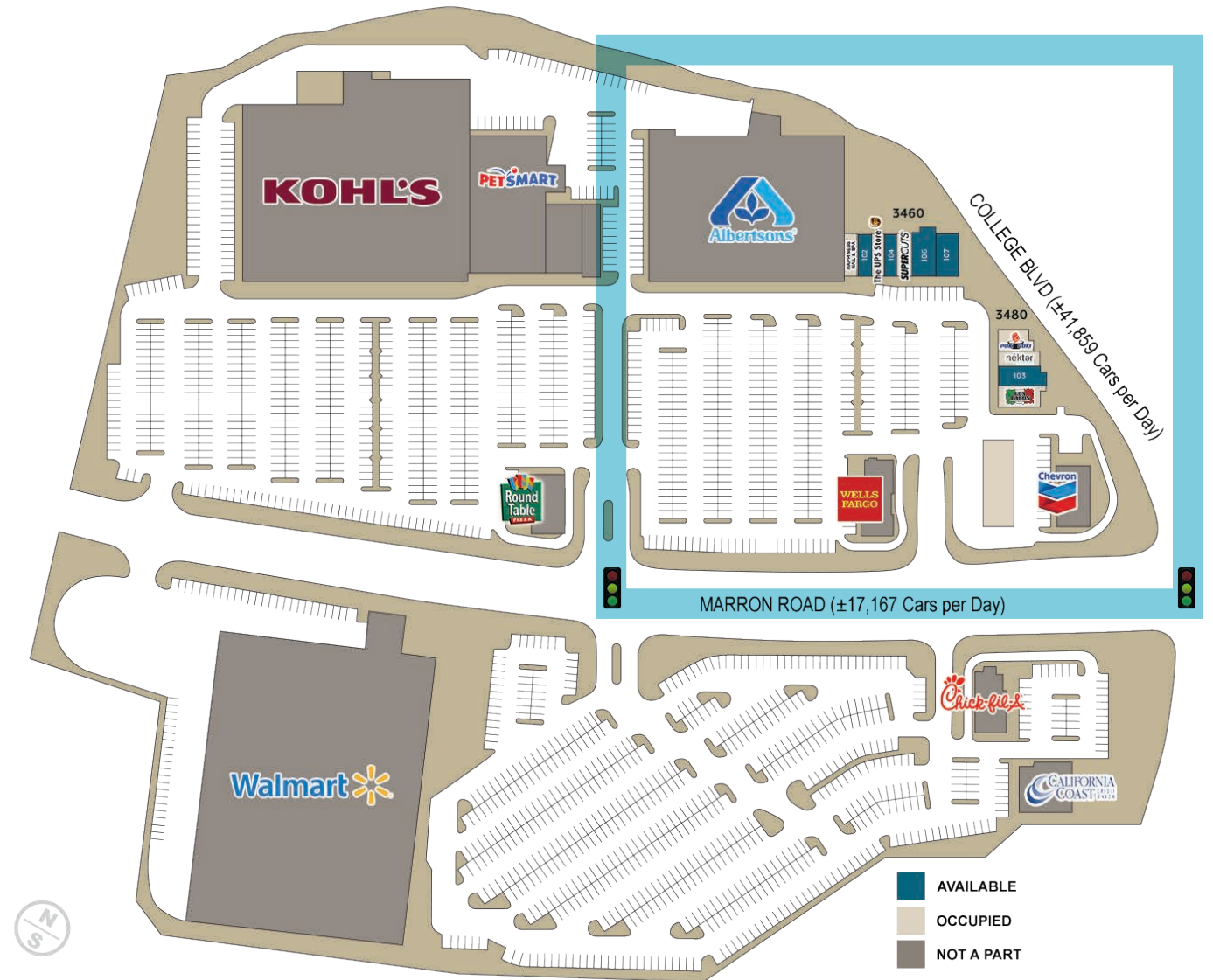
Conveniently located adjacent to State Route 78, allowing easy access up and down the 78 corridor.



Close proximity to Carlsbad's growing master-planned communities of Robertson Ranch, Calavera Hills and Sunny Creek

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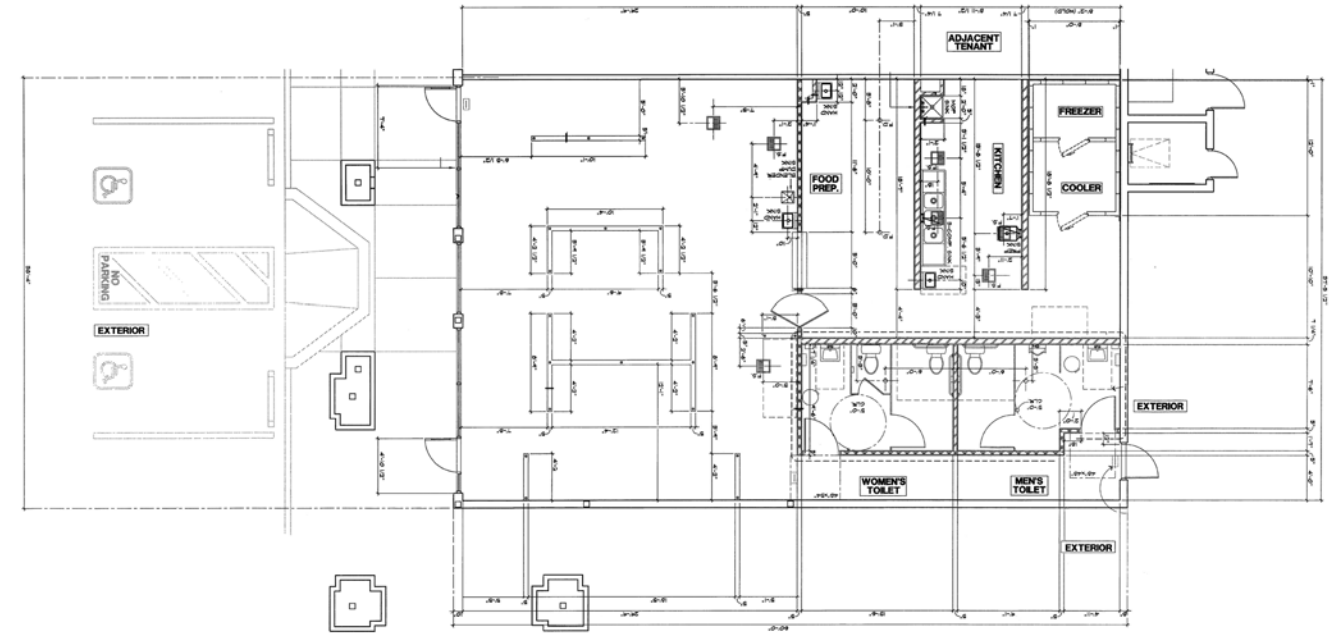
SITE PLAN & TENANT ROSTER



SUITE	TENANT	SF
3450	ALBERTSONS	NAP
3460-101	HAPPINESS NAILS	1,158
3460-102	AVAILABLE	1,157
3460-103	THE UPS STORE	1,159
3460-104	AVAILABLE	1,158
3460-105	SUPERCUTS	1,200
3460-106*	AVAILABLE	1,366
3460-107*	AVAILABLE (Former Restaurant)	2,300
3470	WELLS FARGO BANK	NAP
3480-101	POKI POKI	1,400
3480-102	NEKTER JUICE BAR (Coming Soon)	1,214
3480-103	AVAILABLE	1,796
3480-104	LOS TACOS	1,782
3490	CHEVRON	NAP

*Suites can be combined.

SUITE 107 - DIMENSIONED FLOOR PLAN



SUITE 107 FORMER RESTAURANT





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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2022 Total Population	16,454	117,536	304,857
2027 Total Population	16,547	118,705	307,807
2022-2027 Annual Rate	0.11%	0.20%	0.19%
Total Businesses	626	4,526	15,814
Total Employees	7,752	39,748	145,474
Total Daytime Population	16,834	105,977	302,590
2022 Median Age	38.6	39.2	37.2
HOUSEHOLDS			
2022 Total Households	6,218	43,442	109,807
2022 Average Household Size	2.59	2.67	2.74
2022 Housing Units	6,492	45,257	116,284
Owner Occupied Housing Units	49.8%	60.0%	53.4%
Renter Occupied Housing Units	46.0%	36.0%	41.0%
Vacant Occupied Housing Units	4.2%	4.0%	5.6%
2022 Median Home Value	\$537,932	\$657,505	\$635,293
INCOME			
2022 Average Household Income	\$111,013	\$130,406	\$121,484
< \$15,000	8.5%	5.1%	5.8%
\$15,000-\$24,999	5.6%	4.1%	4.8%
\$25,000-\$34,999	5.5%	4.8%	5.5%
\$35,000-\$49,999	10.4%	8.2%	9.3%
\$50,000-\$74,999	14.5%	14.6%	15.6%
\$75,000-\$99,999	15.6%	14.4%	14.5%
\$100,000-\$149,999	18.2%	21.0%	20.2%
\$150,000-\$199,999	11.0%	12.9%	11.1%
\$200,000+	10.8%	14.8%	13.2%
2022 Median Household Income	\$82,164	\$97,160	\$88,822
2022 Per Capita Income	\$41,106	\$48,168	\$43,888

Source: ESRI

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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