

UNDER NEW OWNERSHIP!
RETAIL FOR LEASE



ARROWOOD
SQUARE

610 N Redondo Drive,
Oceanside, CA 92057

CBRE



PROPERTY OVERVIEW

Arrowood Square is located at 610 N Redondo Dr, Oceanside, CA, situated at a signalized intersection with high visibility and accessibility. This ±40,000 square foot retail center offers versatile space for a variety of uses and is currently being renovated. With a strong local customer base and a convenient location, Arrowood Square is an attractive option for businesses looking to serve the surrounding area which currently has limited retail options.

SIGNAGE

- Monument Signage Available!

PARKING RATIO

- 182 stalls or 4.55/1,000 SF

TRAFFIC COUNTS

- Vandegrift Blvd - 30,811 Cars Per Day

- N Redondo Drive - 6,961 Cars Per Day

(Source: Costar)

VISITS

- 524,000 Visits

- 84,600 Visitors

- 14 Minute Average Dwell Time

(Source: Placer AI)



DEMOGRAPHIC OVERVIEW

Demographics	1 Mile	3 Miles	5 Miles
2024 Population	19,481	84,035	195,389
2024 Housing Units	5,814	29,478	66,183
2024 Households	5,659	28,270	63,006
2024 Average Household Income	\$125,949	\$133,291	\$123,664
Daytime Population	11,450	53,532	155,270



SITE PLAN



● AVAILABLE ● POTENTIALLY AVAILABLE ○ LEASED

Suite	Tenant	Size
644	Eribertos	1,850 SF
511A	Popeyes	2,861 SF
511B	Noir Nail	954 SF
521A	Semper Fi Florist	1,200 SF
521BCD	Freedom Dogs	3,600 SF
521E	Dick's Barbershop	1,200 SF
521F	Star Dry Cleaners	1,200 SF
610A	Lived Experiences	2,400 SF
610B	Smoke & Vape	1,200 SF
610B2-C	Carlos Water	2,400 SF
610D	Casa Nutrition	1,200 SF
610F	Napoli Pizza	1,200 SF
610G	QCS Children's Corner	5,600 SF
610H	Disfruta	1,600 SF
610I	MadStrange	800 SF
610JK	Potentially Available	3,600 SF
620A	Chavez Registration Services	1,200 SF
620B	Munguia Insurance Services	1,200 SF
620C	Good Stuff General Merchandise	1,200 SF
620DEF	Novillo's Market	3,600 SF

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

AERIAL



Vande-griff Blvd - 30,811 CPD

N Redondo Dr - 6,961 CPD

Freedom Dogs

Semper Fi Florist

Star Dry Cleaners

Dick's Barbershop

Popeyes

Eribero's

Noir Nail

Casita Nutrition

Carlos Water

MadStrange

Disfruta

QCS Children's Corner



La Perla Tapatia

Roma's Pizza

Big Liquor

Good Stuff Merchandise

Novillo's Market

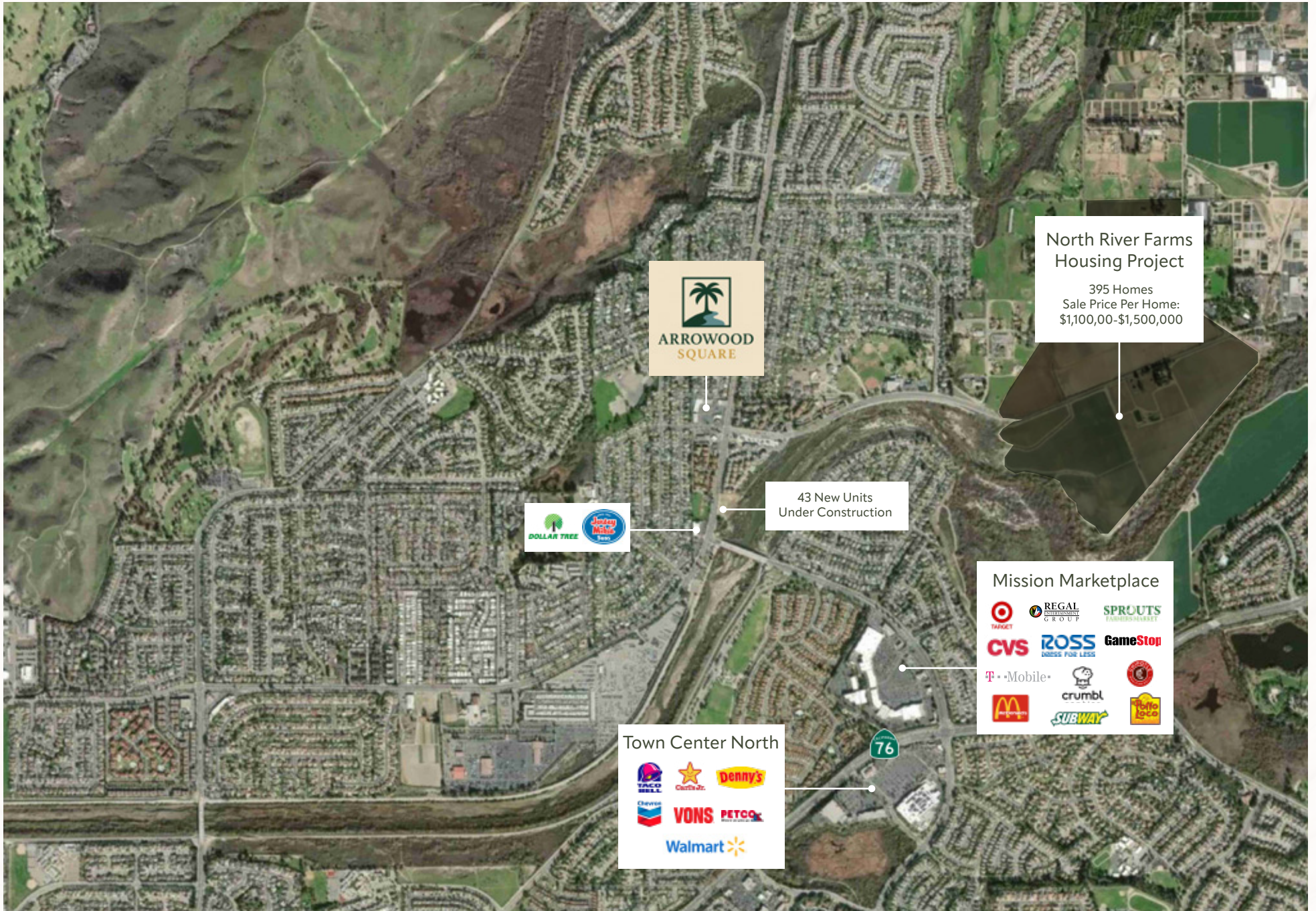
Insurance Services

Potentially Available 3,600 SF

REDEVELOPMENT RENDERINGS



IN THE AREA




**ARROWWOOD
SQUARE**

**North River Farms
Housing Project**
395 Homes
Sale Price Per Home:
\$1,100,00-\$1,500,000

43 New Units
Under Construction

Mission Marketplace

Town Center North


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