

# North County Place

Prime Retail, Hard Corner

2216 S El Camino Real, Oceanside, CA 92054 – San Diego County

**For Lease: ±1,417 – 2,835 SF**



**SAN DIEGO REAL ESTATE ADVISORS**

**Peter Holker**

858-525-1432 | [peter@SDREadvisors.com](mailto:peter@SDREadvisors.com)

CalDRE #01960128

# Highlights:

- Prime El Camino Real visibility with approximately  $\pm 38,100$  ADT directly in front of the site
- Approximately 14 to 19 million annual vehicle trips pass the center on El Camino Real
- Located in an established North County retail corridor near The Shoppes at Carlsbad, Highway 78, and I-5
- Strong regional trade area surrounded by major grocery, big-box, fitness, restaurant, and daily-needs retailers
- Prominent Oceanside/Carlsbad-border location serving nearby residential neighborhoods and daytime traffic
- Existing tenant mix includes restaurants, fitness, beauty, medical, service, and neighborhood retail uses
- Flexible  $\pm 1,417$ – $2,835$  SF availability with storefront exposure to El Camino Real
- Large monument signage opportunity on El Camino Real
- 2 signalized entrances
- Ample on-site parking with convenient customer access



# Store Front Facing El Camino Real



# Great Exposure to El Camino Real



# Great Exposure to El Camino Real



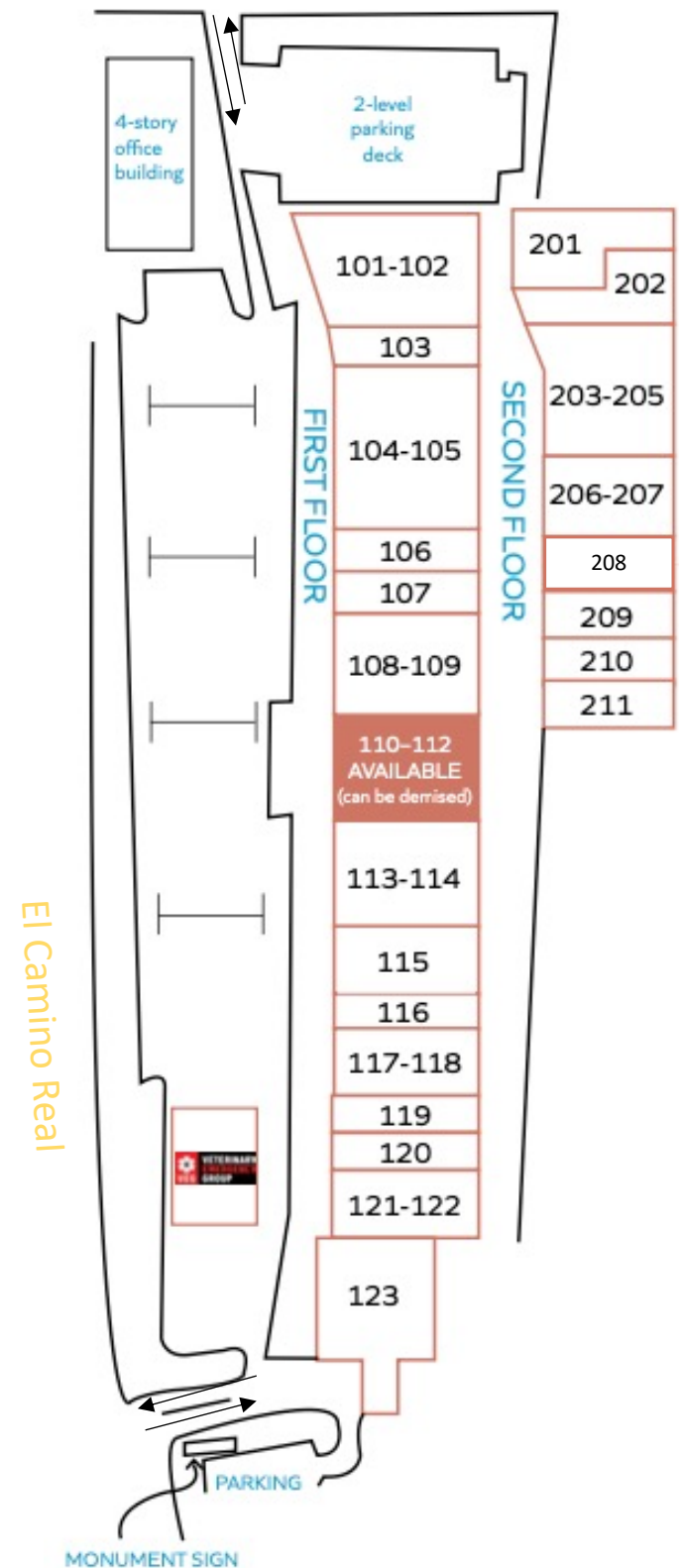
# Highly Visible Monument Sign on El Camino Real



# Site Plan

(Square footages are approximate)

Suite	Tenant	Square Feet
101-102	Booty BarBells	3,802
103	E-Cigarettes	1,000
104-105	Rookies Sports Bar	3,780
106	Miracle Ear	945
107	Crystal Rose Nail	945
108-109	Korean BBQ	1,874
<b>110-112</b>	<b>AVAILABLE</b>	<b>1,417-2,835</b>
113-114	Salon Centric	2,805
115	Scintillement Couture	1,575
116	Dream Sleep	1,260
117-118	Weight Loss Center	1,890
119	I Love Threading	945
120	Dippity-Dog	975
121-122	Seaside Foot & Ankle	1,955
123	Teri Cafe	3,115
201	Foot Reflexology	1,924
202	Freedr Beauty Bar	1,815
203-205	Impact Pilates	2,872
206-207	Nemeth Consulting	1,890
208	Salon	945
209	All Access Insurance Services	945
210	Supreme Sports Nutrition	945
211	R & R Medical Staffing	945
Building 1	VEG	5,075



 CONVENIENT INGRESS/EGRESS VIA TWO SIGNALIZED INTERSECTIONS 

MONUMENT SIGN

# Adjacent to Freeway, Surrounded by Retail Synergy



**VONS**  
SPROUTS  
FARMERS MARKET  
CVS

The Shoppes at Carlsbad  
(Regional Mall)

Marshalls  
DOLLAR TREE  
Olive Garden  
ITALIAN RESTAURANT

CALIFORNIA  
78

CALIFORNIA  
78

CALIFORNIA  
78

±54,000 ADT

±141,000 ADT

±18,000 ADT

Site

TRADER JOE'S

LA FITNESS  
Burlington  
sears outlet  
FAMOUS  
footwear  
ROSS  
LA Z BOY  
DAISO BOOT BARN

±38,100 ADT

±5,200 ADT

Via Las Rosas

Michaels BARNES & NOBLE  
ULTA BEAUTY TILLY'S  
CHIPOTLE MEXICAN GRILL  
Texas Roadhouse BUFFALO WILD WINGS  
US Bank

El Camino Real

WinCo FOODS  
Phenix Salon Suites Board & Brew  
Auto Zone sleep + number

target Starbucks DISCOUNT TIRE Denny's

# One of North San Diego County's Most Active Retail Trade Areas



## About the Area

- 6 nearby grocery/grocery-driven anchors
- Approx ± 2.5 million SF of Retail Space
- Approximately 14 to 19 Million yearly trips on El Camino Real in front of the site

**Site**

LA|FITNESS  
 Burlington  
 sears outlet  
 FAMOUS footwear  
 ROSS  
 LA Z BOY  
 DAISO  
 BOOT BARN

Michael's BARNES & NOBLE  
 ULTA BEAUTY TILLYS  
 CHIPOTLE MEXICAN GRILL  
 salsitas BUFFALO WILD WINGS  
 TEXAS USbank

WinCo FOODS  
 Phenix Salon Suites Beard & Brew  
 Auto Zone sleep + number

target DISCOUNT TIRE  
 Starbucks DENNY'S

Walmart  
 NORDSTROM  
 rack DICK'S  
 WORLD MARKET petco BEST BUY HomeGoods STAPLES

TRADER JOE'S

VONS  
 SPROUTS FARMERS MARKET  
 CVS

Marshalls  
 DOLLAR TREE  
 Olive Garden

The Shoppes at Carlsbad  
 (Regional Mall)  
 macy's JCPenney  
 REGAL CINEMAS  
 DAVE & BUSTER'S  
 A/R ALTERNATIVE RETAIL  
 24 HOUR FITNESS

# DEMOGRAPHICS



## POPULATION

**1 MILE**  
10,747

**3 MILE**  
123,588

**5 MILE**  
254,127

**1 MILE**  
7,225



## EMPLOYEES

**3 MILE**  
49,293

**5 MILE**  
106,357



## AVERAGE HOUSEHOLD INCOME

**1 MILE**  
\$144,191

**3 MILE**  
\$127,158

**5 MILE**  
\$128,699

**1 MILE**  
38.6



## MEDIAN AGE

**3 MILE**  
38.4

**5 MILE**  
37.7



## HOUSEHOLDS

**1 MILE**  
4,633

**3 MILE**  
49,326

**5 MILE**  
94,739



## TRAFFIC COUNTS

**State Route 78**  
± 141,000 ADT

**El Camino Real**  
± 38,100- 54,000 ADT

*\*Data from Regis 2024*



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