

# KOHL'S PAD SITE - GROUND LEASE ONLY

3410 MARRON RD, OCEANSIDE, CA 92056 (#700)



AREA ANCHORS:



- Rare pad opportunity in a Kohl's anchored center
- Easy access for Highway 78
- Strong trade high income area
- Other tenant in the sub market include Albertsons, PetSmart, Walmart, Chick-Fil-A, Grocery Outlet, T.J. Maxx, Hobby Lobby, and The Home Depot

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,837	118,933	302,614
AVG. HH INCOME	\$121,621	\$138,522	\$132,942
HOUSEHOLDS	6,075	44,984	110,706
CONSUMER SPENDING	\$244M	\$2.001B	\$4.753B

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

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858-523-2085

MAYA GRIM  
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 RETAIL INSITE

CHAINLINKS  
RETAIL ADVISORS

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