

BREAKING GROUND 2023

**RESTAURANTS,
DRIVE THRU PADS, SHOPS**

EL CORAZON Retail Center



NWC OF OCEANSIDE BLVD & RANCHO DEL ORO DR, OCEANSIDE, CA

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Now Leasing.



PROPERTY HIGHLIGHTS

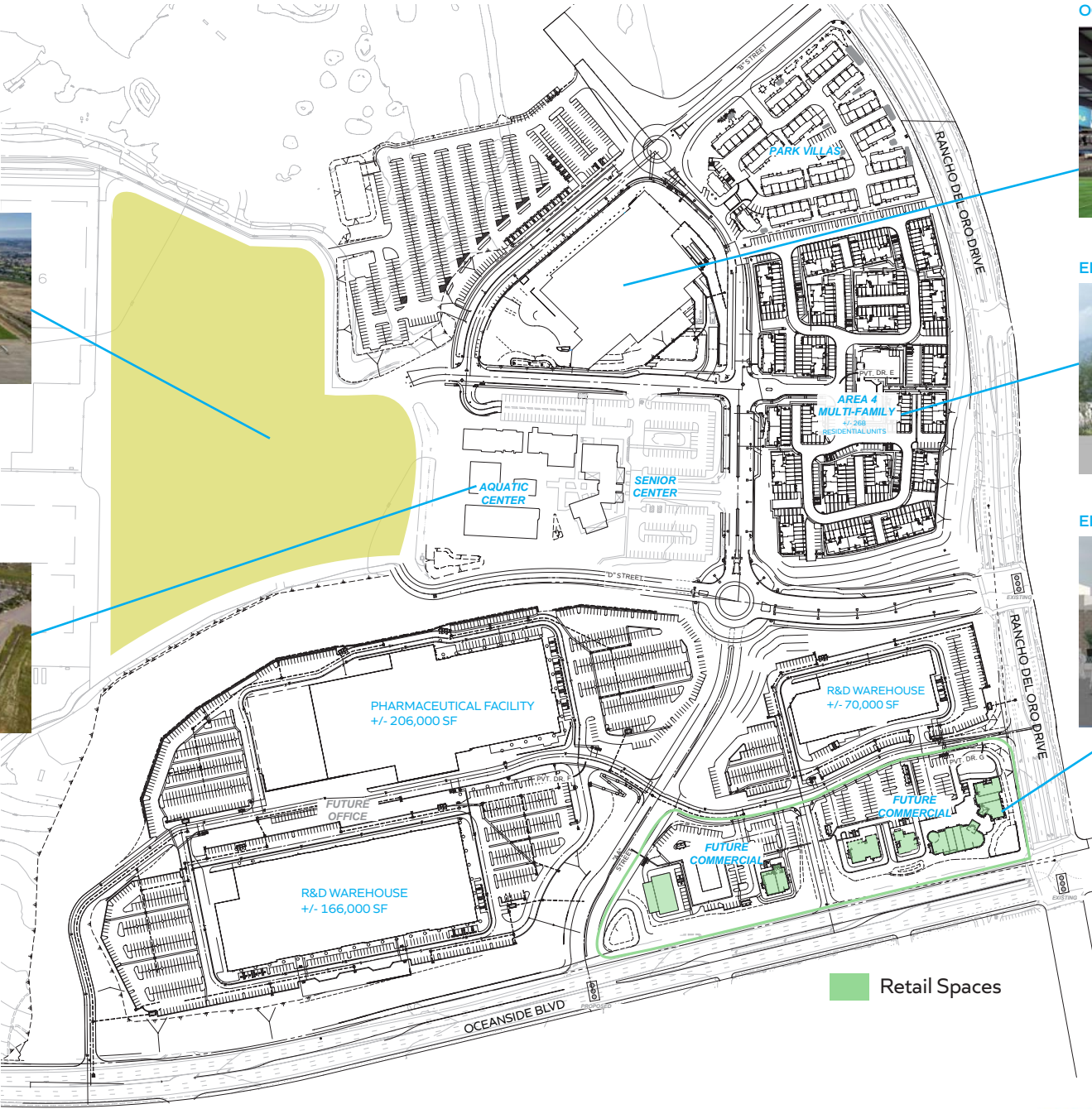
- Central location to service north Oceanside
- A great mix of customers: retail, residential, sports, and entertainment
- Adjacent to over 700 acres of proposed new master-planned business parks of research and development and biotech offices
- 268 proposed new residential units. First units will be delivered Summer 2023
- SoCal Sports Complex soccer fields
- 6,500-8,000 seat multipurpose arena for concerts and events
- Strong daytime office/industrial population
- Population base over 130,000 people in 3 miles

El Corazon Master Plan.

SOCAL SPORTS COMPLEX



EL CORAZON AQUATICS CENTER



OCEANSIDE ARENA PROJECT



EL CORAZON RESIDENTIAL

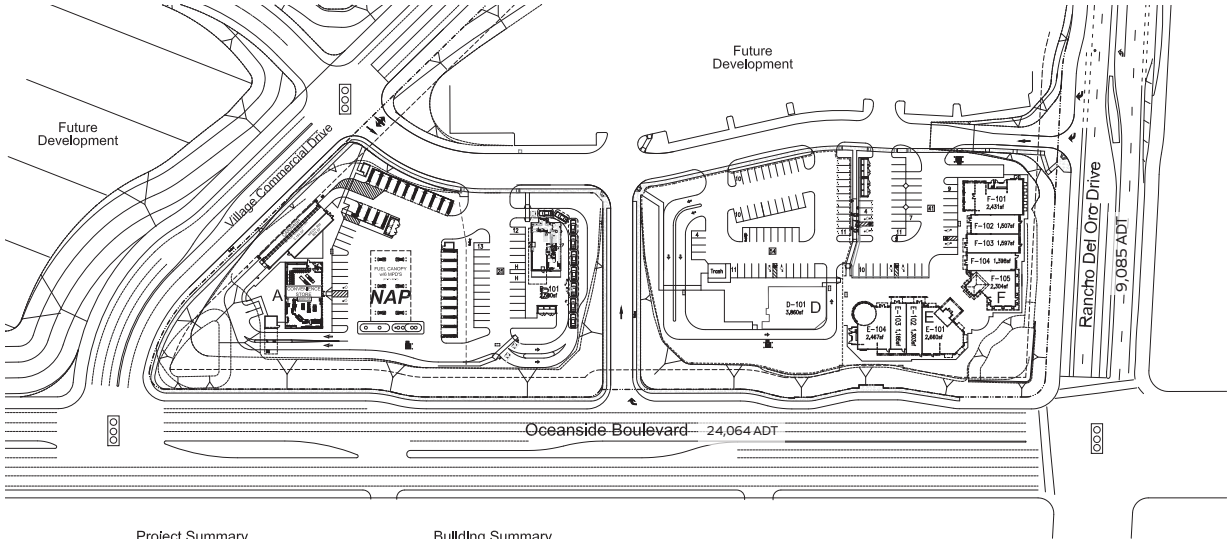
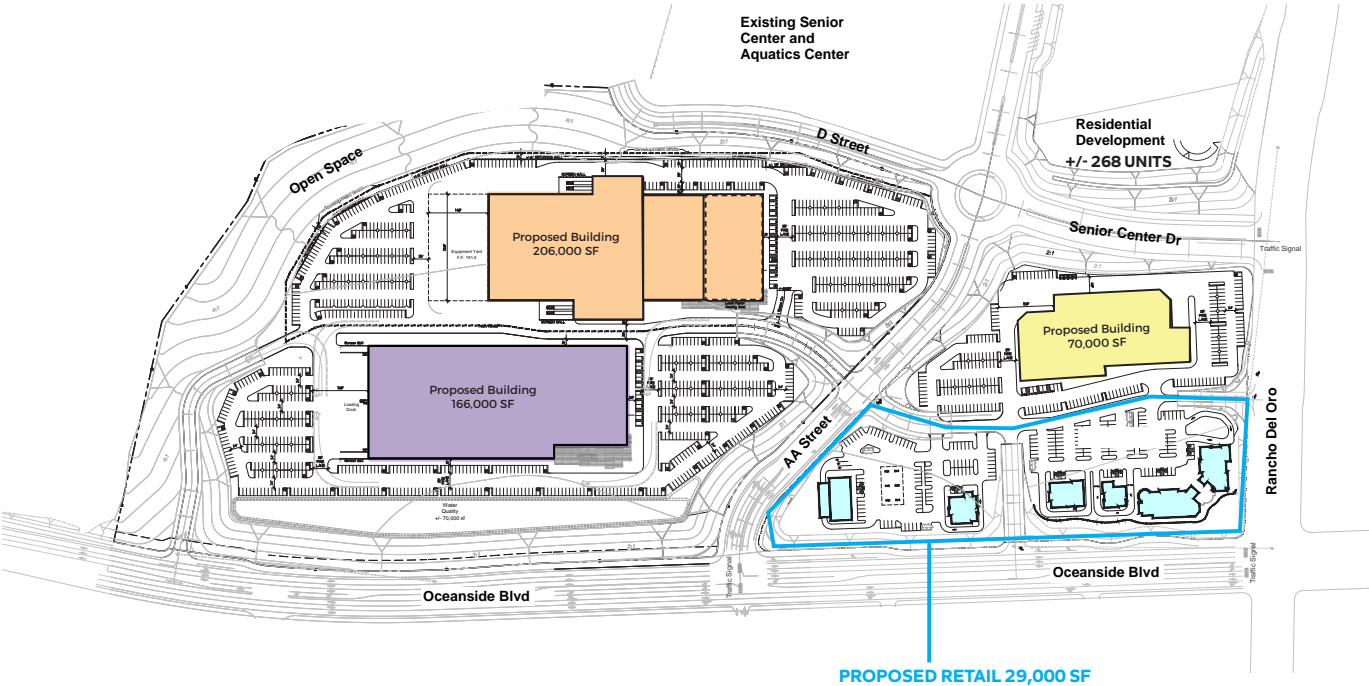


EL CORAZON RETAIL CENTER



Site Plan.

- R&D/Warehouse**
+/- 166,000 SF
- Pharmaceutical Facility**
+/- 206,000 SF
- R&D/Warehouse**
+/- 166,000 SF
- Proposed Retail Buildings**
+/- 29,000 SF



Project Summary

Building Area Total 23,601 sf Gross
23,212 sf Net

Parking 120 Stalls (5.1/1,000)

Building Summary

A) Gas Station / Car Wash (NAP)
B) Fast Food 2,500 sf
C) Not Used
D) Fast Food 3,860 sf
E) Retail / Restaurant 7,615 sf *
F) Retail / Restaurant 9,237 sf *

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

El Corazon Retail Center Renderings.



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Sports & Entertainment.



S O C A L S P O R T S C O M P L E X F E A T U R E S

- The SoCal Sports Complex is one of the premier amateur athletic facilities for soccer, lacrosse and other sports on the West Coast
- 21 full-size fields on 52.5 acres
- 25 acres of parking
- Pristine playing surface
- Home to San Diego Surf Cup, a 3-tournament series

Oceanside Arena Project.

HOME OF THE SAN DIEGO SOCKERS

- 6,500—8,000 seat multipurpose arena for sporting events and concerts/live entertainment



Regional Aerial.



Expanded Demographic Profile.

Estimated 2022 • Calculated Using Proportional Block Groups

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	7,330	137,518	304,991
Forecasted Population (2022)	7,569	139,142	307,589

HOUSEHOLDS

Households	2,642	49,472	108,583
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AVG HHD INCOME

Estimated Avg Household Income	\$137,555	\$116,630	\$117,382
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MEDIAN HH INCOME

Estimated Median Household Income	\$108,935	\$86,484	\$86,184
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\$\$\$ PER CAPITA INCOME

Est. Per Capita Income	\$49,579	\$42,022	\$41,659
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\$\$ OTHER INCOME

Est. Median Disposable Income	\$88,627	\$69,740	\$69,573
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DAYTIME DEMOS

Total Daytime Population	8,540	117,680	267,584
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RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	4,113 56.11%	71,582 52.05%	157,891 51.77%
Black or African American	280 3.82%	5,375 3.91%	10,340 3.39%
American Indian & Alaskan Native	76 1.04%	1,981 1.44%	5,040 1.65%
Asian	619 8.44%	10,965 7.97%	21,042 6.90%
Hawaiian & Pacific Islander	69 0.94%	1,509 1.10%	2,857 0.94%
Other Race	821 11.20%	22,783 16.57%	57,448 18.84%
Two or More Races	1,352 18.44%	23,324 16.96%	50,372 16.52%

AGE DISTRIBUTION

Median Age	38.7 yrs	37.1 yrs	36.1 yrs
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*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.