

CO-ANCHOR, RESTAURANTS, RETAIL SPACE & DRIVE THRU PADS

# FOR LEASE

OCEANSIDE PLAZA  
2007-2041 MISSION AVENUE  
OCEANSIDE, CA 92054



## Property Features

- Join Tenants such as: Pep Boys, Rent-A-Center, Children's Paradise (200+ Children Enrolled) & KFC
- Renovation Underway
- Abundant Parking
- Close Proximity with Easy Access to Interstate 5
- Monument/Pylon Signage Available
- 1 Mile from Oceanside's Active Downtown Growth Including Residential, Hotels and Retail
- Size Available: 1,442 SF - 42,000 SF
- Drive Thru Pads Available



1900 Wright Place, Suite 200  
Carlsbad, CA 92008  
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# OCEANSIDE PLAZA

## PROPERTY ADDRESS

2007-2041 MISSION AVENUE  
OCEANSIDE, CA 92054

## PROPERTY DESCRIPTION

- Hispanic grocery anchored center
- Strong traffic counts  $\pm 35,000$  CPD at intersection
- Renovations underway
- 12,000 SF sub anchor space available
- 1,000 - 5,455 SF shop space available
- 2,500 - 4,000 SF pad sites available
- 2 elementary schools and a high school within 1 mile
- Camp Pendleton with 42,000 active duty personnel, plus families and additional employees

## TENANTS



# DEMOGRAPHICS

## TRAFFIC COUNTS

### Cars Per Day

Mission Ave :  $\pm 24,000$

Canyon Dr:  $\pm 11,000$

## AVERAGE HH INCOME

1 Mile: \$62,465

3 Miles: \$71,503

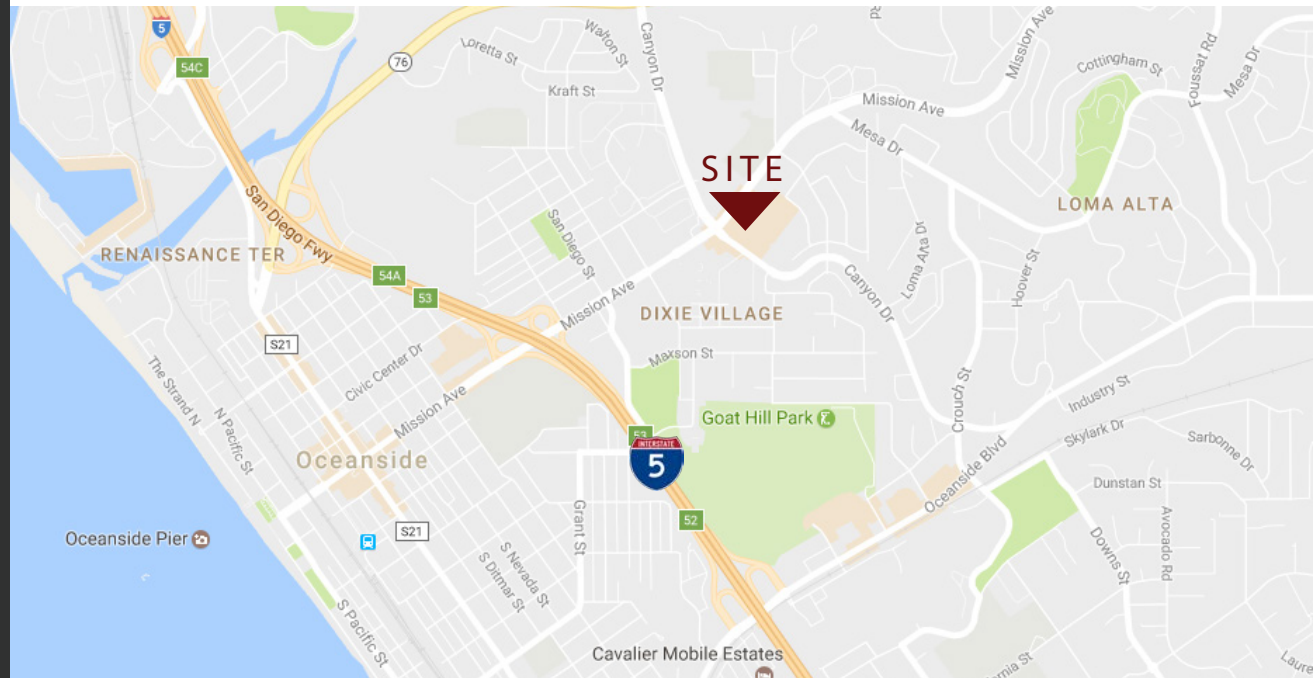
5 Miles: \$78,759

## POPULATION

1 Mile	3 Miles	5 Miles
19,640	85,878	195,626

## DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
6,763	27,389	56,194



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

## SITE PLAN



SUITE	TENANT	SF
2007	KFC	±2,472
2009	Vacant - Pad Site	±4,000
2011	Vacant - Pad Site	±2,500
2017-A	Children's Paradise	±12,492
2017-B	Vacant	±12,000
2019	Vacant	±1,442
2021	Available/MTM (Metro PCS)	±1,252
2023	Vacant	±1,875
2025	Available/MTM (Oceanside Lawnmowers)	±1,630
2027	Oceanside Marketplace	±37,690
2027-F	Vacant	±4,200
2029-A	Vacant	±2,400
2029-B	Available/MTM (Beauty Supply)	±1,400
2031	Viva Market	±9,375
2033	Rent-A-Center	±4,104
2035-A	Available/MTM (Magda's Fashion)	±880
2035-B	Available/MTM (Barber Shop)	±1,248
2037-A	Vacant	±1,056
2037-B	Available/MTM (Travel Agency)	±1,500
2039	Available/MTM (La Illusion)	±5,455
2041	Pep Boys	±14,734

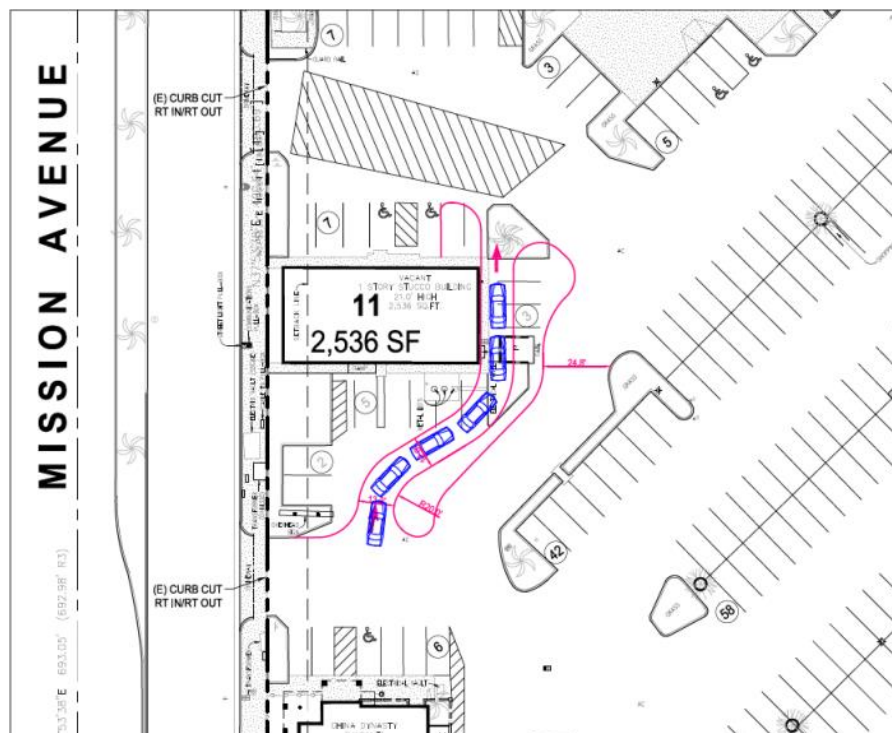
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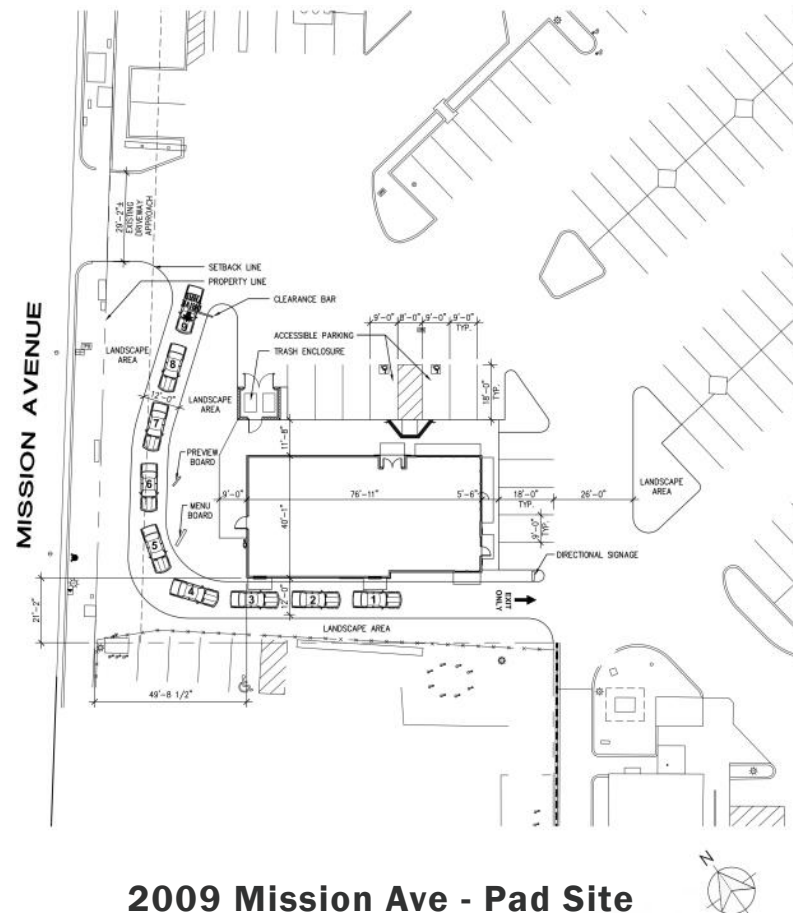
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## SITE PLAN

### PROPOSED DRIVE-THRU SCENARIOS



2011 Mission Ave - Pad Site



2009 Mission Ave - Pad Site

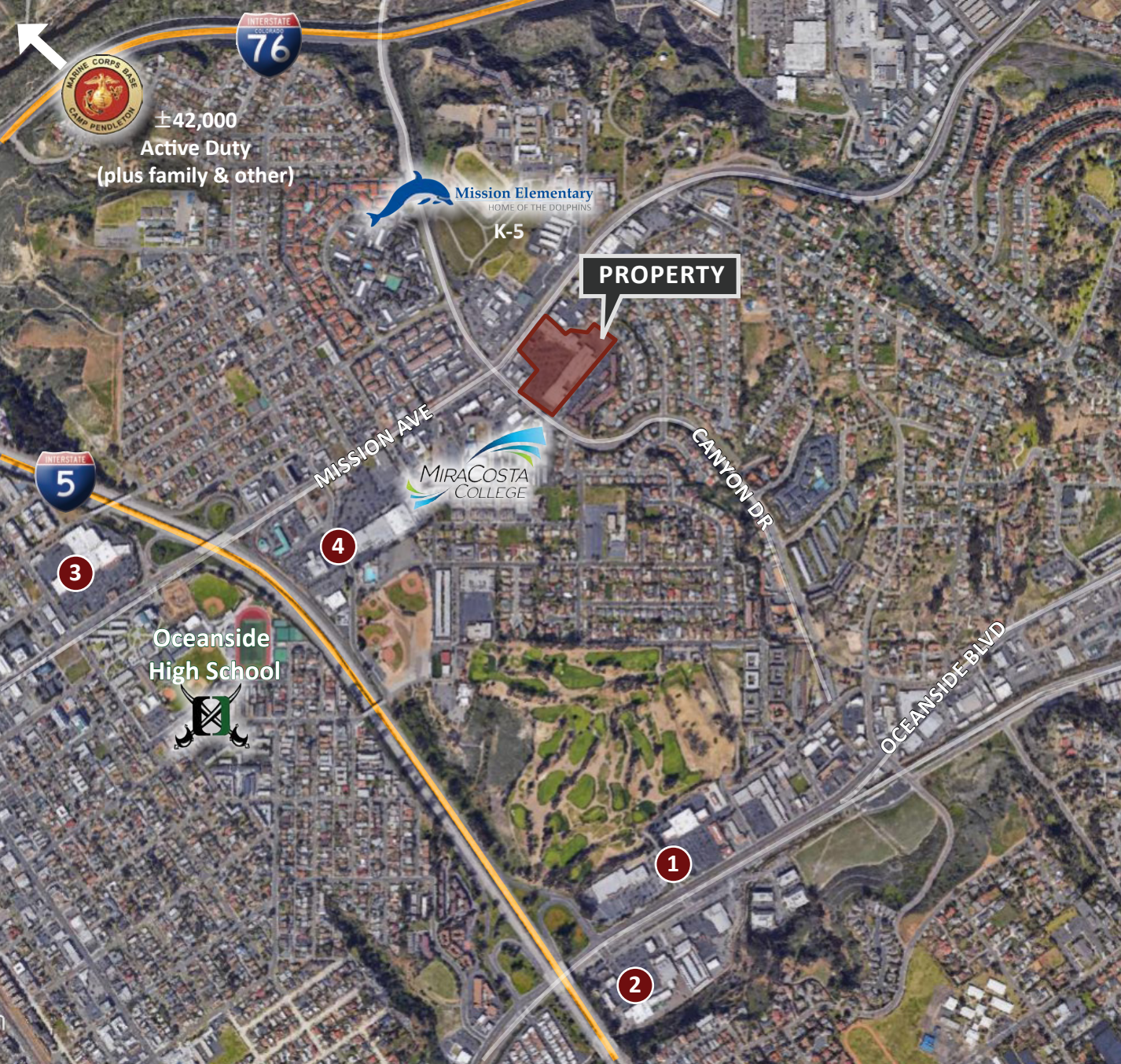
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