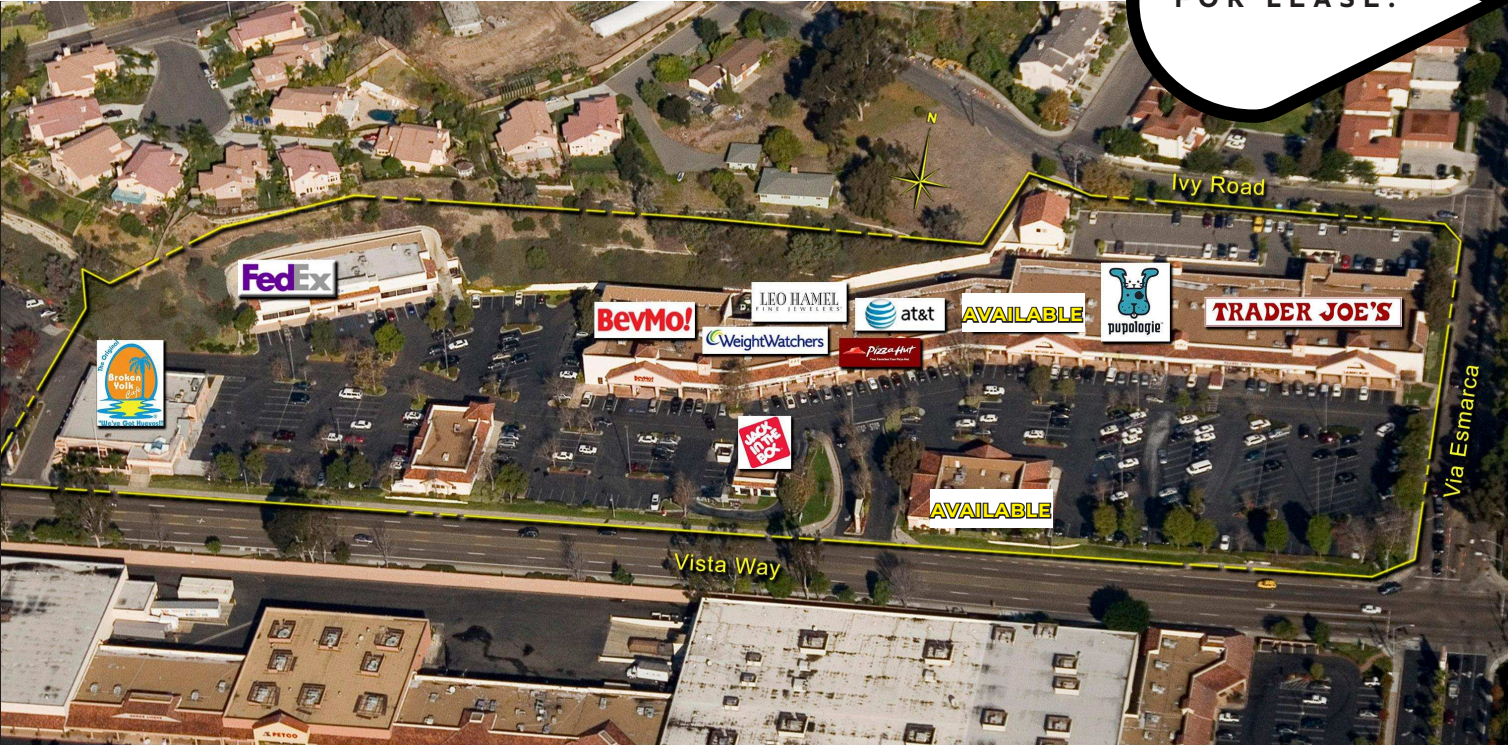


# Fire Mountain Shopping Center

2570 Vista Way, Oceanside, California

**FOR LEASE. GROCERY-ANCHORED CENTER WITH HIGH-VOLUME MAJOR RETAILERS**

**FOR LEASE.**



## Property Features.

- + Anchored by high volume Trader Joe's, BevMo, and other major retailers and restaurants.
- + Prominent 7,500 SF Junior Anchor , 2,460 SF highly visible End Cap, 1,290 SF shop space, and 950 SF former restaurant available for lease
- + Located directly across from El Camino North Center, anchored by Barnes & Noble, Ross, Petco, and ULTA and adjacent to Target, Winco, and others.
- + Situated along the busiest portion of the 78 Fwy corridor with heavy traffic counts and regional draw

**Mike Moser**  
858.523.2089  
mikemoser@retailinsite.net

**Maya Grim**  
858.523.2094  
mgrim@retailinsite.net

**Brian G. Pyke**  
858.324.6103  
bpyke@retailinsite.net



TENANT	SQFT	TENANT	SQFT
1 The Broken Yolk Cafe	8,852	14 Sushi N Joy	1,500
2 FedEx Office	8,507	15 AT&T	2,995
3 Pacific Marine Credit Union	4,500	16 <b>Potentially Available</b>	1,290
4 Jack in the Box	2,080	17 Pure Massage	1,126
5 Oceanside Dental Group	6,000	18 White Dragon Martial Arts	3,037
6 Sew N Pro	1,000	19 <b>Available</b>	7,500
7 <b>Available</b>	2,460	20 Pupologie	3,119
8 Beverages & More	9,981	21 Trader Joe's	12,881
9 Fire Mountain Cleaners	1,410	22 Lamps Plus	11,000
10 Weight Watchers	1,768	24 MROC Training	1,408
11 Royal Nails	682		
12 <b>Available</b>	950		
13 Leo Hamel	1,200		

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.









# 2570 Vista Way, Oceanside, California 92054

## Rings: 1, 3, 5 mile radii

### POPULATION

	1 mile	3 miles	5 miles
Total Population	12,141	119,295	247,371
Projected Population (2022)	12,752	124,000	256,733

### HOUSING

Total Households	5,080	45,442	89,067
Projected Total Households (2022)	5,321	47,154	92,317

### INCOME

Median Household Income	\$80,199	\$69,379	\$70,464
Average Household Income	\$112,726	\$96,317	\$95,757
Per Capita Income	\$46,293	\$36,903	\$34,583
Median Disposable Income	\$63,953	\$56,410	\$56,866
Average Disposable Income	\$81,730	\$72,185	\$72,147

### DAYTIME DEMOS

Total Daytime Population	15,347	109,634	245,387
Daytime Population Workers	9,528	49,863	120,264
Daytime Population Residents	5,819	59,771	125,123

### RACE & ETHNICITY

White	9,193 <b>75.71%</b>	81,336 <b>68.18%</b>	163,863 <b>66.24%</b>
Black or African American	421 <b>3.47%</b>	3,960 <b>3.32%</b>	10,313 <b>4.17%</b>
American Indian & Alaska Native Population	99 <b>0.82%</b>	1,045 <b>0.88%</b>	2,130 <b>0.86%</b>
Asian Population	845 <b>6.96%</b>	6,706 <b>5.62%</b>	16,835 <b>6.81%</b>
Pacific Islander Population	83 <b>0.68%</b>	1,016 <b>0.85%</b>	2,312 <b>0.93%</b>
Other Race Population	797 <b>6.56%</b>	18,320 <b>15.36%</b>	36,778 <b>14.87%</b>
Population of Two or More Races	704 <b>5.80%</b>	6,912 <b>5.79%</b>	15,140 <b>6.12%</b>
Hispanic Population	2,500 <b>20.59%</b>	42,391 <b>35.53%</b>	87,939 <b>35.55%</b>
Non-Hispanic Population	9,642 <b>79.42%</b>	76,904 <b>64.47%</b>	159,432 <b>64.45%</b>

### EDUCATION

Bachelor's Degree	2,141 <b>23.89%</b>	19,403 <b>23.09%</b>	36,626 <b>21.97%</b>
Graduate/Professional Degree	1,811 <b>20.21%</b>	11,560 <b>13.76%</b>	21,309 <b>12.78%</b>

### AGE

Median Age	38.3	37.8	35.6
------------	------	------	------





# Fire Mountain Shopping Center

**Mike Moser**

858.523.2089  
mikemoser@retailinsite.net  
lic. 00977876

**Maya Grim**

858.523.2094  
mgrim@retailinsite.net  
lic. 01273486

**Brian G. Pyke**

858.324.6104  
bpyke@retailinsite.net  
lic. 01506790

**Retail Insite**

*Commercial Real Estate*

120 S Sierra Ave, Ste. 110  
Solana Beach, CA 92075

lic. 01206760

t. 858 523 2090

w. retailinsite.net