



Retail that resonates



NewMark Merrill
COMPANIES

www.newmarkmerrill.com



MISSION MARKETPLACE
COLLEGE & HWY 76
OCEANSIDE • CALIFORNIA

Northwest corner of Hwy. 76 and College Blvd. • Oceanside, CA



Major Anchors:



A Masterful Mix

Over 40 Tenants also including:

Cox Communications, Subway, T-Mobile, Mountain Mike's Pizza, Ohana Hawaiian BBQ, Omega Bicycles, Victoria's Mexican Food



1-2 pm
Busiest Time
of Day



63 min.
Avg. Length
of Visit





#	TENANT	SF
467-05	Luv Threading	1,275
467-06	Phys. Therapy & Hand Centers	1,700
467-07	GameStop	1,900
467-123	College Dental	8,093
471A	Sprouts	27,519
471B	PetSmart	18,192
475-01	Subway	1,000
475-02	Key Martial Arts	1,300
475-03	Alterations Studio	600
475-04	Jackson Hewitt Tax Service	1,000
475-05	AVAILABLE	750
475-06	Thunder 6 Barber Shop	1,250
475-07	College Coin Laundry	2,000
475-08	College Pet Clinic	1,400
483	El Pollo Loco	2,929
487	McDonald's	3,477
491	Golden Corral Buffet & Grill	10,653
495A/B	Chipotle Mexican Grill	2,666
495C	Victoria's Mexican Food	1,333
499P1	Oceanside Automotive	7,500

#	TENANT	SF
4271	Peppertree Montessori	7,762
427K	NMC South LLC	2,651
427J	First Team Real Estate	600
431N	Regal Cinemas	43,940
439	Fitness 19	11,677
443B	Target	89,483
447	T-Mobile	3,000
449A	Big Lots	20,250

#	TENANT	SF
455-01	Oceanside Police	2,092
455-02	AVAILABLE	3,454
455-04	AVAILABLE	2,747
455-05	AVAILABLE	2,000
455-06	Bank of America	3,000
455-07	Lease Pending	4,200
455-09	AVAILABLE	2,818
455-10	Mountain Mike's Pizza	2,663

#	TENANT	SF
459-02	Ohana Hawaiian BBQ	1,700
459-03	Crumbl Cookies	1,700
459-04	Omega Bicycles	3,357
459-09	Five Below	12,218
461-01	Cox Communications	2,976
461-03	Pan Pan Wok	1,700
463	Ross	24,520
467-04	Happiness Nails	1,275

For Leasing Information
please contact:

Jae Chung
VP of Leasing & Acquisitions
Tel: 760.630.8342
jchung@newmarkmerrill.com
DRE LIC# 01504403

CAMP PENDLETON



Mission Blvd.

College Blvd.

Oceanside Blvd.

El Camino Real



In the vicinity

Major Employers

- Qualcomm
- UC San Diego
- Illumina
- US Marine Corps
- US Navy
- General Atomics
- Intuit
- Salk Institute
- ServiceNow
- San Diego State University

Trade Area Population

180,020

Daytime Population

84,257

Employee Population

18,309



3.5M Annual Visits



92nd & 89th percentiles

for California and US Shopping Center Traffic



Dynamic Location

81,800 VPD Traffic Count



4 Pylon Signs

5 Monument Signs



Demographics

	1 MILE	2 MILE	3 MILE
POPULATION			
2021 Population	16,956	59,677	99,667
2010-2021 Annual Population Growth Rate	4.1%	6.3%	9.7%
HOUSEHOLDS			
2021 Households	4,746	18,640	33,039
2010-2021 Annual Household Growth Rate	4.0%	5.7%	9.2%
HOUSEHOLD INCOME			
2021 Average Household Income	\$105,360	\$109,201	\$103,860
2021 Per Capita Income	\$29,534	\$34,207	\$34,441
HOUSING UNITS			
2021 Housing Units	4,978	19,558	34,642
AGE			
2021 Median Age	33.3	35.0	35.6





When you love shopping centers, it shows.

www.missionmarketplaceoceaside.com • www.newmarkmerrill.com

Mission Marketplace Leasing:

Jae Chung • jchung@newmarkmerrill.com
427 College Blvd., Ste. K • Oceanside, CA 92057 • 760.630.8247

