



±18,032 SF ANCHOR
SPACE AVAILABLE

— MISSION —
PLAZA REAL
— OCEANSIDE —

AVAILABLE

FOR LEASE

3825-3861 MISSION AVE, OCEANSIDE, CA 92058

MISSION PLAZA REAL

OCEANSIDE

- SWQ of Mission Avenue & Douglas Drive in Oceanside, CA with excellent exposure and convenient access to SR-76.
- Signalized intersection with abundant parking.

TENANTS

Great Clips®



DEMOGRAPHICS



TRAFFIC COUNTS

Average Daily Traffic (ADT)

Mission Avenue: ±20,200
El Camino Real: ±21,236



POPULATION

1 Mile: 16,308
3 Miles: 114,086
5 Miles: 255,249



DAYTIME POPULATION

1 Mile: 8,645
3 Miles: 55,859
5 Miles: 135,751



AVERAGE HHI*

1 Mile: \$79,378
3 Miles: \$95,953
5 Miles: \$97,263

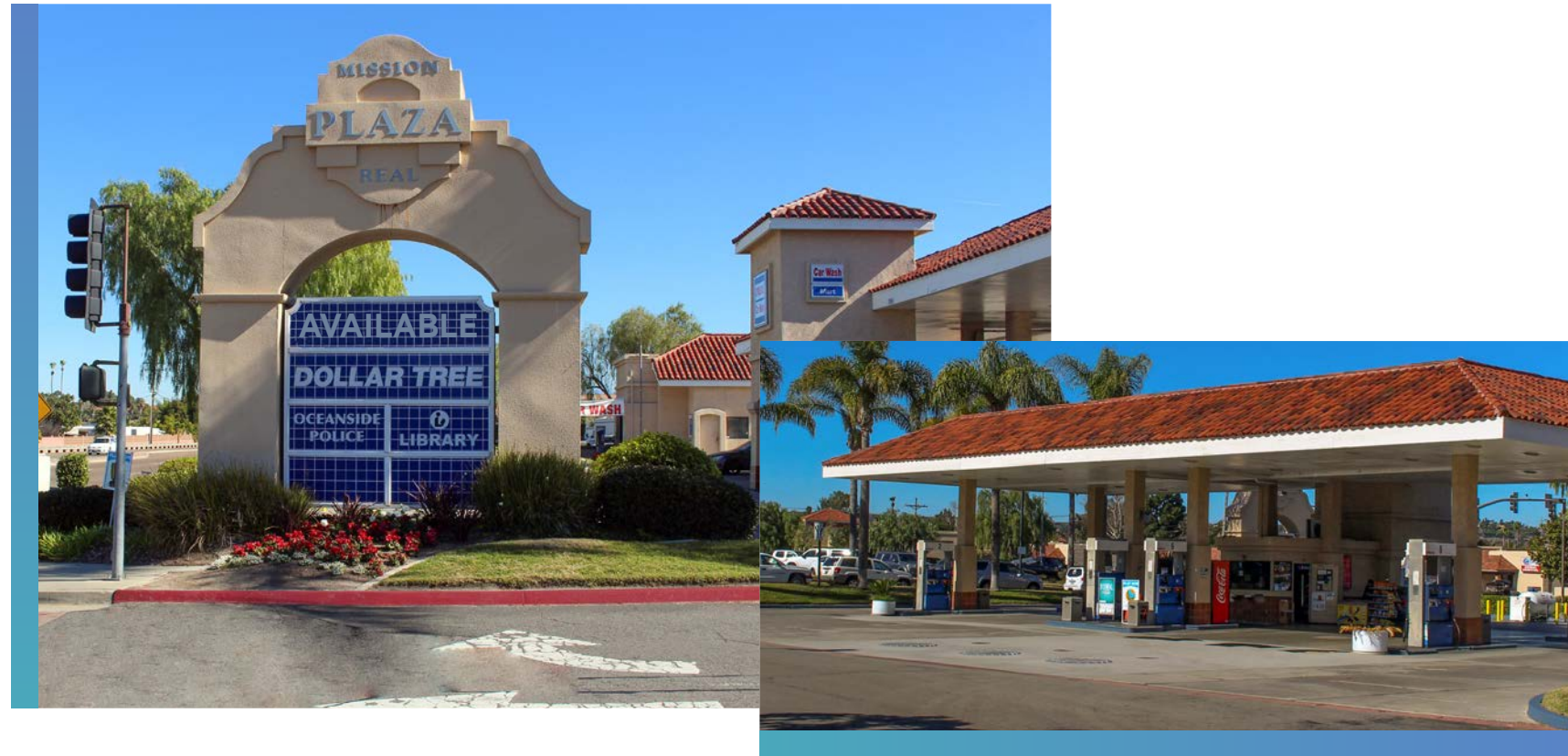


**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



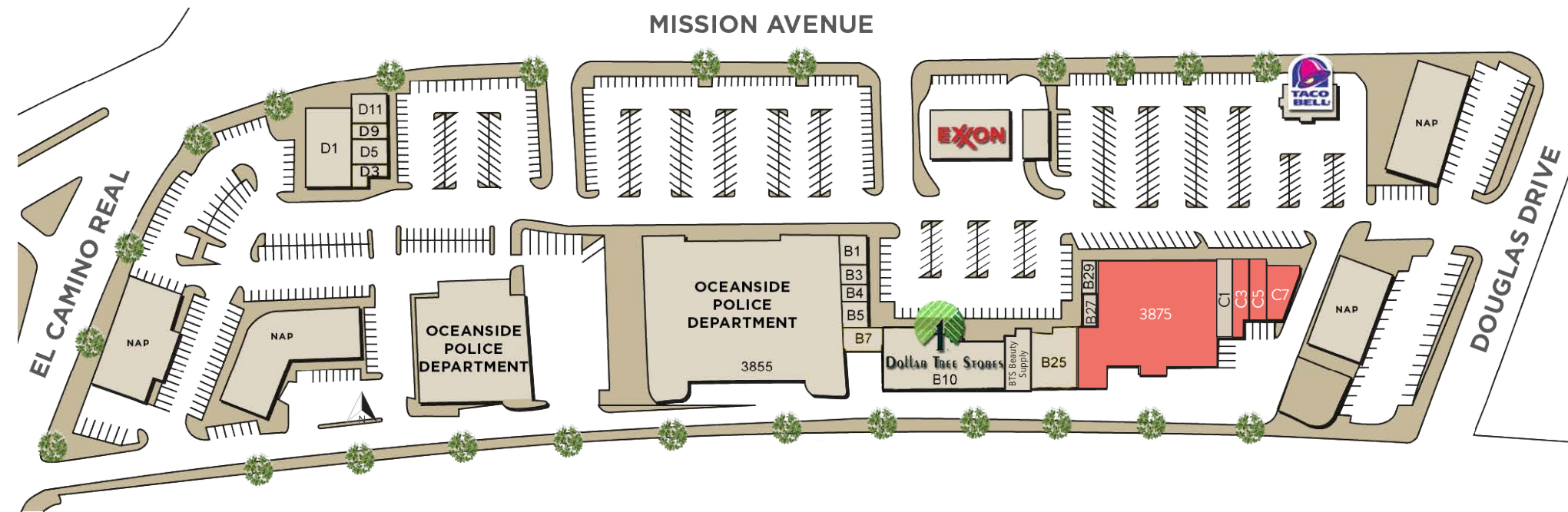
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SITE PLAN



SUITE	TENANT	SF
3825 D-1	Pit Stop	6,516
3825 D-3	Pacific Strand Realty	511
3825 D-5	San Luis Rey Dental Care	1,512
3825 D-9	Jewelry Express	710
3825 D-11	Great Clips	1,200
3855	Oceanside Police Department	58,529
3861 B-1	Oceanside Library	1,089
3861 B-3	Studio Ace	660
3861 B-4	The Tax & Accounting Store	498
3861- B-5	Studio Ace	1,008
3861 B-7	All American Barber	1,092
3861 B-10	Dollar Tree	10,354

SUITE	TENANT	SF
3861 B-23	BTS Beauty Supply	2,665
3861 B-25	Oceanside Physical Therapy	4,307
3861 B-27	Acupuncture	912
3861 B-29	Fabiola's Le Salon	717
3865	Exxon	5,050
3875	AVAILABLE	18,032
3881 C-1	Guardian Angels	1,460
3881 C-3	AVAILABLE	1,400
3881 C-5	AVAILABLE	2,048
3881 C-7	Dryclean America (Potentially Available)	2,048
3895	Taco Bell	2,240



**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.*



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