

TRI-CITY
CROSSROADS

Oceanside, CA



For Lease

1,440-6,390 SF AVAILABLE

CBRE



For
Lease 1,440-4,090 SF
AVAILABLE



Property Info

Tri City Crossroads is a 83,718 square foot neighborhood retail center located in Oceanside, CA. The center was built in 1987 and is situated on a 7.48 acre site.

- Major tenants in the center and surrounding area include: TJ Maxx, Rite Aid, Dollar Tree, Performance Bike, Walmart, Kohl's, Albertson's and PetSmart
- Strong co-anchor tenants in the center and area include Sizzler, Leslie's Pool Supply, State Farm, Goodwill, Chick -fil-A, In-N-Out Burger and Smashburger



Freeway visible



Adjacent to Highway 78
(off-ramp feeds into the center)



Strong demographics

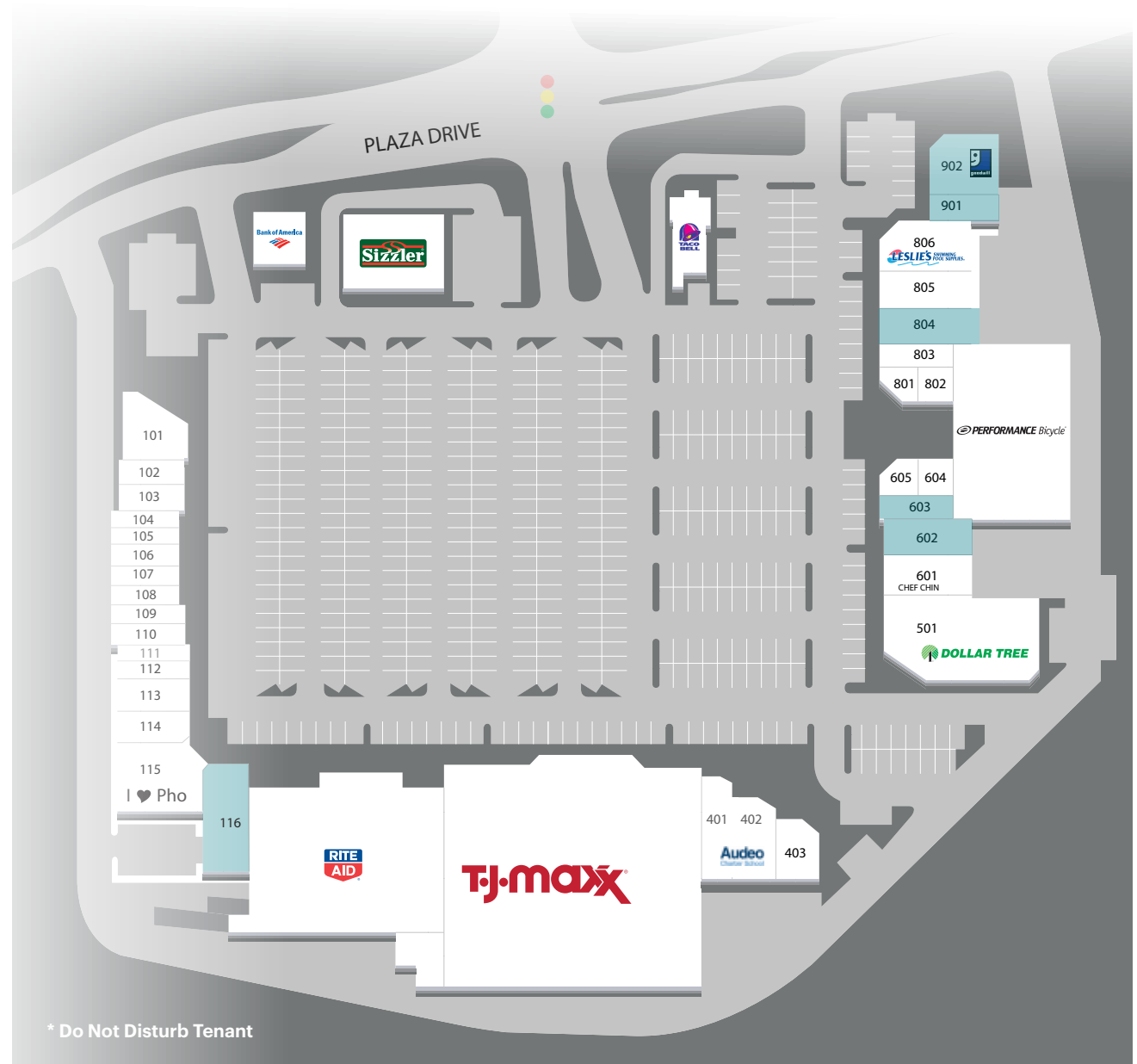


Excellent access and street visibility

Site Plan

Anchors	Square Feet
TJ Maxx	30,523
Everythings A Deal	11,646
Rite Aid	21,300
PADS	Square Feet
Sizzler	5,600
Taco Bell	2,592
Bank of America (Kiosk)	400

Suite	In-Line Tenants	Square Feet
101	Teri Café	2,943
102	Orthodontist	1,200
103	Eye Site	1,200
104	Cricket Wireless	890
105	Blossom Baby	890
106	Cusimano's	1,020
107	San Diego Reflexology	1,020
108	Dashers Insurance	1,020
109	Unique Salon	889
110	Smoke Shop	889
111	Bark Bath N Beyond	900
112/113	Dagostino Physical Therapy	2,640
114	Dentist	1,500
115	I Love Pho	3,512
116	Available	3,512
401	Audeo Charter School	2,080
402	Audeo Charter School	2,315
403	Cleaners	1,724
501	Dollar Tree	9,421
601	Chef Chin	2,800
602	Available	2,400
603	Available	1,690
604	Pro Nails	531
605	TNL Boba Tea	900
700	Performance Bike	15,000
801 & 802	Abigail's Medical Supplies	1,821
803	The Tutoring Center	1,273
804	Available	2,427
805	David Wong DDS.	2,240
806	Leslie's Pool Supply	3,070
901	Available	1,440
902	*Goodwill	4,950



Aerial





RiteAid

PHARMACY · GNC Live Well

LIQUOR





UNLIMITED ACTIVE WEAR

I LOVE PHO
Vietnamese Cuisine

CALAVERA
HILLS CENTRAL

PHYSICAL THERA



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