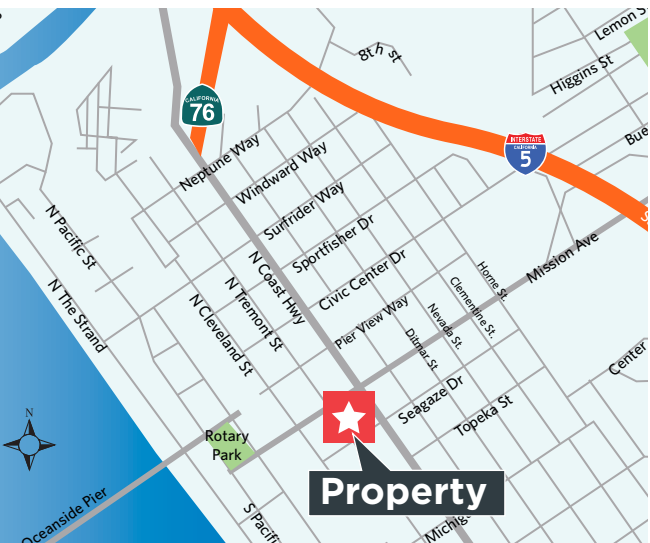


FOR LEASE

OCEAN PLACE CINEMAS
401-409 MISSION AVE., OCEANSIDE, CA 92054



FOR LEASE

±79,884 SF THEATER ANCHORED SPECIALTY CENTER

Property Highlights:

- Anchored by a 16-Plex Regal Cinema.
- Caters to both local residents as well as a strong tourist customer base.
- Most prominent intersection of downtown Oceanside.
- Abundant parking in immediate area.
- Strong existing restaurant operators.

Location

- Location: SWC N. Coast Hwy. & Mission Ave.

Traffic Counts

- N. Coast Hwy.: 22,507 ADT
- Mission Ave.: 19,258 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2019)	16,766	68,466	142,688
AHH Income	\$63,733	\$73,154	\$80,776
Daytime Pop.	6,107	21,371	42,397

Current Tenants



Chad Iafrate, CCIM
+1 760 431 4234
Chad.Iafrate@cushwake.com
LIC #01484290

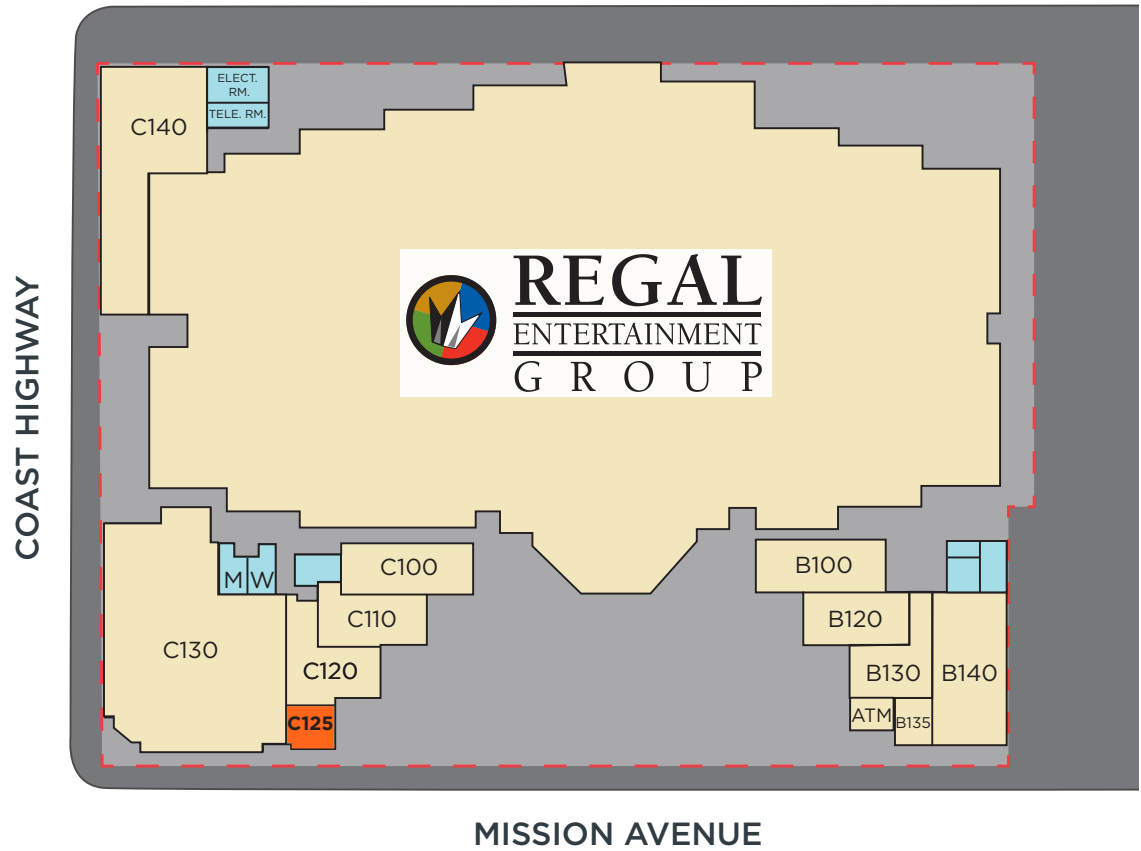
Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01237235

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

Availabilities & Site Plan

SUITE	TENANT	SQ. FT.
A100	Regal Cinemas	60,175
B100	UMI Japanese Restaurant	1,229
B120	Alfredo's Mexican Food	1,065
B130	Knock Out Pizza	1,485
B135	Sunglass Corner	575
B140	Asylum Board Shop	1,368
C100	Attractive Gem Jewelers	1,213
C110	Cold Stone Creamery	1,055
C120	ZZang Hot Dogs & Chicken	1,210
C125	AVAILABLE	370
C130	Wings Beachwear	6,900
C140	Breakwater Brewing Co.	3,160
ATM	Pacific Marine Credit Union	



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DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

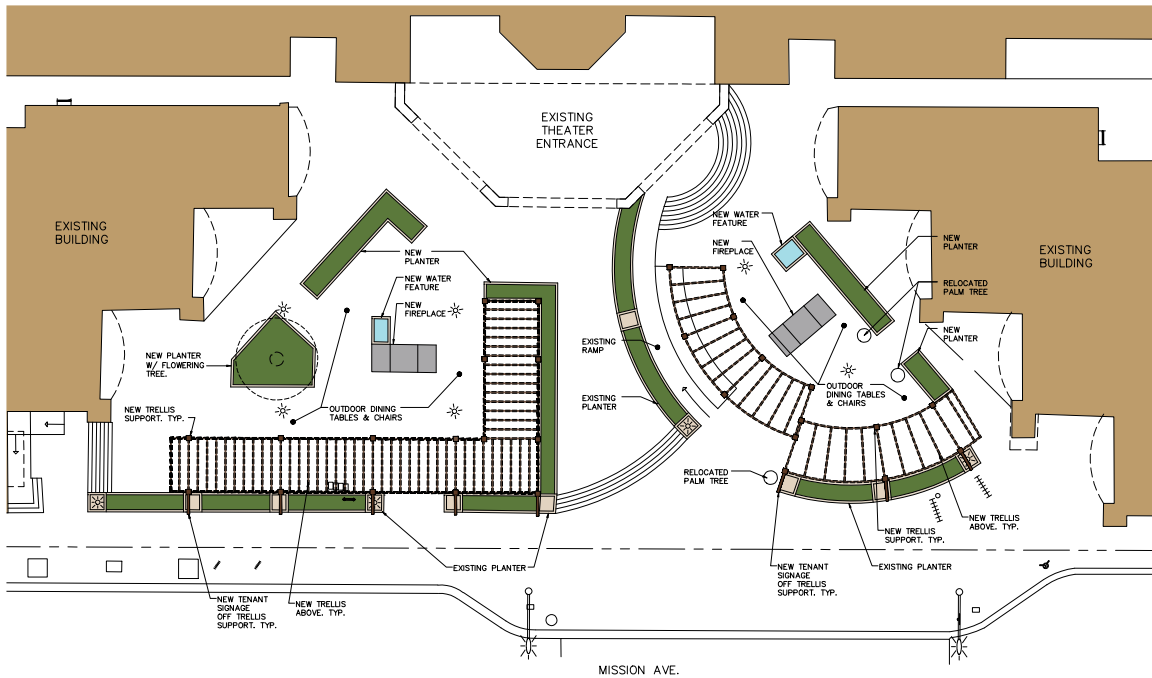
Chad lafrate, CCIM
 +1 760 431 4234
 Chad.lafrate@cushwake.com
 LIC #01484290

Phil Lyons, CCIM
 +1 760 431 4210
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Proposed Exterior Renovation & Common Area Patio Renderings



Chad lafrate, CCIM
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LIC #01237235

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LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

Aerial



Chad lafrate, CCIM
 +1 760 431 4234
 Chad.lafrate@cushwake.com
 LIC #01484290

Phil Lyons, CCIM
 +1 760 431 4210
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Oceanside Harbor

- The Harbor has many amenities including the Oceanside Marina Suites and a variety of shops.
- You can sail, spend the day on a deep-sea fishing boat, whale watch, rent kayaks or visit the marina. Fishing is an option from the jetties. There is no charge for using the launching ramp.
- Harbor Beach is Oceanside's largest beach, offering everything from surfing to volleyball.
- Harbor Beach has three lifeguard towers, picnic tables, barbecue grills, gazebos, showers and 24 fire rings.
- There are restrooms and telephones, a snack bar and some volleyball courts you supply the net and ball.

1. Park
2. Pay
3. Display
4. Enjoy!

Pier and Beaches Parking Lots

LOT

- 20** 998 North Pacific Street • 24-hour lot
\$5 8am-6pm • \$2 6pm-8am • \$7 all day
- 21*** 222 Windward Way
\$2 6am-untill closure: 8pm September 16-May 14, 10pm May 15-September 15
- 22*** 202 Surfrider Way
\$2 6am-untill closure: 8pm September 16-May 14, 10pm May 15-September 15
- 24A** 224 Pier View Way • 24-hour lot
Access from North Pacific Street
\$5 all day • Receipt good until midnight
- 24B** 300 North Myers Street • 24-hour lot
\$5 all day • Receipt good until midnight
- 26** 102 South Myers Street • 24-hour lot
\$5 4am-7:59pm • \$20 8pm-3:59am
- 27*** 200-700 South Myers Street
\$2 6am-untill closure:
8pm September 16- May 14,
10pm May 15-September 15
- 28** 351 North The Strand • Closed 11pm-6am
September 16-May 14: \$3 per hour until 11pm
\$10 all day until 11pm
May 15-September 15: \$4 per hour until 11pm
\$15 all day until 11pm
- 29** 350 North The Strand • Closed 11pm-6am
September 16-May 14: \$3 per hour until 11pm
\$10 all day until 11pm
May 15-September 15: \$4 per hour until 11pm
\$15 all day until 11pm
- 30** 101 North The Strand • Closed 11pm-6am
September 16-May 14: \$3 per hour until 11pm
\$10 all day until 11pm
May 15-September 15: \$4 per hour until 11pm
\$15 all day until 11pm
- 31** 740 South The Strand • Closed 10pm-6am
September 16-May 14: \$3 per hour until 8pm
\$10 all day until 8pm
May 15-September 15: \$4 per hour until 10pm
\$15 all day until 10pm

LOCALS' TIP
Enter Lot 27 from Tyson Street, head south and find plenty of parking all the way to Wisconsin Street

Points of Interest

- H Oceanside Harbor
- P Oceanside Pier
- W Welcome Center
- C Civic Center and Library
- A Oceanside Museum of Art
- S California Surf Museum
- R Police Resource Center
- OTC Transit Center

Downtown Parking Lots

LOT

- 34** 320 North Tremont Street
Four hour free parking 8am-6pm
Lot closed 2am-6am
- 35** 218 North Tremont Street • 24-hour lot
Two hour free parking 8am-9pm
- 36** 101 North Ditmar Street • 24-hour lot
Access from Seagaze Drive
72 hours maximum
- CC*** Civic Center Parking Structure
300 North Coast Highway
Access from 300 North Ditmar Street or 500 Civic Center Drive
Lot closed 2am-5am
- LOCALS' TIP**
Access the parking structure from Civic Center Drive to get to the lowest level for open parking spaces.
- PS*** Oceanside Transit Center Parking Structure
290 Seagaze Drive
Open daily • Free parking all day
Closed 2am-4am
- LOCALS' TIP**
Check out the 150 level — for open parking and a bit of a view too.

* Most likely to have parking availability at all times.

6th.1200 • 06/29/2017

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LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
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Demographics

401 Mission Ave, Oceanside, California, 92054 Ring: 1 mile radius				Prepared by Esri Latitude: 33.19541 Longitude: -117.38022			
Summary	Census 2010	2019	2024				
Population	15,595	16,766	17,583				
Households	6,003	6,501	6,830				
Families	3,218	3,460	3,632				
Average Household Size	2.56	2.54	2.54				
Owner Occupied Housing Units	1,497	1,697	1,834				
Renter Occupied Housing Units	4,506	4,805	4,996				
Median Age	32.3	33.9	34.4				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	0.96%	0.67%	0.77%				
Households	0.99%	0.62%	0.75%				
Families	0.98%	0.62%	0.68%				
Owner HHs	1.56%	0.79%	0.92%				
Median Household Income	3.73%	2.99%	2.70%				
Households by Income	2019	2024					
	Number	Percent	Number	Percent			
<\$15,000	751	11.6%	620	9.1%			
\$15,000 - \$24,999	630	9.7%	516	7.6%			
\$25,000 - \$34,999	801	12.3%	729	10.7%			
\$35,000 - \$49,999	1,016	15.6%	973	14.2%			
\$50,000 - \$74,999	1,071	16.5%	1,082	15.8%			
\$75,000 - \$99,999	741	11.4%	887	13.0%			
\$100,000 - \$149,999	825	12.7%	1,071	15.7%			
\$150,000 - \$199,999	269	4.1%	384	5.6%			
\$200,000+	398	6.1%	567	8.3%			
Median Household Income	\$50,844		\$61,072				
Average Household Income	\$75,827		\$91,541				
Per Capita Income	\$29,184		\$35,313				
Population by Age	Census 2010	2019	2024				
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,164	7.5%	1,164	6.9%	1,239	7.0%	
5 - 9	987	6.3%	1,038	6.2%	1,045	5.9%	
10 - 14	928	6.0%	993	5.9%	994	5.7%	
15 - 19	1,143	7.3%	1,007	6.0%	970	5.5%	
20 - 24	1,394	8.9%	1,398	8.3%	1,401	8.0%	
25 - 34	2,894	18.6%	3,120	18.6%	3,331	18.9%	
35 - 44	2,101	13.5%	2,373	14.2%	2,577	14.7%	
45 - 54	2,046	13.1%	1,869	11.1%	1,941	11.0%	
55 - 64	1,496	9.6%	1,851	11.0%	1,756	10.0%	
65 - 74	796	5.1%	1,198	7.1%	1,456	8.3%	
75 - 84	486	3.1%	548	3.3%	656	3.7%	
85+	159	1.0%	208	1.2%	218	1.2%	
Race and Ethnicity	Census 2010	2019	2024				
	Number	Percent	Number	Percent	Number	Percent	
White Alone	9,512	61.0%	9,822	58.6%	10,101	57.4%	
Black Alone	560	3.6%	602	3.6%	625	3.6%	
American Indian Alone	209	1.3%	219	1.3%	228	1.3%	
Asian Alone	428	2.7%	539	3.2%	629	3.6%	
Pacific Islander Alone	102	0.7%	108	0.6%	113	0.6%	
Some Other Race Alone	4,078	26.1%	4,638	27.7%	4,962	28.2%	
Two or More Races	706	4.5%	838	5.0%	925	5.3%	
Hispanic Origin (Any Race)	7,963	51.1%	9,025	53.8%	9,767	55.5%	

401 Mission Ave, Oceanside, California, 92054 Ring: 3 mile radius				Prepared by Esri Latitude: 33.19541 Longitude: -117.38022			
Summary	Census 2010	2019	2024				
Population	63,546	68,466	71,171				
Households	22,354	24,070	25,061				
Families	14,272	15,376	16,049				
Average Household Size	2.58	2.60	2.60				
Owner Occupied Housing Units	8,087	8,732	9,238				
Renter Occupied Housing Units	14,267	15,337	15,823				
Median Age	29.4	31.1	31.9				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	0.78%	0.67%	0.77%				
Households	0.81%	0.62%	0.75%				
Families	0.86%	0.62%	0.68%				
Owner HHs	1.13%	0.79%	0.92%				
Median Household Income	3.62%	2.99%	2.70%				
Households by Income	2019	2024					
	Number	Percent	Number	Percent			
<\$15,000	2,062	8.6%	1,643	6.6%			
\$15,000 - \$24,999	1,687	7.0%	1,345	5.4%			
\$25,000 - \$34,999	2,477	10.3%	2,140	8.5%			
\$35,000 - \$49,999	3,474	14.4%	3,112	12.4%			
\$50,000 - \$74,999	4,941	20.5%	4,881	19.5%			
\$75,000 - \$99,999	3,009	12.5%	3,403	13.6%			
\$100,000 - \$149,999	3,537	14.7%	4,446	17.7%			
\$150,000 - \$199,999	1,375	5.7%	1,990	7.9%			
\$200,000+	1,508	6.3%	2,100	8.4%			
Median Household Income	\$59,303		\$70,834				
Average Household Income	\$83,343		\$99,661				
Per Capita Income	\$29,856		\$35,438				
Population by Age	Census 2010	2019	2024				
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	5,078	8.0%	5,129	7.5%	5,416	7.6%	
5 - 9	3,881	6.1%	4,247	6.2%	4,313	6.1%	
10 - 14	3,410	5.4%	3,842	5.6%	3,943	5.5%	
15 - 19	4,827	7.6%	4,544	6.6%	4,718	6.6%	
20 - 24	9,189	14.5%	8,759	12.8%	8,802	12.4%	
25 - 34	10,767	16.9%	12,060	17.6%	11,791	16.6%	
35 - 44	7,536	11.9%	8,319	12.2%	9,322	13.1%	
45 - 54	7,450	11.7%	6,791	9.9%	6,902	9.7%	
55 - 64	5,535	8.7%	6,838	10.0%	6,552	9.2%	
65 - 74	2,838	4.5%	4,503	6.6%	5,373	7.5%	
75 - 84	2,006	3.2%	2,200	3.2%	2,770	3.9%	
85+	1,030	1.6%	1,234	1.8%	1,268	1.8%	
Race and Ethnicity	Census 2010	2019	2024				
	Number	Percent	Number	Percent	Number	Percent	
White Alone	43,757	68.9%	45,314	66.2%	46,147	64.8%	
Black Alone	2,862	4.5%	3,140	4.6%	3,236	4.5%	
American Indian Alone	709	1.1%	746	1.1%	760	1.1%	
Asian Alone	2,479	3.9%	3,068	4.5%	3,469	4.9%	
Pacific Islander Alone	596	0.9%	632	0.9%	653	0.9%	
Some Other Race Alone	9,751	15.3%	11,445	16.7%	12,369	17.4%	
Two or More Races	3,392	5.3%	4,122	6.0%	4,537	6.4%	
Hispanic Origin (Any Race)	22,807	35.9%	26,834	39.2%	29,426	41.3%	

Chad Iafate, CCIM
+1 760 431 4234
Chad.Iafate@cushwake.com
LIC #01484290

Phil Lyons, CCIM
+1 760 431 4210
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LIC #01237235

Vince Provenzano
+1 760 431 4212
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LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

Demographics

401 Mission Ave, Oceanside, California, 92054 Ring: 5 mile radius		Prepared by Esri Latitude: 33.19541 Longitude: -117.38022				
Summary	Census 2010	2019	2024			
Population	132,465	142,688	147,991			
Households	49,619	53,280	55,236			
Families	31,639	34,092	35,446			
Average Household Size	2.52	2.53	2.54			
Owner Occupied Housing Units	22,944	24,416	25,637			
Renter Occupied Housing Units	26,675	28,863	29,599			
Median Age	32.6	34.2	35.2			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.73%	0.67%	0.77%			
Households	0.72%	0.62%	0.75%			
Families	0.78%	0.62%	0.68%			
Owner HHs	0.98%	0.79%	0.92%			
Median Household Income	3.51%	2.99%	2.70%			
Households by Income		2019	2024			
		Number	Percent	Number	Percent	
<\$15,000		4,115	7.7%	3,324	6.0%	
\$15,000 - \$24,999		3,414	6.4%	2,700	4.9%	
\$25,000 - \$34,999		4,736	8.9%	4,030	7.3%	
\$35,000 - \$49,999		6,814	12.8%	6,032	10.9%	
\$50,000 - \$74,999		10,320	19.4%	10,055	18.2%	
\$75,000 - \$99,999		7,076	13.3%	7,671	13.9%	
\$100,000 - \$149,999		8,569	16.1%	10,214	18.5%	
\$150,000 - \$199,999		4,056	7.6%	5,538	10.0%	
\$200,000+		4,179	7.8%	5,672	10.3%	
Median Household Income		\$66,290		\$78,764		
Average Household Income		\$92,206		\$109,145		
Per Capita Income		\$34,581		\$40,716		
Population by Age	Census 2010	2019		2024		
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,432	7.1%	9,534	6.7%	10,029	6.8%
5 - 9	7,670	5.8%	8,399	5.9%	8,505	5.7%
10 - 14	7,180	5.4%	7,852	5.5%	8,013	5.4%
15 - 19	9,309	7.0%	8,493	6.0%	8,786	5.9%
20 - 24	15,774	11.9%	14,671	10.3%	14,539	9.8%
25 - 34	21,389	16.1%	24,267	17.0%	23,728	16.0%
35 - 44	15,943	12.0%	18,038	12.6%	20,296	13.7%
45 - 54	16,553	12.5%	14,749	10.3%	15,027	10.2%
55 - 64	13,511	10.2%	15,601	10.9%	14,644	9.9%
65 - 74	7,485	5.7%	11,731	8.2%	13,266	9.0%
75 - 84	5,539	4.2%	6,051	4.2%	7,711	5.2%
85+	2,681	2.0%	3,302	2.3%	3,448	2.3%
Race and Ethnicity	Census 2010	2019		2024		
	Number	Percent	Number	Percent	Number	Percent
White Alone	93,862	70.9%	96,993	68.0%	98,354	66.5%
Black Alone	5,503	4.2%	6,115	4.3%	6,316	4.3%
American Indian Alone	1,259	1.0%	1,337	0.9%	1,362	0.9%
Asian Alone	6,799	5.1%	8,426	5.9%	9,517	6.4%
Pacific Islander Alone	1,200	0.9%	1,278	0.9%	1,320	0.9%
Some Other Race Alone	16,739	12.6%	19,835	13.9%	21,527	14.5%
Two or More Races	7,102	5.4%	8,705	6.1%	9,596	6.5%
Hispanic Origin (Any Race)	40,062	30.2%	47,644	33.4%	52,470	35.5%

Chad Iafrate, CCIM
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