



Excellent Coastal Location

PREMIER ANCHOR RETAIL SPACE FOR LEASE

Mission Square Shopping Center

19,650 SF (divisible)

NWC I-5 & Mission Ave | 1006-1036 Mission Ave, Oceanside, CA 92054

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Highlights

- Prime anchor location
- Between Walmart and Autozone
- 19,650 divisible SF
- Newly remodeled building
- Available signage on Mission Avenue
- Substantial residential population within walking distance

20 Newly Installed Tesla Charging Stations



Tenants



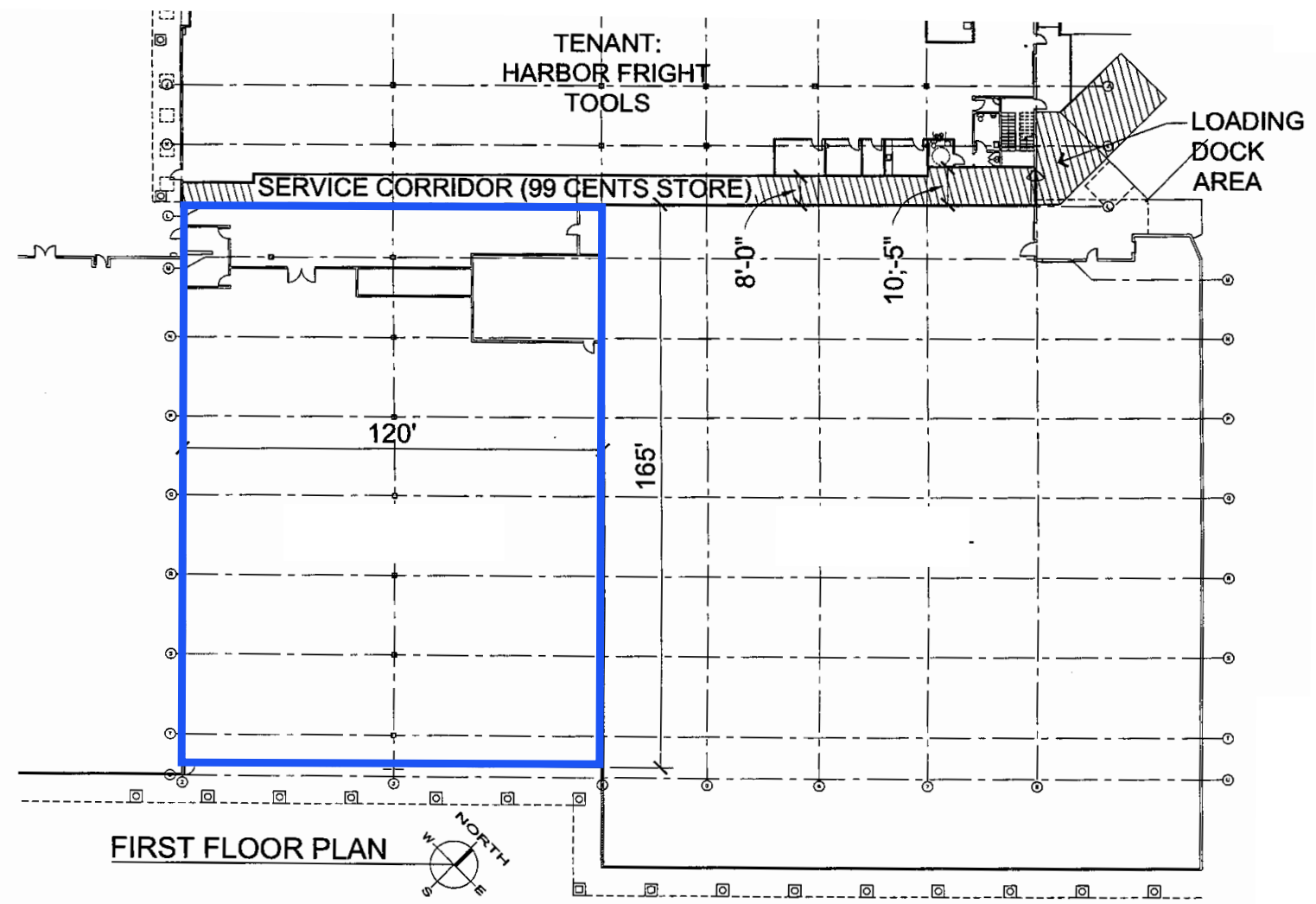
SUITE #	TENANT	SF
306	Coin Laundry	2,897
316	Harbor Freight Tool	15,296
318	MetroFlex Gym	10,417
320	Life of Liberty	16,875
326	Lease Pending	6,100
1006 A	Sunshine Japanese Food	2,035
1006 B	Valerie's Taco Shop	1,592
1006 C	Saigon Restaurant	1,592
1006 D	Main Chicken	1,916
1006 E/F	Coastal Music	3,936
1016	Nail Salon	1,677-2,110
1018	Nutrition Store	2,268
1020-1022	Party Store	4,701
1024	Subway	1,700
1028	AutoZone	11,281
1036	Available	19,560
1046	Walmart Neighborhood Market	31,830
1054	Lease Pending	2,948
1056	Salon	1,318
1058	Tasty Pot	1,368
1060	Ice Cream	1,467
1062	Mission Barber Shop	975
1064	MetroPCS Wireless	1,185
PADS		
1002	Wendy's	2,700
1004	Better Buzz	2,250
1040	Chase Bank	4,000
1068	Panda Express	2,250



Availability

Suite 1036	19,560 SF	Divisible
Suite 326	6,100 SF	Pending





Floorplan

19,560 SF



Site Plan

Location

- Convenient Oceanside location, with easy access to I-5 and Hwy 76
- Located adjacent to I-5 on/off ramps
- Just a few blocks from the beach and Oceanside Pier
- Freeway visible to 250,000 cars per day traveling I-5
- 31,000 cars per day at Mission Ave entrance to center



San Diego County Map

2 Minutes

To I-5

6 Minutes

To SR 78

15 Minutes

To I-15

35 Minutes

To Riverside County

25 Minutes

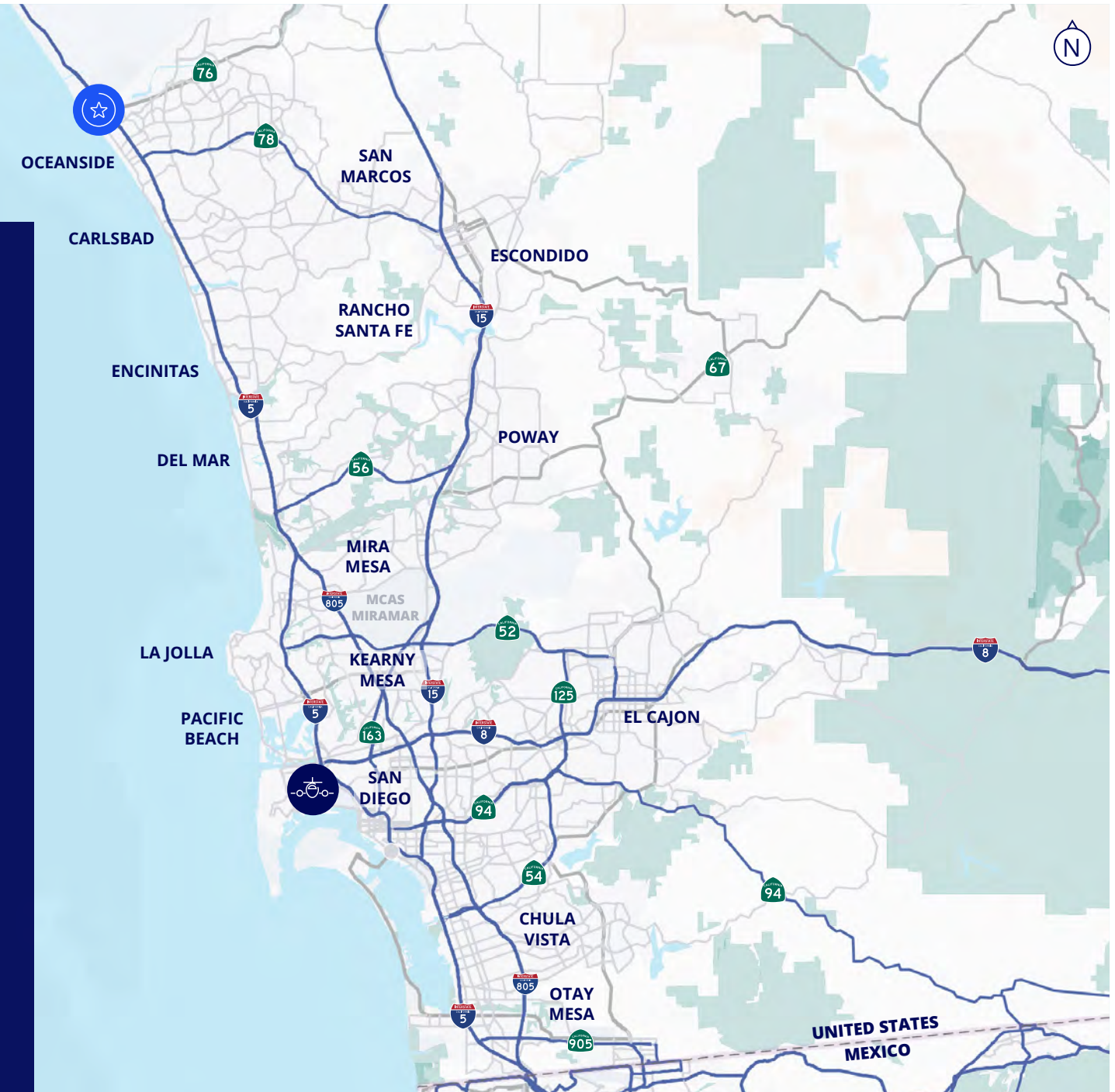
To Orange County

40 Minutes

To Downtown San Diego

40 Minutes

To San Diego Intl Airport



Oceanside

Oceanside is Southern California's most authentic beach town.

Enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint harbor, historic wooden pier, and charming bungalow neighborhoods.

As a playful, fun, and diverse destination, Oceanside enjoys personal expression surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting ceanside's creative and entrepreneurial spirit.

The city of Oceanside was incorporated in 1888 and is San Diego's northernmost city, bordered by the cities of Carlsbad and Vista, the unincorporated community of Bonsall, the Pacific Ocean, and the Marine Corp Base Camp Pendleton.

It is San Diego County's third largest city with a total population of 175,948. By 2035, the San Diego Association of Governments (SANDAG) estimates the population will reach 188,597, a 7.2% increase.

Oceanside is highway accessible via Interstate 5 and State Route 78 as well as by Amtrak train and the COASTER (Oceanside to Downtown San Diego), METROLINK (Oceanside to Los Angeles) and the SPRINTER (Oceanside to Escondido) commuter trains.

Oceanside's urbanization has provided higher income levels, increased density, continued economic growth and development for an even brighter and urban future. Over the last few years, Oceanside has developed a strong reputation for being a leading foodie and fine dining destination in San Diego County. San Diego County's place in the national craft brewery scene is well-known and Oceanside is a key player in the movement.

Largest Employers

- Oceanside Unified School District
- Camp Pendleton
- City of Oceanside
- Mira Costa Community College
- North County Transit District
- Tri-City Medical Center
- Genentech Pharmaceuticals
- Te Connectivity
- Hydranautics
- Gilead Sciences





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