

FOR LEASE

709 MISSION AVE OCEANSIDE, CA 92054



45,250 VPD



187,600 VPD

MISSION AVENUE #9,600 VPD

S COAST HWY - 15,360 VPD

±3,000 SF
OF RETAIL SPACE IN THE HEART
OF DOWNTOWN OCEANSIDE

Immediately Available for Lease



SUBJECT PROPERTY



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709 MISSION AVE
OCEANSIDE, CA 92054

PROPERTY HIGHLIGHTS

- 709 Mission Ave | $\pm 3,000$ SF Retail Space
- $\pm 3,000$ SF retail space available for lease in shell condition
- Located in-line within an established retail corridor in Downtown Oceanside
- Surrounded by a vibrant mix of local coffee shops, restaurants, and wellness studios including Ignite Coffee Company, 1022 Cafe & Gelateria, Mission Ave Bar and Grill, Flying Pig Pub & Kitchen, and Affirmations of Wellness Yoga Studio
- Positioned in Oceanside's walkable Main Street district, driving consistent foot traffic to the block

LEASE RATE: NEGOTIABLE

Contact broker for details

DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Population	19,756	64,526	145,466
Households	8,787	24,608	55,905
Average HH Income	\$113,475	\$125,181	\$134,542



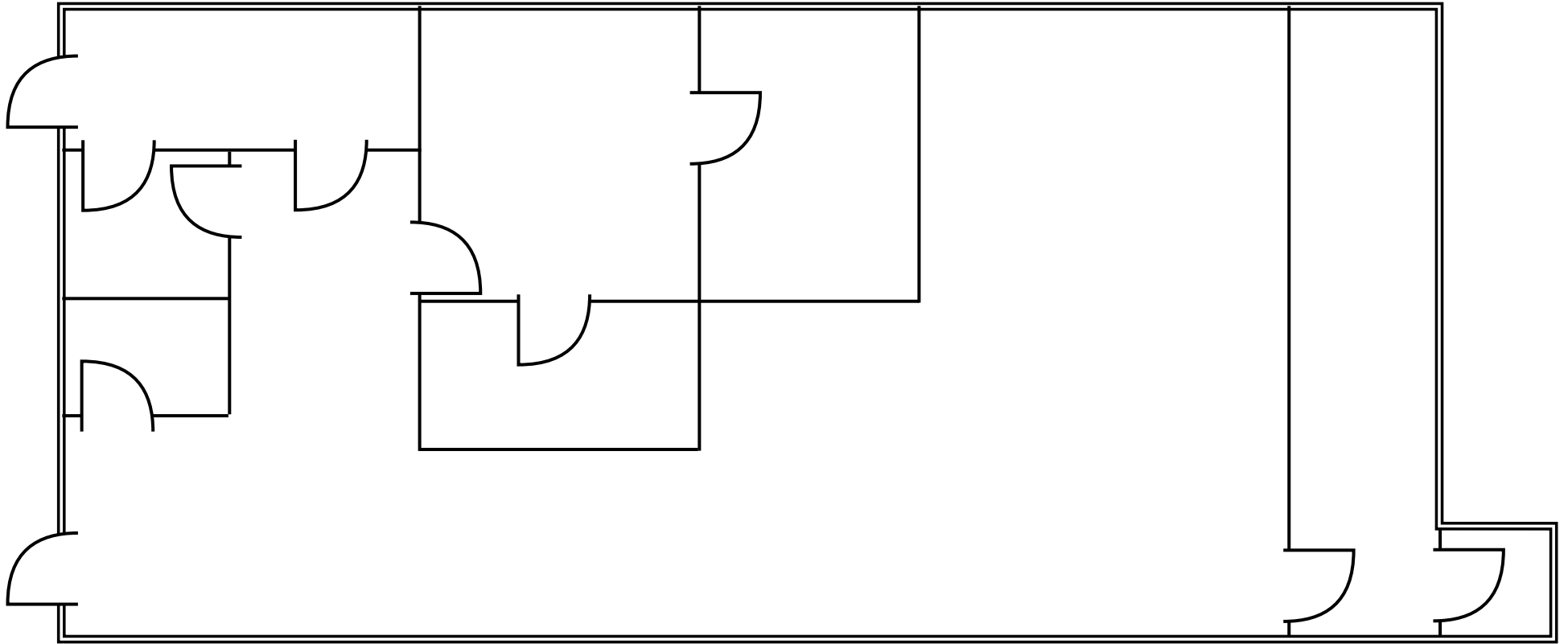
TRAFFIC COUNTS

STREET	VPD
Mission Ave	$\pm 9,600$ VPD
Pacific Coast Hwy	$\pm 15,360$ VPD
Interstate 5	$\pm 187,600$ VPD



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FLOOR PLAN



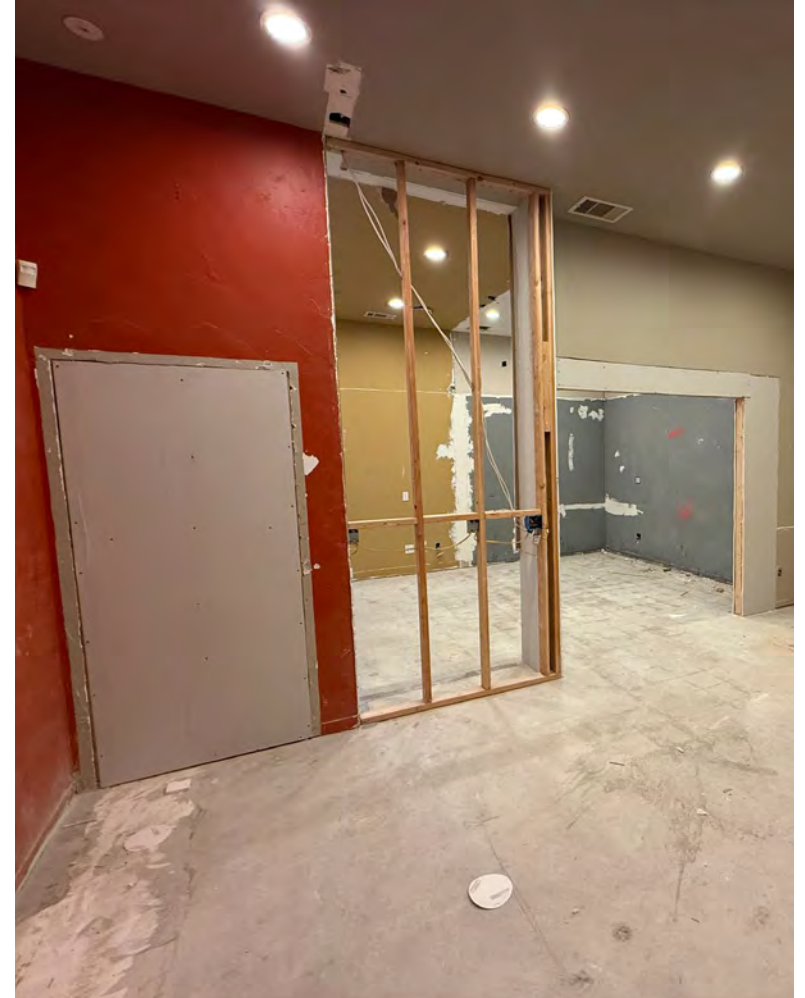
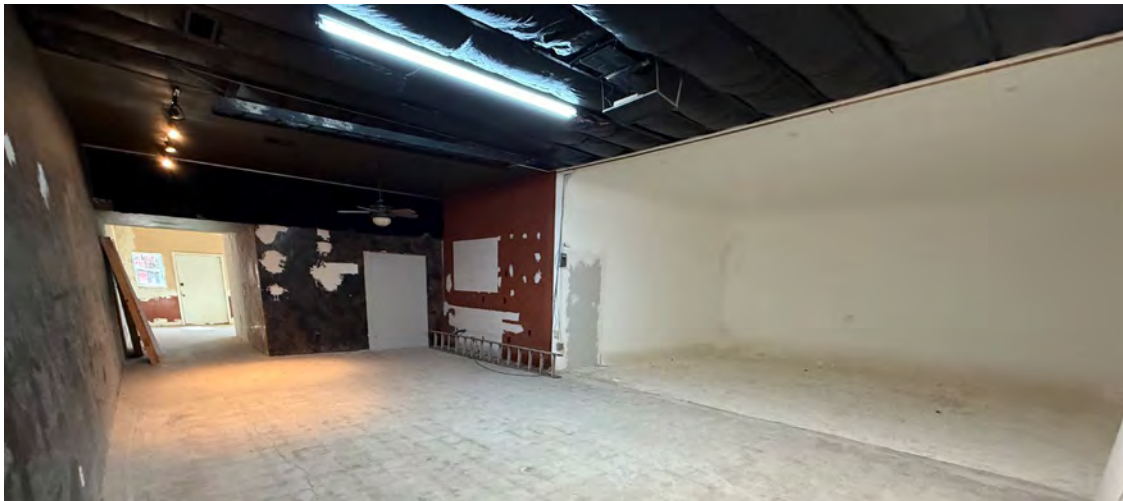
NOT TO SCALE

INTERIOR PHOTOS



*Space is located in-line with other retail on the back of the building. Shell condition; in need of renovation.

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Mission Square

1

2

3

4



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Oceanside Submarket

Oceanside, CA, combines stunning coastal beauty with a lively urban vibe. Enjoy picturesque beaches, the iconic Oceanside Pier, and year-round sunshine. The vibrant downtown offers eclectic shops, trendy cafes, and diverse dining options. With excellent schools, well-maintained parks, and a strong community spirit, Oceanside is ideal for families and young professionals alike. Embrace a relaxed lifestyle with all the perks of modern living in this charming seaside city.

DEMOGRAPHICS

*5 mile radius



145,466
POPULATION



\$134,542
AVERAGE HH INCOME



38.9
MEDIAN AGE



6,294
TOTAL BUSINESSES



49,392
TOTAL EMPLOYEES

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