



# Retail that resonates



NewMark Merrill  
COMPANIES

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MISSION MARKETPLACE  
COLLEGE & HWY 76  
OCEANSIDE • CALIFORNIA

Northwest corner of Hwy. 76 and College Blvd. • Oceanside, CA



## Major Anchors:



## A Masterful Mix

### Over 40 Tenants also including:

Cox Communications, T-Mobile, Crumbl Cookies Ohana Hawaiian BBQ, Omega Bicycles, Victoria's Mexican Food, Subway



**4-6 pm**  
Busiest Time  
of Day



**43 min.**  
Avg. Length  
of Visit





#	TENANT	SF
467-05	Luv Threading	1,275
467-06	POTENTIALLY AVAILABLE	1,700
467-07	AVAILABLE	1,900
467-123	College Dental	8,093
471A	Sprouts	27,519
471B	PetSmart	18,192
475-01	Subway	1,000
475-02	Key Martial Arts	1,300
475-03	Alterations Studio	600
475-04	Jackson Hewitt Tax Service	1,000
475-05	AVAILABLE	750
475-06	Thunder 6 Barber Shop	1,250
475-07	College Coin Laundry	2,000
475-08	College Pet Clinic	1,400
483	El Pollo Loco	2,929
487	McDonald's	3,477
491	AVAILABLE RESTAURANT	10,653
495A/B	Chipotle Mexican Grill	2,666
495C	Victoria's Mexican Food	1,333
499P1	Oceanside Automotive	7,500

#	TENANT	SF
4271	Peppertree Montessori	7,762
427K	NMC South LLC	2,651
427J	First Team Real Estate	600
431N	Regal Cinemas	43,940
439	Fitness 19	11,677
443B	Target	89,483
447	T-Mobile	3,000
449A	NEW TENANT COMING SOON	20,250

#	TENANT	SF
455-01	Oceanside Police	2,092
455-02	AVAILABLE	3,454
455-04	AVAILABLE	2,747
455-05	AVAILABLE	2,000
455-06	AVAILABLE	3,000
455-07	MattressFirm	4,200
455-09	AVAILABLE	2,818
455-10	AVAILABLE RESTAURANT	2,663

#	TENANT	SF
459-02	Ohana Hawaiian BBQ	1,700
459-03	Crumbl Cookies	1,700
459-04	Omega Bicycles	3,357
459-09	Five Below	12,218
461-01	Cox Communications	2,976
461-03	Pan Pan Wok	1,700
463	Ross	24,520
467-04	Happiness Nails	1,275

NMC

For Leasing Information please contact:

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# CAMP PENDLETON



Mission Blvd.

College Blvd.

Oceanside Blvd.

El Camino Real



## In the vicinity

### Major Employers

- Qualcomm
- UC San Diego
- Illumina
- US Marine Corps
- US Navy
- General Atomics
- Intuit
- Salk Institute
- ServiceNow
- San Diego State University

Trade Area Population

**180,020**

Daytime Population

**84,257**

Employee Population

**18,309**



4,662,214 Annual Visits



73<sup>rd</sup> & 78<sup>th</sup> percentiles  
for California and US  
Shopping Center Traffic



# Dynamic Location

24,354 (College Blvd.)      42,775 (Highway 76)



VPD Traffic Count

4 Pylon Signs

5 Monument Signs



# Demographics

	1 MILE	2 MILE	3 MILE
<b>POPULATION</b>			
2025 Population	15,649	58,849	97,166
<b>HOUSEHOLDS</b>			
2025 Households	4,762	19,359	33,852
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$143,520	\$147,361	\$134,773
2025 Per Capita Income	\$44,383	\$48,483	\$46,831
<b>HOUSING UNITS</b>			
2025 Housing Units	4,915	20,090	35,589
<b>AGE</b>			
2025 Median Age	36.6	38.9	39.0





**When you love  
shopping centers, it shows.**

[www.missionmarketplaceoceaside.com](http://www.missionmarketplaceoceaside.com) • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

### **Mission Marketplace Leasing:**

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