



# For Lease

## Mission Square Shopping Center

NWC I-5 & MISSION AVENUE, OCEANSIDE, CA 92054

3,936 SF space available



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# Property details

- New ownership
- Newly remodeled building
- Excellent location just off I-5
- Available signage / Mission Ave
- Substantial residential population within walking distance
- Directly across from Oceanside High School









# Availability & Site plan

Availability

SF

Suite 1006 E/F

Divisible

3,936





| 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             | Northern Pine Brewery/ That Boy | 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          | Kung Fu Tea                     | 1,916        |
| <b>1006 E/F</b> | <b>Available</b>                | <b>3,936</b> |
| 1016            | Nail Salon                      | 1,677-       |
| 1018            | Nutrition Store                 | 2,268        |
| 1020-1022       | Party Store                     | 4,701        |
| 1024            | Subway                          | 1,700        |
| 1028            | AutoZone                        | 11,281       |
| 1036            | 99 Cents Only Store             | 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        |
| <b>PADS</b>     |                                 |              |
| 1002            | Wendy's                         | 2,700        |
| 1004            | El Pollo Loco                   | 2,250        |
| 1040            | Chase Bank                      | 4,000        |
| 1068            | Panda Express                   | 2,250        |

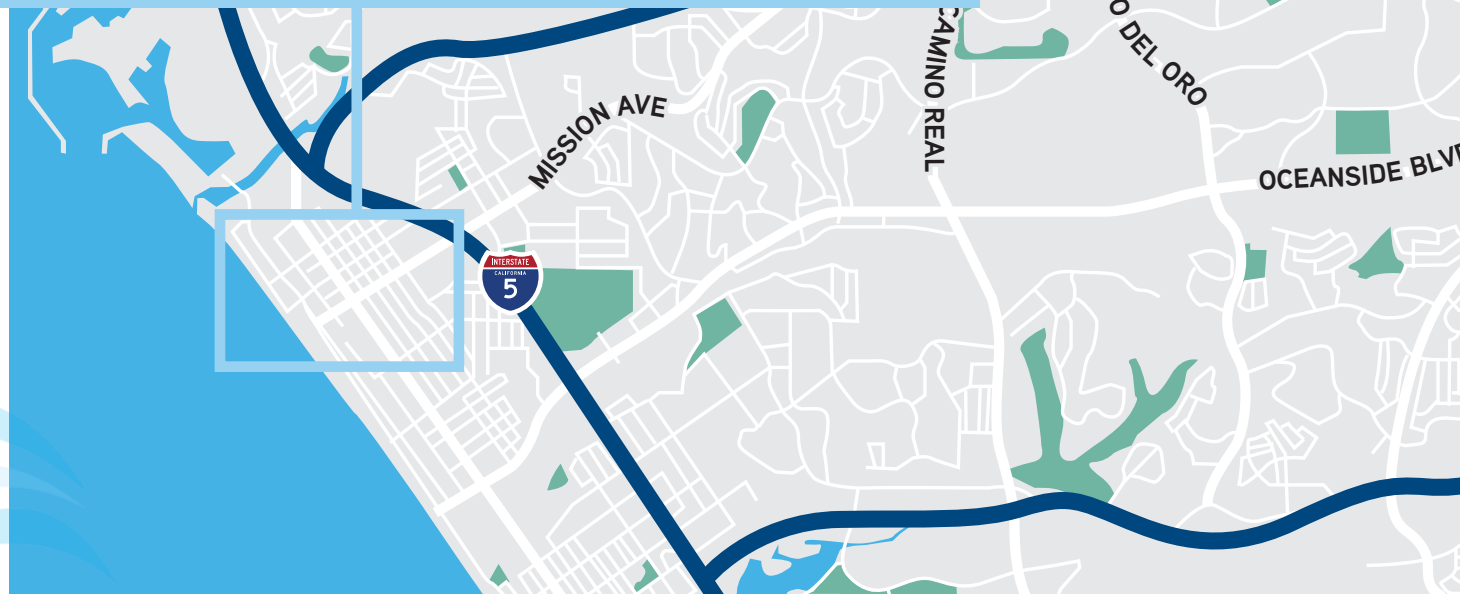


## Oceanside



- Convenient Oceanside location, with easy access to I-5 and Hwy 76
- Located adjacent to I-5 on/off ramps

- Few blocks to the beach
- Freeway visible to 250,000 cars per day traveling I-5
- 31,000 cars per day at Mission Ave entrance to center





Oceanside is Southern California's most authentic beach town. As a fun, and diverse SoCal beach town, Oceanside enjoys personal expression surfing, skateboarding, bike riding, boating and even skydiving.



MISSION  
SQUARE

Oceanside High School

Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.

Oceanside is easily accessible via Interstate 5 and State Route 78 as well as by Amtrak, the COASTER (Oceanside to Downtown San Diego), METROLINK (Oceanside to Los Angeles) and the SPRINT (Oceanside to Escondido). It is San Diego County's third largest city with a total population of 175,948.

By 2035, the estimated population will reach 188,597 – a 7.2% increase. The median household income of Oceanside stands at \$61,456 while the median age is 35.6 years old.

Oceanside's urbanization has provided higher income levels, increased density, continued economic growth and development for an even brighter and urban future.



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