Premier Anchor Location
Potential availability for Lease

Mission Square Shopping Center
NWC I-5 & MISSION AVENUE, OCEANSIDE, CA 92054

19,650 SF divisible space I Potentially available 1/31/2025

Doug Hogan
Senior Vice President
Lic. No. 00931530
+1 760 930 7935
doug.hogan@colliers.com

Colliers

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

OCEANSIDE HARBOR

OCEANSIDE PIER

MISSION SQUARE

MISSION AVENUE

INTERSTATE CALIFORNIA 5

OCEANSIDE HIGH SCHOOL

Availability & Site plan

Suite 1036

Potential availability		SF
Suite 1036	Divisible	19,560

Site plan labels:

Horne Street

NORTHERN PINE · T.B.G!

lol

METROFLEX GYM

HARBOR FREIGHT — QUALITY TOOLS · LOWEST PRICES

Coastal Music · Coin Laundry · AutoZone

Japanese Food · Taco Shop · Saigon Restaurant · Share Tea · Happiness Nails · Nutrition Store · Party Store · SUBWAY

Site can be split (Suite 1036)

Walmart

Salon · Tasty Pot · Ice Cream · Barber Shop · MetroPCS

Wendy's · El Pollo Loco · CHASE · PANDA EXPRESS

Mission Avenue

Mission SQUARE

Your name here

Walmart · T.B.G! · NORTHERN PINE · HARBOR FREIGHT TOOLS · SUBWAY · AutoZone · METROFLEX GYM · Happiness NAILS & SPA · BARBER SHOP

| 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
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	**Potentially for Lease**	**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	El Pollo Loco	2,250
1040	Chase Bank	4,000
1068	Panda Express	2,250
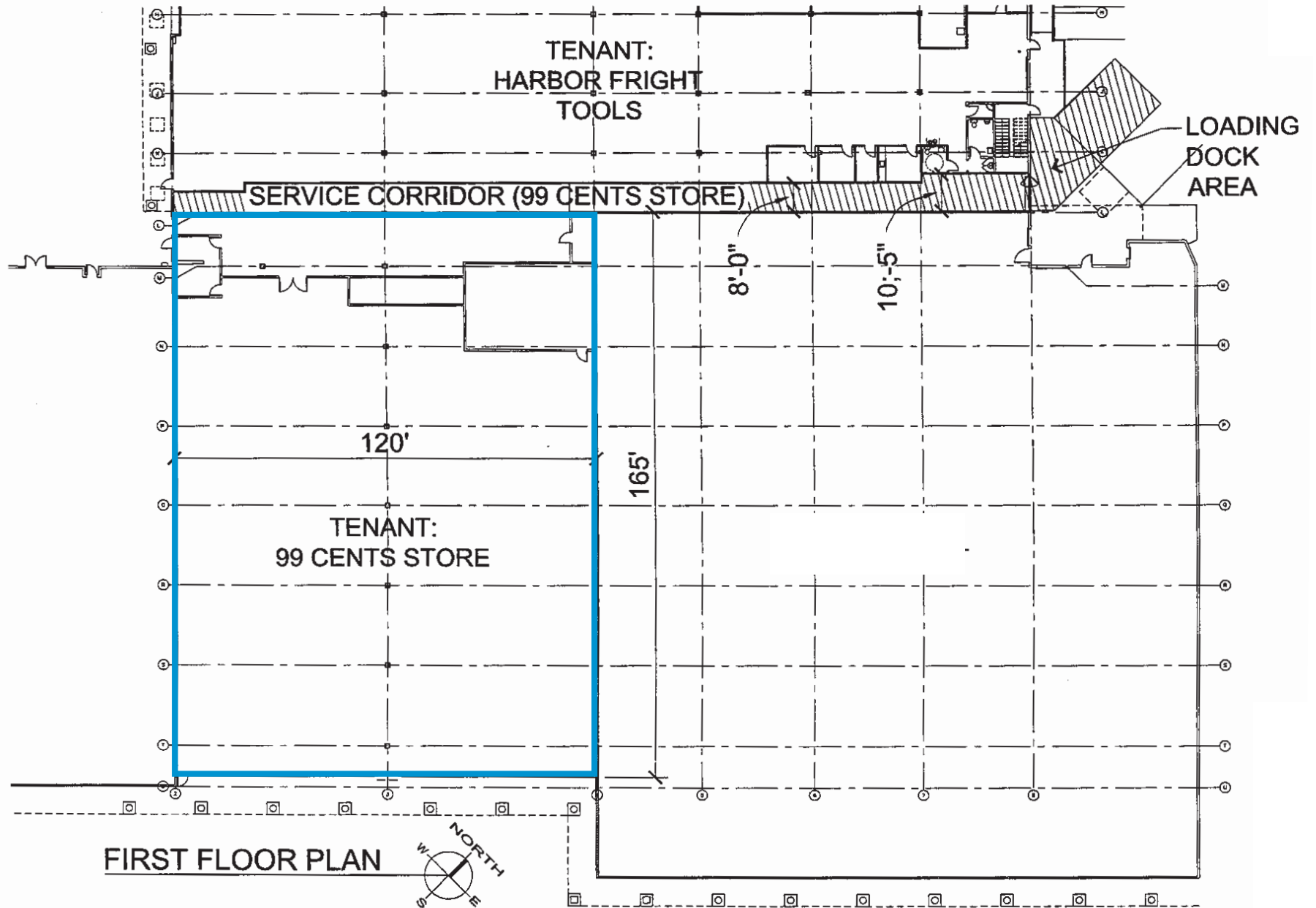
Your name here

Excellent location

Oceanside

MISSION SQUARE

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

- Convenient Oceanside location, with easy access to I-5 and Hwy 76
- Located adjacent to I-5 on/off ramps
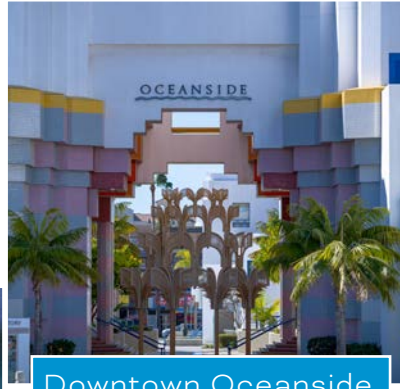- Just a few blocks from the beach and Oceanside Pier.
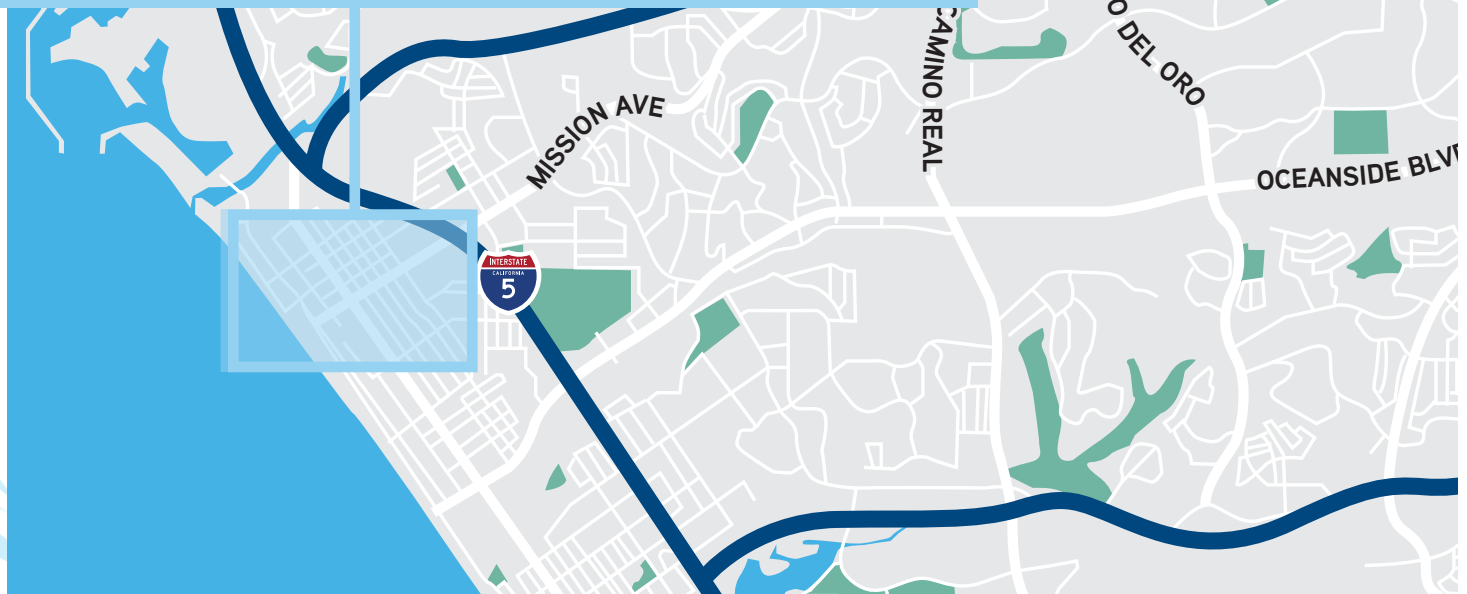
Oceanside

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.

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 SPRINTER (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.

Oceanside Pier

Downtown Oceanside

Oceanside Harbor

MISSION SQUARE

Oceanside High School

Mission Square Shopping Center

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

19,650 SF divisible space I Potentially available 1/31/2025

Doug Hogan
Senior Vice President
Lic. No. 00931530
+1 760 930 7935
doug.hogan@colliers.com

Colliers