Valley Plaza

FOR LEASE
RETAIL SPACES
±1,124 - 5,000 SF

ADJACENT TO BRAND NEW RESIDENTIAL

Under New Ownership
Exterior Renovations Underway

Oceanside Airport

La Mision Apartments - 80 Units

Mission Cove Apartments - 288 Units

MISSION AVE

HIGHLIGHTS

Various suite sizes: ±1,124 - 5,000 SF

Quick access to 76 freeway and Mission Avenue

Monument Signage available

Exterior renovations underway
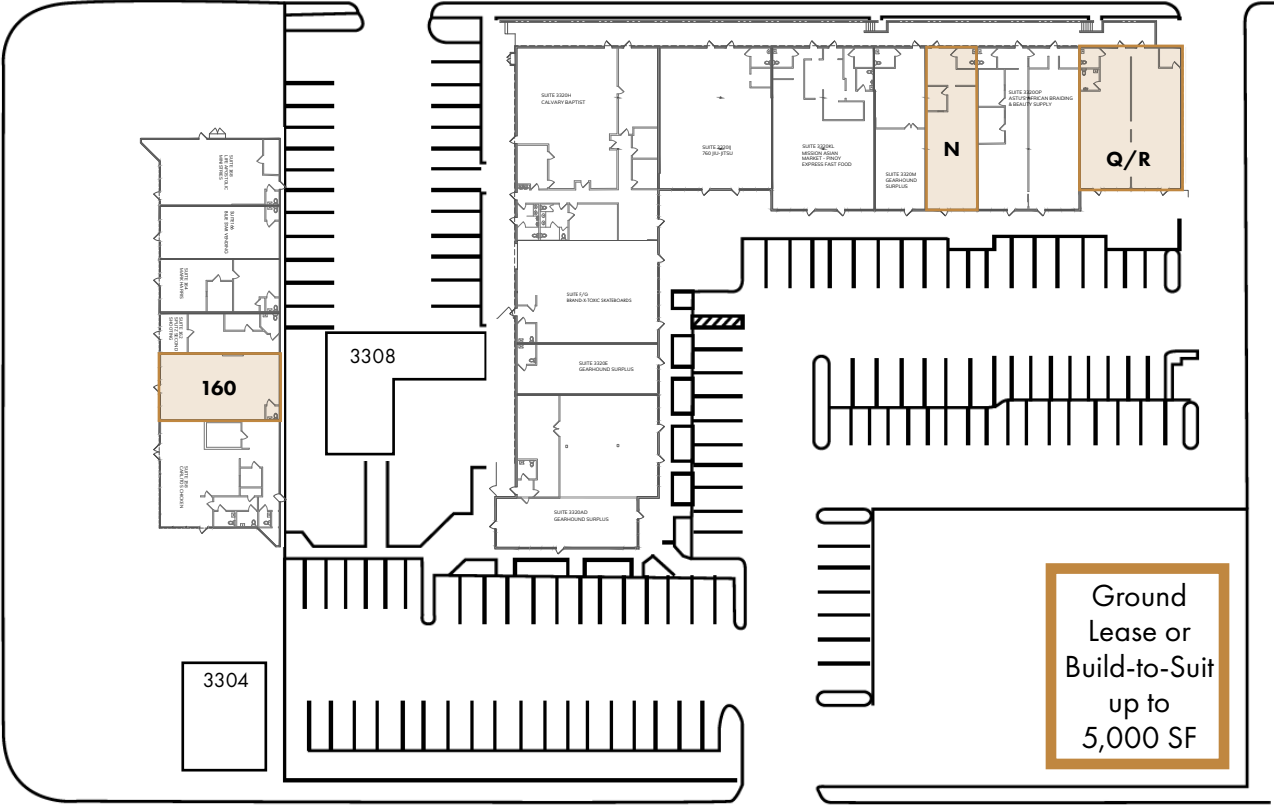
3.2/1,000 SF parking

22,900 ADT on Mission Ave
51,000 ADT on 76 Freeway

Located just south of the Oceanside Airport

Directly across from Mission Cove Apartments - 80 units
and La Mision Apartments - 288 units

VALLEY PLAZA SITE PLAN

Site plan labels:
- SUITE 3320H CALVARY BAPTIST
- SUITE 3320J 760 JIU JITSU
- SUITE 3320KL MISSION ASIAN MARKET - PINOY EXPRESS FAST FOOD
- SUITE 3320M GEARHOUND SURPLUS
- N
- SUITE 3320P ASTU'S AFRICAN BRAIDING & BEAUTY SUPPLY
- Q/R
- SUITE 3320 LIFE APOSTOLIC
- SUITE 3320 BLUE STAR VENDING
- SUITE 3320 MAIN (BARBER)
- SUITE 3320 SPLITZ SECOND SHOOTING
- SUITE 3320 CARLITO'S CHICKEN
- 160
- 3308
- 3304
- SUITE F/G BRAND-X-TOXIC SKATEBOARDS
- SUITE 3320E GEARHOUND SURPLUS
- SUITE 3320AD GEARHOUND SURPLUS

Ground Lease or Build-to-Suit up to 5,000 SF

SUITE	TENANT
158	Carlito's Chicken
160	**AVAILABLE - 1,124 SF**
162	Splitz Second Shooting
164	Barber Shop
166	Blue Star Vending
168	Life Apostolic Ministries
A-E	Military Surplus
3308	Last Chance at Life
F/G	Brand-X-Toxic Skateboards
H	Calbary Baptist Church
IJ	760 Jiu Jitsu
KL	Asian Market
M	Military Surplus
N	**AVAILABLE - 1,287 SF**
OP	Astu's Beauty Supply
Q/R	**AVAILABLE - 2,248 SF**
3304	Yum Yum Donuts

MISSION AVE

AVAILABILITIES
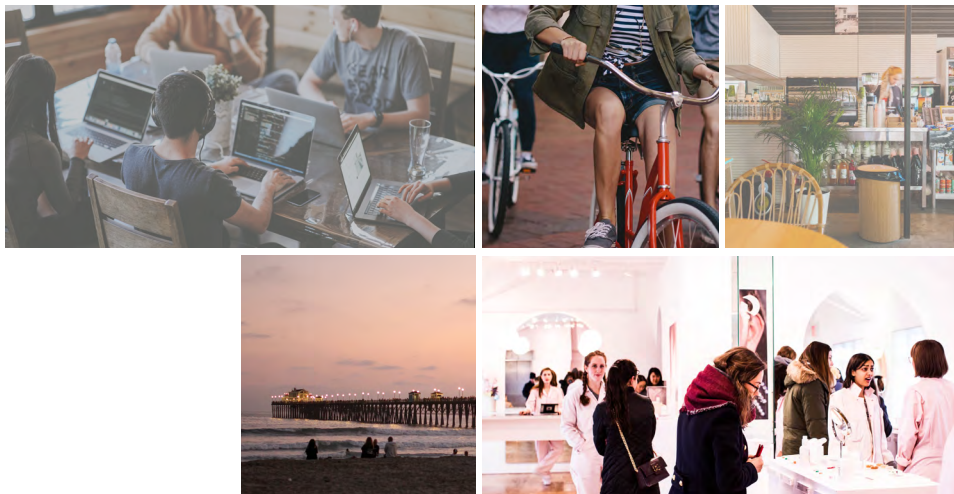
Suite N	1,287 SF	2nd generation retail	$1.50 psf, NNN ($0.45/SF)
Suite Q/R	2,248 SF	2nd generation retail	$1.50 psf, NNN ($0.45/SF)
Suite 160	1,124 SF	2nd generation retail	$1.50 psf, NNN ($0.45/SF)
Land	5,000 SF	Ground Lease or Build-to-Suit	Negotiable

OCEANSIDE MUNICIPAL AIRPORT
BOB MAXWELL MEMORIAL AIRFIELD

76

76

Super Star CAR WASH

7 ELEVEN

CSL Plasma

BETTER BUZZ coffee

ROYMAR RD

MISSION AVE

FOUSSAT RD

The Location

DISCOVER OCEANSIDE.
THERE'S SOMETHING FOR EVERYONE IN EVERY DIRECTION.

Located at the northernmost end of San Diego's coastline, Oceanside is home to some of Southern California's widest beaches, historical landmarks and a distinct Southern California surf culture. Oceanside has matured into a thriving community and a popular beach destination in its own right. A recent culinary boom has put it on the map as a dining destination as the town is filled with colorful eateries, brew pubs, and patios for post-surfing happy hours.

DEMOGRAPHICS

$101,669

Avg. Household Income
5mi

$3B

Consumer Spending
5mi

243,839

Total Population
5mi

169,336

Employees
5mi

247,944

Total Population (2026)
5mi

8,198

Total Businesses
5mi

REVITALIZATION
AT IT'S BEST.

San Diego is becoming
Southern California's
coolest city.

**TRAVEL+
LEISURE**

Oceanside has matured into a thriving community and a popular destination in its own right.

San Diego®

MEET YOUR NEIGHBORS

STATER BROS. markets · Starbucks · McDonald's
BANK OF AMERICA · Walgreens
BURGER KING · SUBWAY · CHASE

Albertsons · Jack in the box
T Mobile · DOLLAR TREE · Sprint · 7 ELEVEN

Ocean Kamp

Oceanside Municipal Airport

California 76

Valley Plaza

MISSION BLVD

EL CAMINO REAL

Wendy's · Walmart Save money. Live better. · el Pollo Loco · 99¢ only STORES.

Oceanside High School

metroPCS · KFC · Children's Paradise preschool and infant centers

the Y

Interstate 5

MISSION BLVD

OCEANSIDE BLVD

FRAZIER FARMS NATURAL GROCERY DEPT

OCEANSIDE

Today, Oceanside is a thriving community that provides all the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding location and multiple resources.

With Los Angeles and Orange County to the north and central San Diego to the south, Oceanside enjoys proximity to all major southern California destinations, while at the same time maintaining its coastal beauty and autonomy.

Valley Plaza

Exterior Renovations Underway

Luke Holler
luke@upgsocal.com
Lic. No. 01961057

Tyler Stemley
tyler.stemley@colliers.com
Lic. No. 02003867

858 874 1989
upgsocal.com