

FOR LEASE > NEW RESTAURANT SHOP SPACE

MISSION SQUARE SHOPPING CENTER

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

Newly Remodeled Building

- > 3 highly visible suites
- > Separate patio for each location
- > Fully installed Grease Traps
- > Seeking the following:
 - Mexican restaurant
 - Pizza/Italian restaurant
 - Hawaii/Poke Restaurant

End-Cap Suite A - 2,035 SF

- > Suite B - 1,592 SF
- > Suite C - Leased Vietnamese Restaurant
- > Suite D - 1,946 SF

Property Details

- > Freeway visible to 250,000 cars per day traveling I-5
- > Located adjacent to I-5 on/off ramps
- > Available signage / Mission Ave
- > 31,000 cars per day at Mission Ave entrance to center
- > Directly across from Oceanside High School
- > Substantial residential population within walking distance

NEWS

AutoZone Signs New Lease for 11,218 SF Junior Anchor Location

Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2013 Population | 21,481 | 68,244 | 150,321 |
| 2013 Average. HH Income | \$59,076 | \$66,353 | \$70,865 |



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Site Plan



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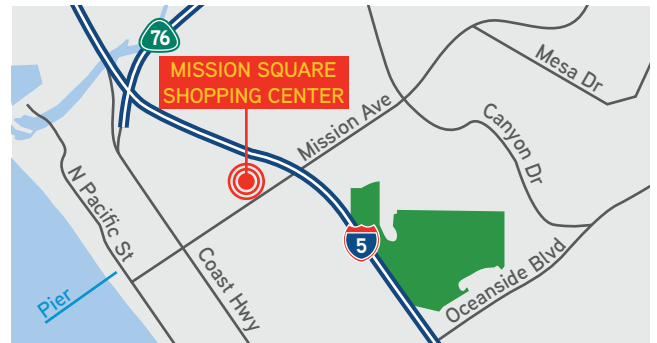
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Tenant Roster

| 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 Good | 6,100 |
| 1006-A | VACANT | 2,035 |
| 1006-B | VACANT | 1,592 |
| 1006-C | Saigon Restaurant | 1,592 |
| 1006-D | VACANT | 1,946 |
| 1006-E/F | 10th Planet Jiu-Jitsu | 3,936 |
| 1016 | Daniel Jewelers | 3,150 |
| 1018 | Nutrition Store | 2,300 |
| 1020 | VACANT | 2,250 |
| 1022 | Party Store | 2,550 |
| 1024 | Subway | 1,700 |
| 1028 | AutoZone | 11,281 |
| 1036 | 99 Cents Only Store | 19,560 |
| 1046 | Walmart Neighborhood Market | 31,830 |
| 1054 | Nail Salon | 2,948 |
| 1056 | Salon | 1,318 |
| 1058 | The Mandarin | 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 | LEASE PENDING | 4,000 |



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