



Retail that resonates



PLAZA DRIVE & HIGHWAY 78

Located on the south side of Plaza Dr. at the Hwy. 78 interchange in Oceanside, CA
www.newmarkmerrill.com



NewMark Merrill
COMPANIES

Prime Retail Space Available

on the South side of Plaza Drive at
the Highway 78 interchange

Tri-City Crossroads is a vibrant, 83,000 + sq ft retail hub in Oceanside, CA. Anchored by TJ Maxx, Goodwill, and Sizzler, it offers daily-needs shopping in a high-visibility, high-traffic setting right off Highway 78. The center boasts near-full occupancy, strong foot traffic, and a well-heeled demographic catchment.

 **117,160**
POPULATION
IN 3-MILE RADIUS*

 **\$145,386**
AVERAGE HH INCOME
IN 3-MILE RADIUS*

 **26,351**
PLAZA DR.

 **2,100,000**
ANNUAL VISITS

 **147,000**
SF OF RETAIL SPACE



T.J.maxx®

 **goodwill**®

 **TACO BELL**

 **DOLLAR TREE**

 **Sizzler**



*Estimates are based on 2025 demographics for population and average income per household.
The information contained herein is not guaranteed and should be independently verified.



When you *love* shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect or Owner.

#	TENANT	SF
107	San Diego Massage & Spa	1,020
108	Ka Hula O Ilimia	1,020
109	Nilabrows Threading	889
110	Oceanside Smoke Shop	889
111	Bark Bath N Beyond	900
112-113	AVAILABLE	2,640
114	AVAILABLE	1,500
115	Annam Pho & Sandwiches	3,643
116	AVAILABLE	3,512
401-402	Audeo Charter School	4,395
403	Fairlane Cleaners	1,724
501	Dollar Tree	9,421
601	Savoy Thai Restaurant	2,800
602-603	Select Staffing	2,400
604	Pro Nails	531
605	TNL Boba Tea	2,590
701	Modern Airsoft	15,000
801-804	Abigail's Medical Supply	5,521
805	David Wong, DDS	2,240
806	Leslie's Poolmart	3,070
901	Bright Nutrition	1,440
902	Banfield Pet Hospital	4,950
ATM	Bank of America	400
	Taco Bell	2,592
NAP	Sizzler	5,823
NAP	VACANT	+/- 12,000
NAP	TJ Maxx	32,500
NAP	Goodwill	20,660

#	TENANT	SF
101	Teri Cafe	2,943
102	Steven Wernick, DDS	1,200
103	Oceanside Police	1,200
104	Catrin's Barber Shop	890
105	Blossom Baby, LLC	890
106	Cusimanos Pizzeria	1,020

For Leasing Information
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