



# Retail that resonates



NewMark Merrill  
COMPANIES



Located on the south side of Plaza Dr. at the Hwy. 78 interchange in Oceanside, CA  
[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



# 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

\*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.



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