

# Fire Mountain Shopping Center

2570 Vista Way, Oceanside, California

**FOR LEASE. GROCERY-ANCHORED CENTER WITH HIGH-VOLUME MAJOR RETAILERS**



## Property Features.

- + Anchored by high volume Trader Joe's, BevMo, Ortho Mattress, and other major retailers and restaurants
- + Available retail spaces 682 SF - 1,960 SF
- + Located directly across from El Camino North Center, anchored by Barnes & Noble, Ross, Petco, and ULTA and adjacent to Target, Winco, and others.
- + Situated along the busiest portion of the 78 Fwy corridor with heavy traffic counts and regional draw

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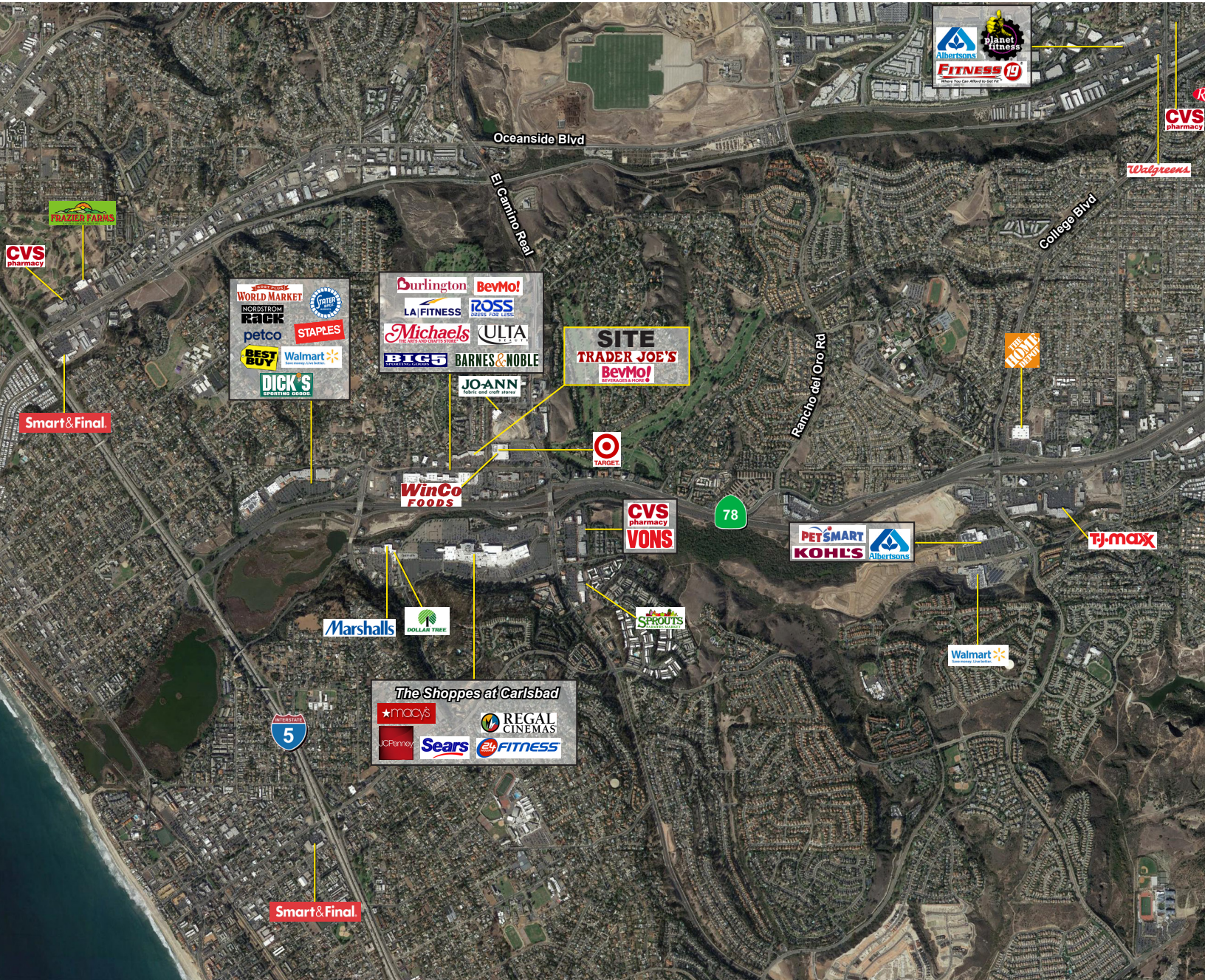
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| TENANT                          | SQFT  |
|---------------------------------|-------|
| 1 The Broken Yolk Cafe          | 8,852 |
| 2 FedEx Office                  | 8,507 |
| 3 Pacific Marine Credit Union   | 4,500 |
| 4 Jack in the Box               | 2,080 |
| 5 Oceanside Dental Group        | 6,000 |
| 6 <b>Available</b>              | 1,960 |
| 7 Carbon Health                 | 2,460 |
| 8 Beverages & More              | 9,981 |
| 9 Fire Mountain Cleaners        | 1,410 |
| 10 <b>Potentially Available</b> | 1,768 |
| 11 <b>Available</b>             | 682   |
| 12 Kimy Gets Skinny Donuts      | 950   |
| 13 Leo Hamel                    | 1,200 |

| TENANT                                     | SQFT   |
|--|--------|
| 14 China Fusion                            | 1,500  |
| 15 AT&T                                    | 2,995  |
| 16 NuSpine                                 | 1,290  |
| 17 Royal Nails                             | 1,126  |
| 18 White Dragon Martial Arts               | 3,037  |
| 19 Ortho Mattress                          | 7,500  |
| 20 American Cancer Society Discovery Store | 3,119  |
| 21 Trader Joe's                            | 12,881 |
| 22 Lamps Plus                              | 11,000 |
| 24 MROC Training                           | 1,408  |











# 2570 Vista Way, Oceanside, California 92054



## POPULATION

|                             | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Total Population            | 10,269 | 115,352 | 240,420 |
| Projected Population (2027) | 10,565 | 116,033 | 242,780 |



## HOUSING

|                                   | 1 mile | 3 miles | 5 miles |
|-----------------------------------|--------|---------|---------|
| Total Households                  | 4,084  | 45,186  | 89,275  |
| Projected Total Households (2027) | 4,201  | 45,441  | 90,196  |



## INCOME

|                           |           |           |           |
|---------------------------|-----------|-----------|-----------|
| Median Household Income   | \$88,570  | \$86,156  | \$87,590  |
| Average Household Income  | \$135,931 | \$120,512 | \$119,623 |
| Per Capita Income         | \$54,685  | \$47,308  | \$44,369  |
| Median Disposable Income  | \$71,503  | \$69,478  | \$70,796  |
| Average Disposable Income | \$95,430  | \$87,770  | \$87,733  |



## DAYTIME DEMOS

|                              | 1 mile | 3 miles | 5 miles |
|------------------------------|--------|---------|---------|
| Total Daytime Population     | 12,954 | 107,142 | 238,207 |
| Daytime Population Workers   | 7,978  | 49,122  | 115,620 |
| Daytime Population Residents | 4,976  | 58,020  | 122,587 |



## RACE & ETHNICITY

|  |                     |                      |                       |
|--|---------------------|----------------------|-----------------------|
| White                                      | 6,854 <b>66.74%</b> | 66,989 <b>58.07%</b> | 133,490 <b>55.52%</b> |
| Black or African American                  | 271 <b>2.64%</b>    | 3,234 <b>2.80%</b>   | 8,489 <b>3.53%</b>    |
| American Indian & Alaska Native Population | 95 <b>0.93%</b>     | 1,545 <b>1.34%</b>   | 3,313 <b>1.38%</b>    |
| Asian Population                           | 632 <b>6.15%</b>    | 6,551 <b>5.68%</b>   | 17,385 <b>7.23%</b>   |
| Pacific Islander Population                | 80 <b>0.78%</b>     | 867 <b>0.75%</b>     | 2,180 <b>0.91%</b>    |
| Other Race Population                      | 925 <b>9.01%</b>    | 18,166 <b>15.75%</b> | 37,413 <b>15.56%</b>  |
| Population of Two or More Races            | 1,412 <b>13.75%</b> | 17,999 <b>15.60%</b> | 38,150 <b>15.87%</b>  |
| Hispanic Population                        | 2,259 <b>22.00%</b> | 37,319 <b>32.35%</b> | 79,932 <b>33.25%</b>  |
| Non-Hispanic Population                    | 8,009 <b>77.99%</b> | 78,033 <b>67.65%</b> | 160,488 <b>66.75%</b> |



## EDUCATION

|                              |                     |                      |                      |
|------------------------------|---------------------|----------------------|----------------------|
| Bachelor's Degree            | 2,234 <b>29.46%</b> | 22,675 <b>27.47%</b> | 42,563 <b>25.58%</b> |
| Graduate/Professional Degree | 1,662 <b>21.92%</b> | 12,366 <b>14.98%</b> | 22,942 <b>13.79%</b> |



## AGE

|            | 1 mile | 3 miles | 5 miles |
|------------|--------|---------|---------|
| Median Age | 38.3   | 38.6    | 36.8    |





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