

NOW OPEN

NORDSTROM
rack

total by
verizon

PACIFIC COAST PLAZA

2183 VISTA WAY
OCEANSIDE, CA

AVAILABLE

±4,500 SF

EINSTEIN BROS. BAGELS

**LOS
TACOS**

**Wendy's
Pizzeria**

submarine
SANDWICHES & DELICIOUS BURGERS

EYE GLASS WORLD

**FLOCKE &
AVOYER**
Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA, 92122 · 619.280.2600 · FLOCKEAVOYER.COM

PACIFIC COAST PLAZA

2183 VISTA WAY
OCEANSIDE, CA

OVERVIEW

- Pacific Coast Plaza is a ±450,000 SF freeway-oriented power center in Oceanside.
- The center is strategically positioned to offer convenient freeway access and tremendous freeway exposure to Highway 78.

CENTER TENANTS

Walmart

DICK'S
SPORTING GOODS

HomeGoods®

COST PLUS
WORLD MARKET

BEST
BUY

T-Mobile

Applebee's

petco

NORDSTROM
rack



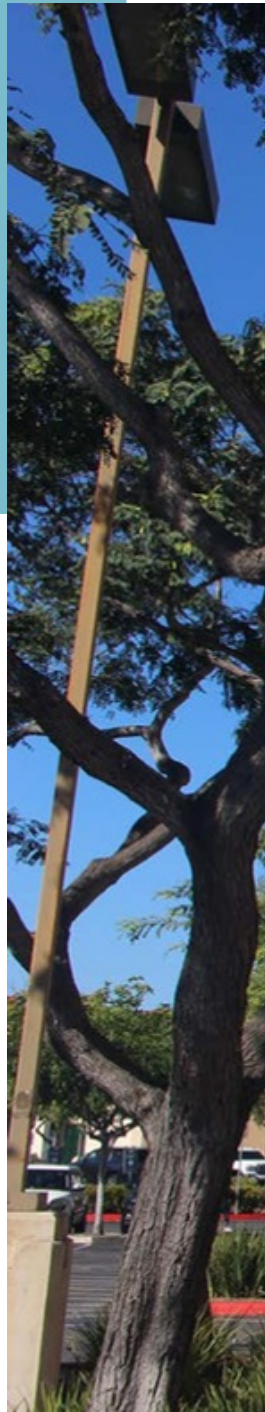
STAPLES

OLD NAVY



five BELOW

NAVY
FEDERAL
Credit Union

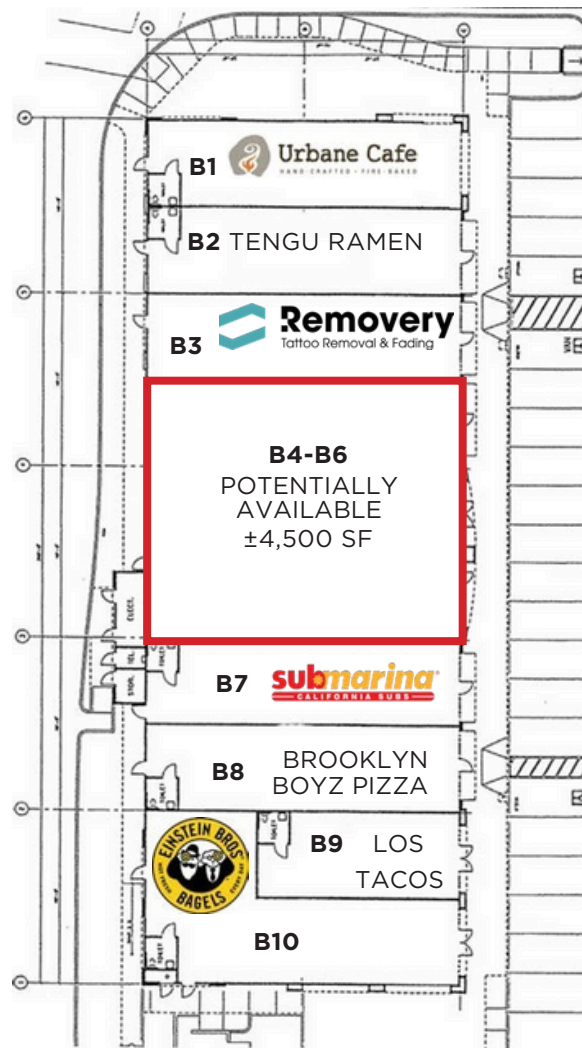




PACIFIC COAST PLAZA

BUILDING PLAN

PAD B





PACIFIC COAST PLAZA

SITE PLAN



| MAJOR | TENANT | SF |
|-------|------------------------|--------|
| 1 | Best Buy | 50,689 |
| 2 | HomeGoods | 38,008 |
| 3A | Petco | 12,200 |
| 3B | Hallmark | 4,978 |
| 4 | Cost Plus World Market | 18,928 |
| 5A | Old Navy | 12,800 |
| 5B | Five Below | 11,190 |
| 6 | Dick's Sporting Goods | 41,375 |
| 7A | Nordstrom Rack | 31,112 |
| 7B | AVAILABLE | 30,920 |
| 8 | Staples | 15,225 |

| RETAIL 1 | TENANT | SF |
|--------------|------------------------------|--------------|
| 1A | Total by Verizon | 1,350 |
| 1B | Happiness Nails | 2,444 |
| RETAIL 2 | TENANT | SF |
| | Quik Wok | 2,019 |
| PAD B | TENANT | SF |
| B1 | Urbane Cafe | 1,288 |
| B2 | Tengu Ramen | 1,500 |
| B3 | Removery | 1,500 |
| B4-B6 | Potentially Available | 4,500 |
| B7 | Submarina | 1,500 |
| B8 | Brooklyn Boyz Pizza | 1,500 |
| B9 | Los Tacos | 963 |
| B10 | Einsteins Bros Bagels | 2,019 |

| PAD | TENANT | SF |
|-------|---------------------------|-------|
| | McDonald's | 3,216 |
| PAD | TENANT | S |
| | Raising Canes (Proposed) | 6,777 |
| PAD E | TENANT | SF |
| E1-E2 | T-Mobile | 1,642 |
| E3 | Bricks & Minifigs | 2 |
| E4-E5 | Navy Federal Credit Union | 1,625 |
| PAD E | TENANT | |
| | Applebee's | |
| PAD G | TENANT | SF |
| G1 | Pacific Dental | 2,760 |
| G2 G3 | Starbucks | 2,140 |



PRIME RETAIL LOCATION

- GREAT VISIBILITY
- EASY HIGHWAY ACCESS



PACIFIC COAST PLAZA

2183 VISTA WAY
OCEANSIDE, CA

DICK'S
SPORTING GOODS

FIVE BELOW

total
by verizon

NORDSTROM
rack

STAPLES

EYEGLASS
WORLD



VISTA WAY

JEFFERSON STREET • ±14,983 ADT



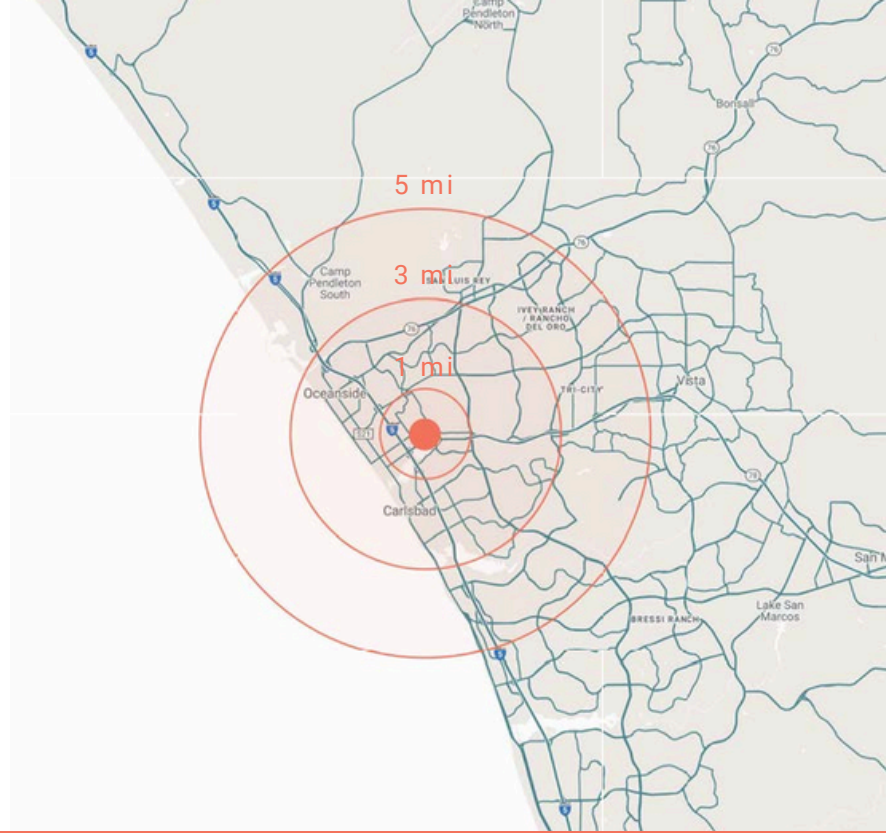
PACIFIC COAST PLAZA

DEMOGRAPHICS



VISITS

5.6 Million visitors (10/1/24-9/30/25)
8.7% growth over 36 months



POPULATION

1 Mile
10,000
3 Miles
102,470
5 Miles
215,537



AVERAGE HHI

1 Mile
\$112,384
3 Miles
\$100,621
5 Miles
\$81,044



ANNUAL CONSUMER RETAIL EXPENDITURE

1 Mile
\$143.49 M
3 Miles
\$1.35 B
5 Miles
\$2.6 B



TRAFFIC COUNTS (ADT)

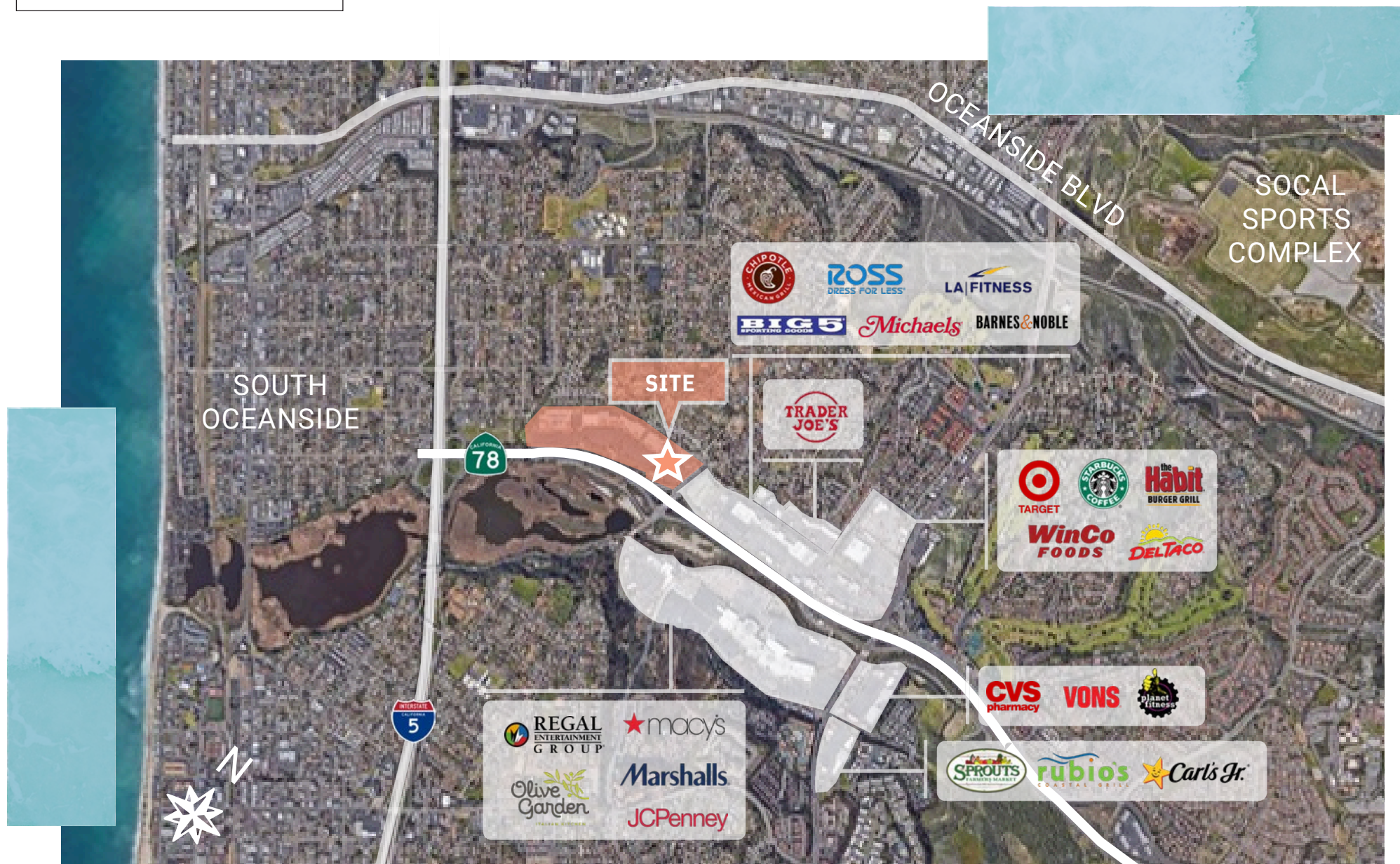
Highway 78
±133,996
Jefferson Street
±14,983



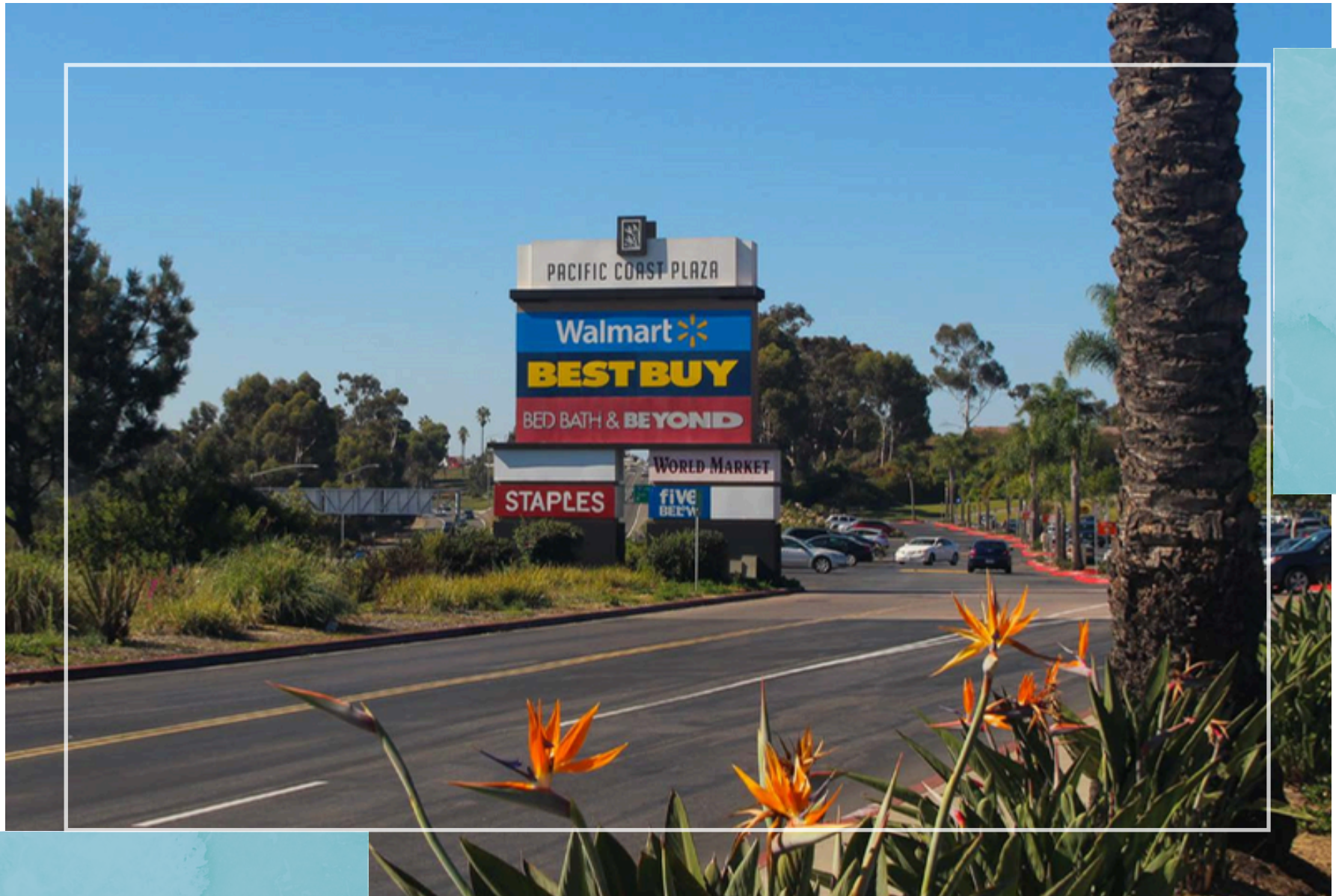


PACIFIC COAST PLAZA

COMPETITION AERIAL



PROMINENT SIGNAGE



PACIFIC COAST PLAZA

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