



Oceanside Square

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER

4750-4760 Oceanside Blvd. | Oceanside, CA 92056



Property Overview

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER

- **High-Visibility Location with Strong Accessibility**

- Two convenient ingress/egress points for easy access and smooth traffic flow
- Excellent visibility along Oceanside Blvd, a major commercial corridor

- **Diverse & Resilient Tenant Mix**

- Includes food, fitness, and service providers, reducing rollover risk and driving consistent consumer demand
- Well-balanced mix catering to daily needs, enhancing long-term stability

- **Strategic Growth Market**

- Situated in a rapidly growing area with multiple new housing developments nearby
- Expanding residential base fueling increased foot traffic and retail demand

- **Strong Demographics & Consumer Base**

- Located in a densely populated, affluent coastal community
- Serves a population of 172,199 residents with an average household income of \$109,818



Specifications

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER

Size / Rentable Building Area

35,013 SF

Property Type

Multi-tenant Neighborhood Retail

Min. Divisible

1,700 SF

Lease Type

NNN

Parking

4.80/1,000 SF
(181 Surface Spaces)

Space Type

Retail

Property Zoning

C

Max Contiguous

1,700 SF

Lease Term

Negotiable

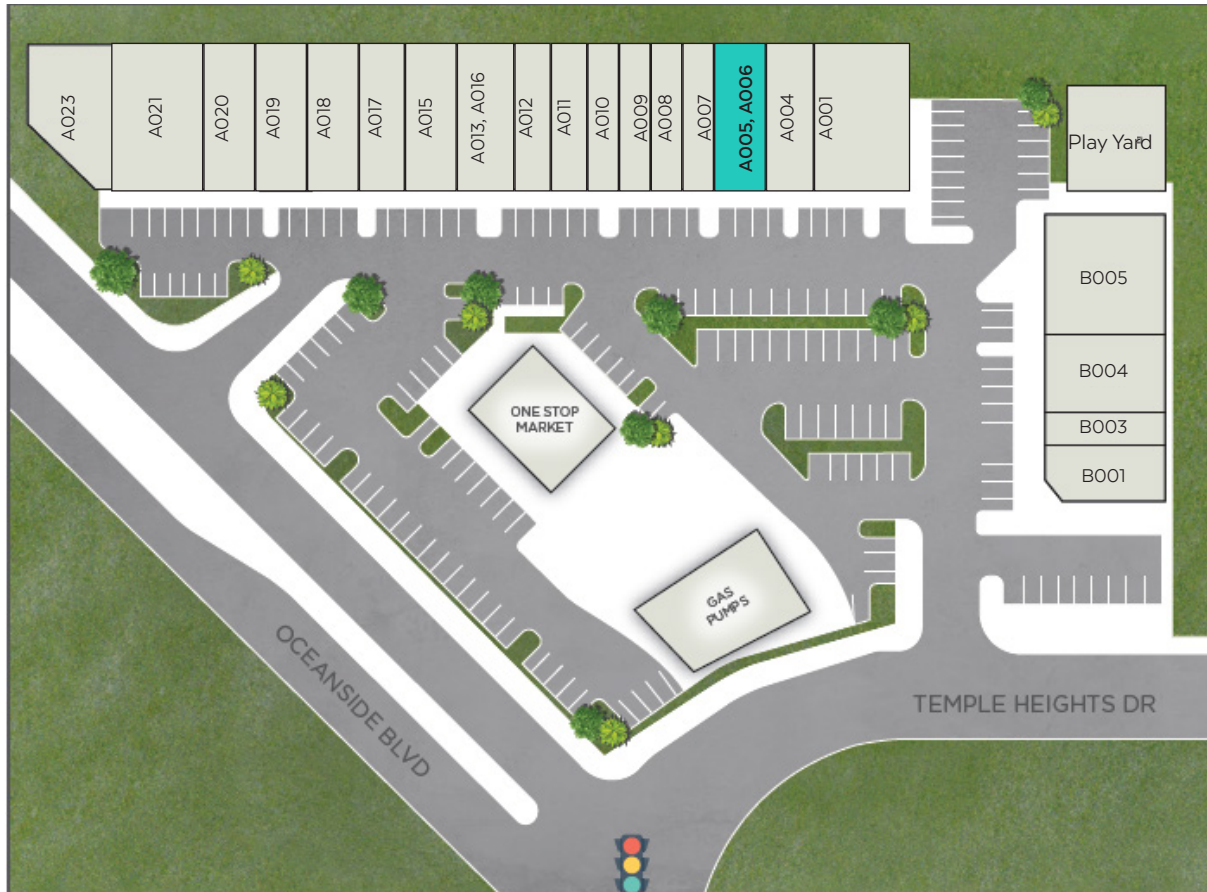
Entry

Oceanside Boulevard
and Temple Heights Drive



Site Plan

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER



4750 OCEANSIDE BOULEVARD	SUITE
Asador Mexican Restaurant	A023
Mr. Pho's Vietnamese Restaurant	A021
Sushi 4 Reel	A020
160 Driving Academy	A019
Thai Garden Restaurant	A018
Farthing Chiropractor	A017
Oceanside Dental & Orthodontics	A015
Top Tier Escape Rooms	A013, A016
Zai Sheng Massage	A012
Vanessa Nails	A011
The Tax Place	A010
K Donuts	A009
Edward Jones	A008
Barber Shop	A007
AVAILABLE NOW	A005, A006
Shear Creations Salon	A004
Temple Heights Animal Hospital	A001
4760 OCEANSIDE BOULEVARD	SUITE
Two Brother's Pizza	B001
Excellence Real Estate	B003
USA Taekwondo	B004
Montessori School of Oceanside	B005

Availability

Suite A005, A006

- Approx. 1,700 SF
- In-line Retail Suite
- Former Yoga Studio
- Front & Rear Entry
- Building Signage
- Available Now - Contact Brokers for Tour



Demographics




Number of Employees (3mi)

44,813



Number of Businesses (3mi)

6,203



Average Household Income (1mi)

\$114,802



Average Daily Traffic

21,296

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	16,737	148,054	271,628
202 Projection	16,522	146,720	269,032
Median Age	39.4	37.4	39

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Estimate	5,954	47,799	92,400
2029 Projection	5,865	47,267	91,334
Average HH Size	2.7	2.9	2.8
Total Specified Consumer Spending	\$234.2M	\$1.8B	\$3.6B

INCOME	1 MILE	3 MILE	5 MILE
2024 Avg. Household Income	\$114,802	\$111,968	\$113,631
2024 Median Household Income	\$94,899	\$88,100	\$90,357

*COSTAR DATA 2025

Get in Touch.

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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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