

# MISSION COVE

3223 MISSION COVE, OCEANSIDE, CA 92054

Retail & Restaurant Spaces Immediately Available for Lease | 7,142 SF & 2,698 SF



7,142 SF

2,698 SF

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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## Property Highlights

- Approved for neighborhood market/restaurant buildout
- Located within a master plan of 288 unit family and senior residential development
- Community includes centers for childhood education, youth development, and senior wellness
- 44 designated retail parking spaces
- Landlord is willing to offer tenant attractive terms & favorable TI package

**RATE: NEGOTIABLE – CONTACT BROKER FOR DETAILS**

## Demographic Summary

	1 Mile	3 Mile	5 Mile
Population	13,307	115,094	239,547
Households	4,551	39,723	81,466
Average HH Income	\$84,966	\$92,294	\$103,787



## Traffic Counts



Mission Avenue : ±20,000 VPD

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## Mission Cove Apartments - Site Plan



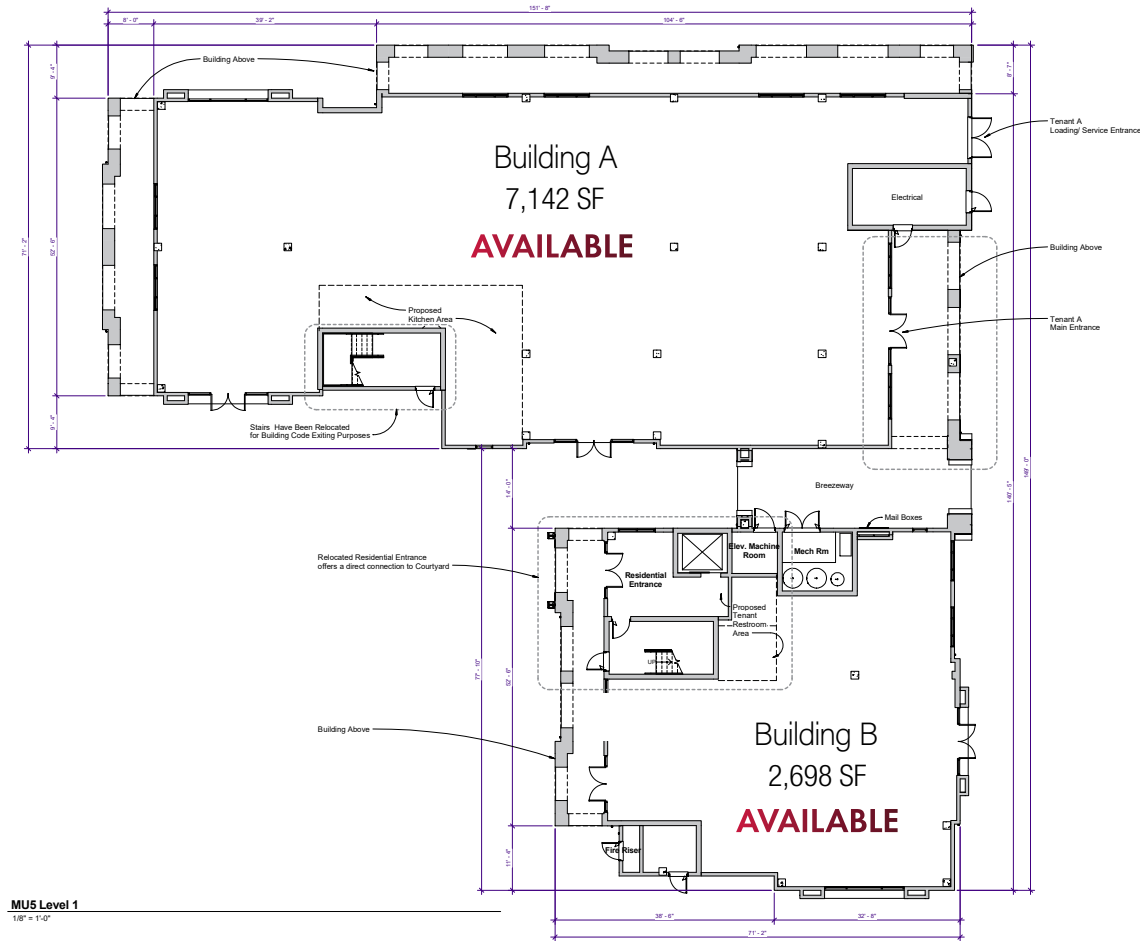
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## Floor Plan



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## Gallery



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Oceanside Municipal Airport



**Top Visited Location**  
Ranked 93rd percentile in Nation by Foot Traffic  
Source: Placer.ai



coming soon

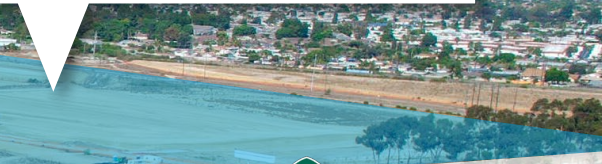
H-76  $\pm$ 51,000 VPD



MISSION AVENUE  $\pm$ 20,000 VPD

## OCEAN KAMP

\$45M Lifestyle Community Development  
92-acre lifestyle hub  
300 hotel rooms, 700 townhomes and condos  
134,000 SF of retail and office space



**LA**  
**SUBJECT SITE**  
Mission Cove Apartments  
288 units

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## Oceanside Submarket

Oceanside, CA, combines stunning coastal beauty with a lively urban vibe. Enjoy picturesque beaches, the iconic Oceanside Pier, and year-round sunshine. The vibrant downtown offers eclectic shops, trendy cafes, and diverse dining options. With excellent schools, well-maintained parks, and a strong community spirit, Oceanside is ideal for families and young professionals alike. Embrace a relaxed lifestyle with all the perks of modern living in this charming seaside city.

## Demographics

\*3 mile

**\$115,094**  
POPULATION

**\$92,294**  
AVERAGE HH INCOME

**35.6**  
MEDIAN AGE

**4,817**  
TOTAL BUSINESSES

**29,940**  
TOTAL EMPLOYEES

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## Contact Brokers for More Information

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