

# Fire Mountain Shopping Center



FOR LEASE | GROCERY-ANCHORED CENTER WITH HIGH-VOLUME MAJOR RETAILERS

2570 Vista Way, Oceanside, CA





# The Opportunity

- Anchored by high volume Trader Joe's, BevMo, and other major retailers and restaurants
- Available retail spaces: 1,960 SF & 11,000 SF
- Located directly across from El Camino North Center, anchored by Barnes & Noble, Ross, La-Z Boy, 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



# Site Aerial



FedEx

BevMo!

TRADER JOE'S

Available  
11,000 SF

Available  
1,960 SF

Available  
2,460 SF

VISTA WAY 14,000 ADT

DAISO

LA BICY

FAMOUS

ROSS

ROSS



# Trade Aerial

# Site Plan

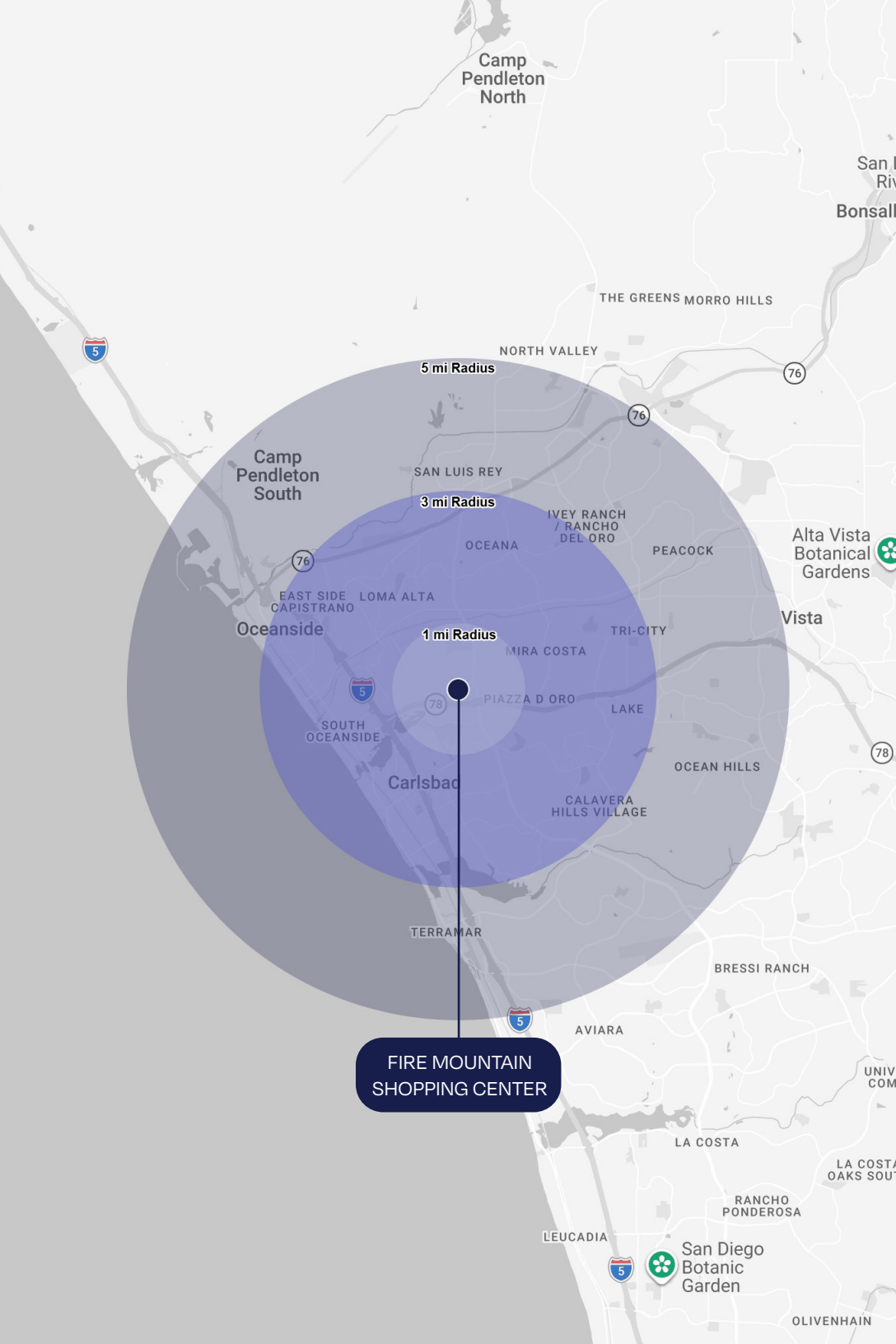


STE	TENANT	SF	STE	TENANT	SF	STE	TENANT	SF
1	Broken Yolk Café	8,852	9	Fire Mountain Cleaners	1,410	18	White Dragon Martial Arts	3,037
2	FedEx Office	8,507	10-11	Nothing Bundt Cakes	2,450	19	Ortho Mattress	7,500
3	Pacific Marine Credit Union	4,500	12	Kimy Gets Skinny Donuts	950	20	American Cancer Society Discovery Store	3,119
4	Jack in the Box	2,080	13	Leo Hamel	1,200	21	Trader Joe's	12,881
5	Oceanside Dental Group	6,000	14	China Fusion	1,500	22	<b>AVAILABLE</b>	<b>11,000</b>
6	<b>AVAILABLE</b>	<b>1,960</b>	15	AT&T	2,995	24	MROC Training	1,408
7	<b>AVAILABLE</b>	<b>2,460</b>	16	NuSpine	1,290			
8	Beverages & More	9,981	17	Royal Nails	1,126			

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



# Demographics



## Population

	1 Mile	3 Miles	5 Miles
Estimated Population	10,361	62,618	126,154
Forecasted Population (2029)	10,395	63,716	128,559

## Daytime Demos

	1 Mile	3 Miles	5 Miles
Total Businesses	604	2,042	5,048
Total Employees	3,803	14,347	39,992

## Household Income

	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$64,025	\$84,669	\$89,162
Estimated Average Household Income	\$87,975	\$125,675	\$130,768

## Number of Households

	1 Mile	3 Miles	5 Miles
Estimated Number of HH	5,180	27,293	57,760
Projected Number of HH	5,337	28,667	60,573

## Age

	1 Mile	3 Miles	5 Miles
Median Age	52.5	48.4	50.0

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# Fire Mountain Shopping Center

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