

VALLEY PLAZA

RETAIL/OFFICE FOR LEASE

±680 - 5,000 SF

ADJACENT TO BRAND NEW RESIDENTIAL
& OCEAN KAMP DEVELOPMENT

HIGHLIGHTS

Second generation retail/office suites and ground lease

Potential for roll-up door

Quick access to 76 freeway and Mission Avenue

Monument signage available

Newly renovated exterior

3.2/1,000 SF parking

22,900 ADT on Mission Ave

51,000 ADT on 76 Freeway

Located just south of the Oceanside Airport

Directly across from Mission Cove Apartments - 80 units
and La Mision Apartments - 288 units



3320 Mission Ave

address

±680 - 5,000 SF

suite sizes

**\$1.50 - \$2.00
psf, NNN**

asking rate

AVAILABILITIES

Suite 164

Retail/Office

Suite 162

Retail/Office

Suite 160

Retail/Office

Suite FG

Retail/Office

Suite M

Retail/Office

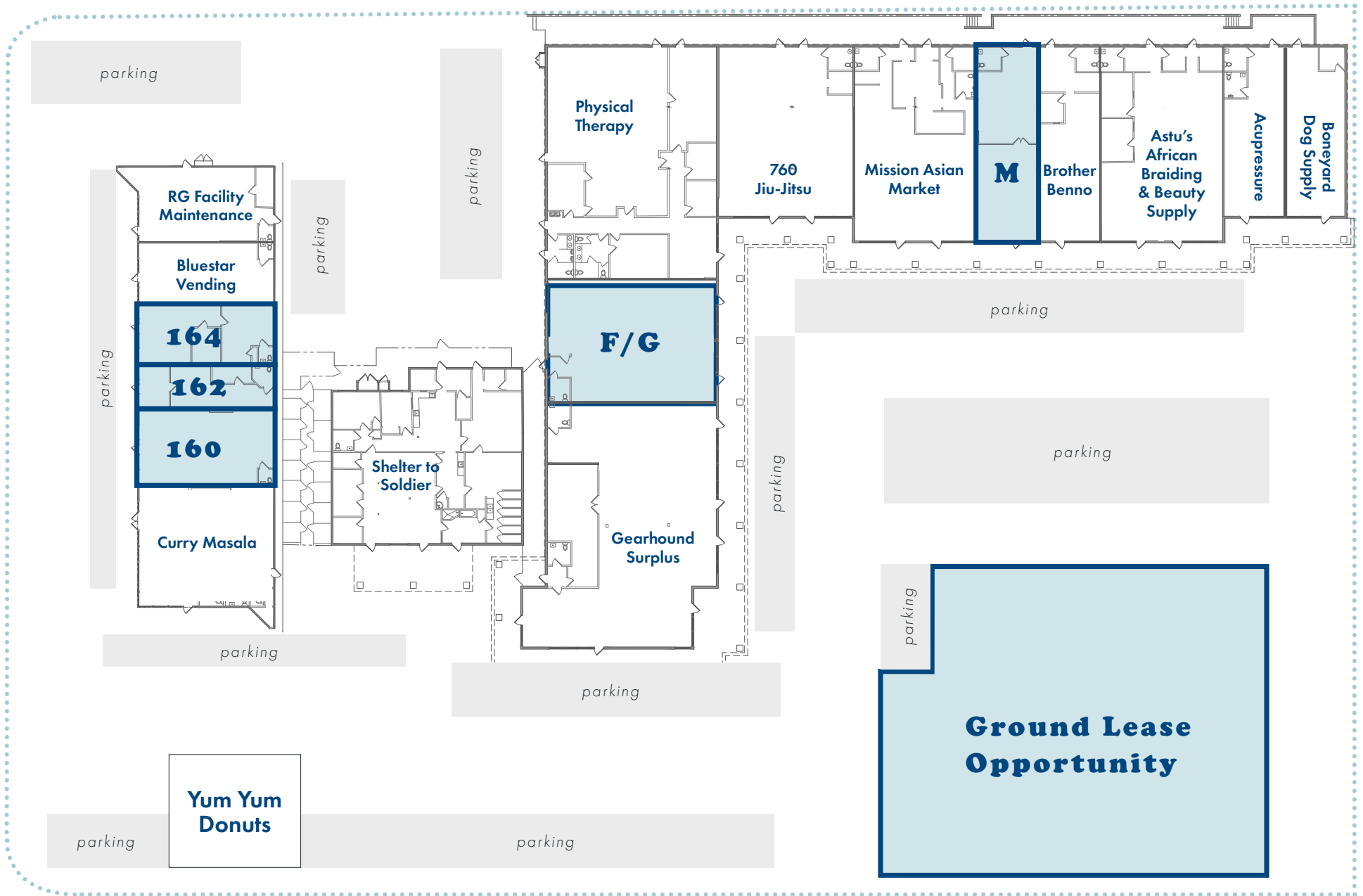
Ground Lease

Retail/Restaurant/ Gas Station

SUITE	TENANT
158	Curry Masala Indian Restaurant
160	±1,124 - 2,705 SF \$1.50 psf, NNN Available Now
162	±680 - 2,705 SF \$2.25 psf, NNN 12/1/24
164	±901 - 2,705 SF \$1.75 psf, NNN Available Now
166	Blue Star Vending
168	RG Facility Maintenance
A-E	Military Surplus
3308	Shelter to Soldier
FG	±2,240 \$1.75 psf, NNN Available Now
H	Physical Therapy
IJ	760 Jiu Jitsu
KL	Mission Asian Market
M	±1,282 SF \$1.75 psf, NNN 10/1/24
N	Brother Benno Foundation
OP	Astu's Beauty Supply
Q	Nirvana Acupressure
R	Bone Yard
3304	Yum Yum Donuts
GL	Up to ±15,000 SF Land Ground Lease Available



Site Plan





La Mision Apartments - 80 Units

Oceanside Airport



Mission Cove Apartments - 288 Units



MISSION AVE

Future Residential

OCEANSIDE MUNICIPAL AIRPORT
808 MAXWELL MEMORIAL AIRFIELD



51,000 ADT



FOUSSAT RD - 9,452 ADT

Future Residential

MISSION AVE - 22,900 ADT

ROYMAR RD



OCEAN KAMP

92-acre site, 700 homes, 300-room boutique hotel, 4.5-acre wave lagoon

DEMOGRAPHICS



\$101,669

Avg. Household Income
5mi



\$3B

Consumer Spending
5mi



243,839

Total Population
5mi



169,336

Employees
5mi



247,944

Total Population (2026)
5mi



8,198

Total Businesses
5mi



**DISCOVER OCEANSIDE.
THERE'S SOMETHING FOR EVERYONE IN EVERY DIRECTION.**

**REVITALIZATION
AT IT'S BEST.**



Located at the northernmost end of San Diego's coastline, Oceanside is home to some of Southern California's widest beaches, historical landmarks and a distinct Southern California surf culture. Oceanside has matured into a thriving community and a popular beach destination in its own right. A recent culinary boom has put it on the map as a dining destination as the town is filled with colorful eateries, brew pubs, and patios for post-surfing happy hours.



San Diego is becoming
Southern California's
coolest city.

**TRAVEL+
LEISURE**



Oceanside has matured into a
thriving community and a popular
destination in its own right.



THE LOCATION



OCEANSIDE

Today, Oceanside is a thriving community that provides all the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding location and multiple resources.

With Los Angeles and Orange County to the north and central San Diego to the south, Oceanside enjoys proximity to all major southern California destinations, while at the same time maintaining its coastal beauty and autonomy.



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