

Fire Mountain Shopping Center

2570 Vista Way, Oceanside, California

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



Property Features.

- + Anchored by high volume Trader Joe's, BevMo, and other major retailers and restaurants
- + Available retail spaces 682 SF - 7,500 SF
- + Located directly across from El Camino North Center, anchored by Barnes & Noble, Ross, Petco, 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

Mike Moser
858.523.2089
mikemoser@retailinsite.net

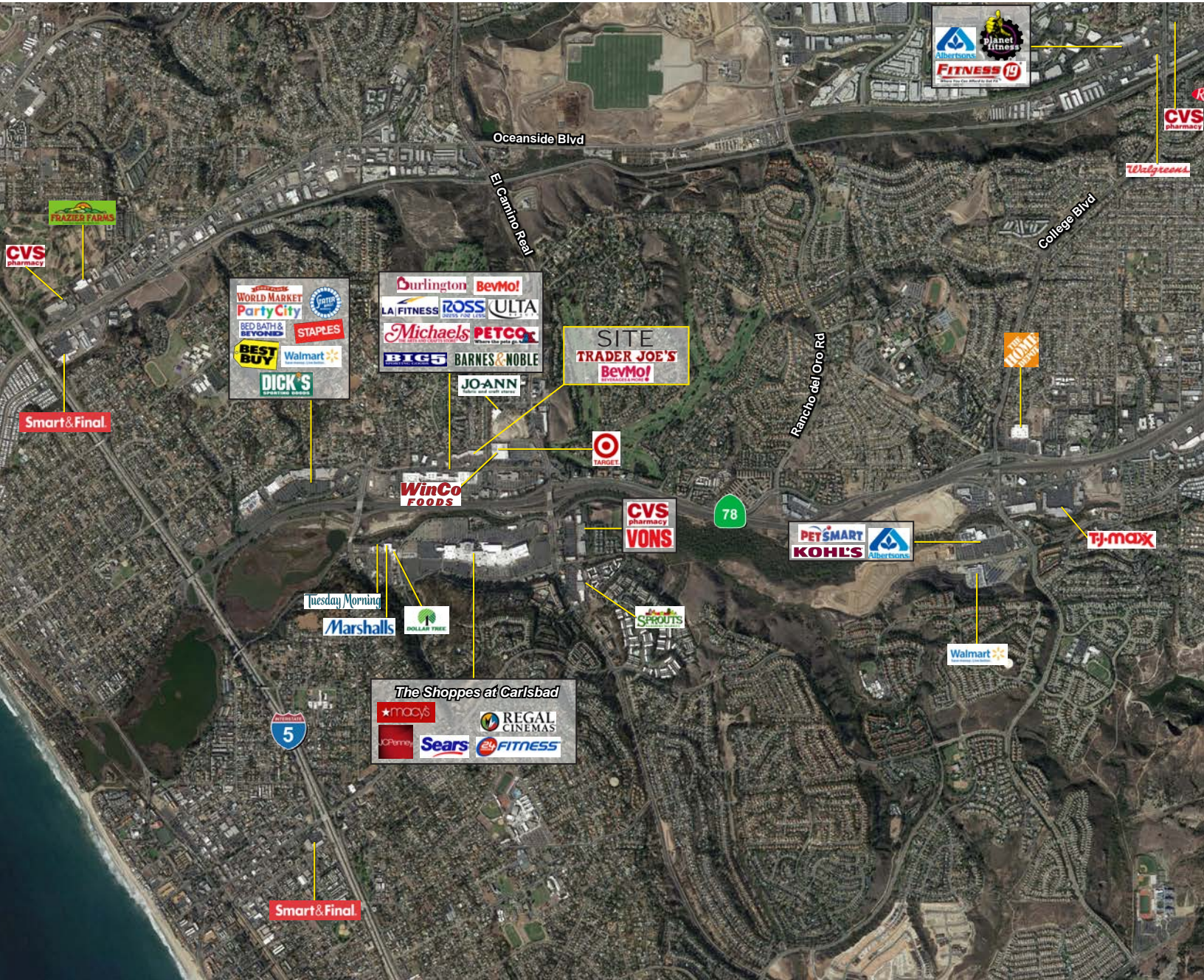
Maya Grim
858.523.2094
mgrim@retailinsite.net

Brian G. Pyke
858.324.6103
bpyke@retailinsite.net



TENANT	SQFT	TENANT	SQFT
1 The Broken Yolk Cafe	8,852	14 China Fusion (coming soon)	1,500
2 FedEx Office	8,507	15 AT&T	2,995
3 Pacific Marine Credit Union	4,500	16 NuSpine (coming soon)	1,290
4 Jack in the Box	2,080	17 Royal Nails	1,126
5 Oceanside Dental Group	6,000	18 White Dragon Martial Arts	3,037
6 Available	1,960	19 Available	7,500
7 Carbon Health	2,460	20 American Cancer Society Discovery Store	3,119
8 Beverages & More	9,981	21 Trader Joe's	12,881
9 Fire Mountain Cleaners	1,410	22 Lamps Plus	11,000
10 Weight Watchers	1,768	24 MROC Training	1,408
11 Available	682		
12 Kimy Gets Skinny Donuts	950		
13 Leo Hamel	1,200		

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.





2570 Vista Way, Oceanside, California 92054



POPULATION

	1 mile	3 miles	5 miles
Total Population	10,269	115,352	240,420
Projected Population (2027)	10,565	116,033	242,780



HOUSING

Total Households	4,084	45,186	89,275
Projected Total Households (2027)	4,201	45,441	90,196



INCOME

Median Household Income	\$88,570	\$86,156	\$87,590
Average Household Income	\$135,931	\$120,512	\$119,623
Per Capita Income	\$54,685	\$47,308	\$44,369
Median Disposable Income	\$71,503	\$69,478	\$70,796
Average Disposable Income	\$95,430	\$87,770	\$87,733



DAYTIME DEMOS

Total Daytime Population	12,954	107,142	238,207
Daytime Population Workers	7,978	49,122	115,620
Daytime Population Residents	4,976	58,020	122,587



RACE & ETHNICITY

White	6,854 66.74%	66,989 58.07%	133,490 55.52%
Black or African American	271 2.64%	3,234 2.80%	8,489 3.53%
American Indian & Alaska Native Population	95 0.93%	1,545 1.34%	3,313 1.38%
Asian Population	632 6.15%	6,551 5.68%	17,385 7.23%
Pacific Islander Population	80 0.78%	867 0.75%	2,180 0.91%
Other Race Population	925 9.01%	18,166 15.75%	37,413 15.56%
Population of Two or More Races	1,412 13.75%	17,999 15.60%	38,150 15.87%
Hispanic Population	2,259 22.00%	37,319 32.35%	79,932 33.25%
Non-Hispanic Population	8,009 77.99%	78,033 67.65%	160,488 66.75%



EDUCATION

Bachelor's Degree	2,234 29.46%	22,675 27.47%	42,563 25.58%
Graduate/Professional Degree	1,662 21.92%	12,366 14.98%	22,942 13.79%



AGE

Median Age	38.3	38.6	36.8
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Mike Moser
858.523.2089
mikemoser@retailinsite.net
lic. 00977876

Maya Grim
858.523.2094
mgrim@retailinsite.net
lic. 01273486

Brian G. Pyke
858.324.6104
bpyke@retailinsite.net
lic. 01506790

Retail Insite
Commercial Real Estate

120 S Sierra Ave, Ste. 110
Solana Beach, CA 92075

lic. 01206760

t. 858 523 2090

w. retailinsite.net