



Shopping Center Development Opportunities

NWC of Mission Ave & Fousat Rd | Oceanside, CA



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AVAILABLE FOR LEASE OR FOR SALE

DESCRIPTION

- 2 Prime Retail Parcels (Totaling 2.82 Acres) for Sale with Entitlements in place (including for Fuel)
- Parcel 1 on Hwy 76/Foussat is approximately .82 Acres + Parcel 2 on Foussat and Mission is approximately 2.0 Acres
- Able to accommodate a variety of uses and Prime for Fuel, Service, Drive Thru Food, etc.
- Strong Mix of Employment and Regional Pull Frontage along heavily trafficked Hwy 76 and ease of access via Foussat and Mission Ave (over 25k CPD)
- Close Proximity to Approved 92 Acre OceanKAMP Project (700 Homes, 300 Key resort + 3.5 Acre Wave Pool) + other mixed uses projects proposed nearby.
- Difficult Market to Penetrate & Entitle – High Barriers of Entry

Contact
Brokers

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DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Est Population	12,684	104,740	224,727
2029 Projected Population	12,671	106,527	225,897
2024 Average HH Income	\$95,825	\$114,377	\$126,165
2024 Daytime Population	10,663	88,075	182,105

TRAFFIC COUNTS

Mission Ave	25,979 CPD
Foussat Rd	10,915 CPD
Hwy 76	51,000 CPD

Year: 2024 | Source: Esri

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