

FOR SUBLEASE

18,526 SF OF LAND

Prime Retail
Opportunity on
Oceanside's Main
Commercial
Corridor



1435
MISSION
AVENUE,
OCEANSIDE,
CALIFORNIA

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Oceanside
High School
1,900 Students

PRIME RETAIL OPPORTUNITY ON OCEANSIDES MAIN COMMERCIAL CORRIDOR

18,529 SF OF LAND

1435 MISSION AVENUE, OCEANSIDE, CA

FEATURES:

- △ Prominent frontage along Mission Avenue
- △ Strong visibility and signage opportunity
- △ Close proximity to Interstate 5
- △ Near Downtown Oceanside, Oceanside Pier and Harbor
- △ Growing coastal trade area

2025 DEMOGRAPHICS:

POPULATION

1 Mile	22,032
3 Miles	74,929
5 Miles	169,896

AVERAGE HH INCOME

1 Mile	\$103,111
3 Miles	\$117,189
5 Miles	\$132,886

DAYTIME POPULATION

1 Mile	7,546
3 Miles	24,350
5 Miles	53,999

Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography



For additional information, please contact:

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