



# Retail that resonates



NewMark Merrill  
COMPANIES

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MISSION MARKETPLACE  
COLLEGE & HWY 76  
OCEANSIDE • CALIFORNIA

Northwest corner of Hwy 76 and College Blvd. • Oceanside, CA



## Major Anchors: .....



## A Masterful Mix

### Over 40 Tenants also including: .....

Cox Communications, T-Mobile, Mountain Mike's Pizza, Crumbl Cookies  
Ohana Hawaiian BBQ, Omega Bicycles, Victoria's Mexican Food, Subway



**4-6 pm**  
Busiest Time  
of Day



**43 min.**  
Avg. Length  
of Visit





| #       | TENANT                       | SF     |
|---------|------------------------------|--------|
| 467-05  | Luv Threading                | 1,275  |
| 467-06  | POTENTIALLY AVAILABLE        | 1,700  |
| 467-07  | AVAILABLE                    | 1,900  |
| 467-123 | College Dental               | 8,093  |
| 471A    | Sprouts                      | 27,519 |
| 471B    | PetSmart                     | 18,192 |
| 475-01  | Subway                       | 1,000  |
| 475-02  | Key Martial Arts             | 1,300  |
| 475-03  | Alterations Studio           | 600    |
| 475-04  | Jackson Hewitt Tax Service   | 1,000  |
| 475-05  | AVAILABLE                    | 750    |
| 475-06  | Thunder 6 Barber Shop        | 1,250  |
| 475-07  | College Coin Laundry         | 2,000  |
| 475-08  | College Pet Clinic           | 1,400  |
| 483     | El Pollo Loco                | 2,929  |
| 487     | McDonald's                   | 3,477  |
| 491     | Golden Corral Buffet & Grill | 10,653 |
| 495A/B  | Chipotle Mexican Grill       | 2,666  |
| 495C    | Victoria's Mexican Food      | 1,333  |
| 499P1   | Oceanside Automotive         | 7,500  |

View Video Tour

| #    | TENANT                 | SF     |
|------|------------------------|--------|
| 427I | Peppertree Montessori  | 7,762  |
| 427K | NMC South LLC          | 2,651  |
| 427J | First Team Real Estate | 600    |
| 431N | Regal Cinemas          | 43,940 |
| 439  | Fitness 19             | 11,677 |
| 443B | Target                 | 89,483 |
| 447  | T-Mobile               | 3,000  |
| 449A | dd's Discount          | 20,250 |

| #      | TENANT                | SF    |
|--------|-----------------------|-------|
| 455-01 | Oceanside Police      | 2,092 |
| 455-02 | AVAILABLE             | 3,454 |
| 455-04 | AVAILABLE             | 2,747 |
| 455-05 | AVAILABLE             | 2,000 |
| 455-06 | AVAILABLE             | 3,000 |
| 455-07 | MattressFirm          | 4,200 |
| 455-09 | LEASE PENDING         | 2,818 |
| 455-10 | Mountain Mike's Pizza | 2,663 |

| #      | TENANT             | SF     |
|--------|--------------------|--------|
| 459-02 | Ohana Hawaiian BBQ | 1,700  |
| 459-03 | Crumbl Cookies     | 1,700  |
| 459-04 | Omega Bicycles     | 3,357  |
| 459-09 | Five Below         | 12,218 |
| 461-01 | Cox Communications | 2,976  |
| 461-03 | Pan Pan Wok        | 1,700  |
| 463    | Ross               | 24,520 |
| 467-04 | Happiness Nails    | 1,275  |

For Leasing Information  
please contact:

**Jae Chung**

VP of Leasing & Acquisitions

Tel: 760.630.8342

jchung@newmarkmerrill.com

DRE LIC# 01504403

# CAMP PENDLETON



Mission Blvd.

College Blvd.

Oceanside Blvd.

El Camino Real



## In the vicinity

### Major Employers

Qualcomm  
UC San Diego  
Illumina  
US Marine Corps  
US Navy  
General Atomics  
Intuit  
Salk Institute  
ServiceNow  
San Diego State University

Trade Area Population

**180,020**

Daytime Population

**84,257**

Employee Population

**18,309**



4,747,408 Annual Visits



75<sup>th</sup> & 79<sup>th</sup> percentiles  
for California and US  
Shopping Center Traffic



# Dynamic Location

33,079 43,494  
(College Blvd.) (Highway 76)



VPD Traffic Count

4 Pylon Signs

5 Monument Signs



# Demographics

|                               | 1 MILE    | 2 MILE    | 3 MILE    |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| 2024 Population               | 15,750    | 59,450    | 97,815    |
| <b>HOUSEHOLDS</b>             |           |           |           |
| 2024 Households               | 4,733     | 19,305    | 33,684    |
| <b>HOUSEHOLD INCOME</b>       |           |           |           |
| 2024 Average Household Income | \$135,715 | \$141,906 | \$129,657 |
| 2024 Per Capita Income        | \$41,496  | \$46,063  | \$44,504  |
| <b>HOUSING UNITS</b>          |           |           |           |
| 2024 Housing Units            | 4,885     | 20,014    | 35,120    |
| <b>AGE</b>                    |           |           |           |
| 2023 Median Age               | 36.5      | 38.9      | 39.0      |





**When you love  
shopping centers, it shows.**

[www.missionmarketplaceoceanside.com](http://www.missionmarketplaceoceanside.com) • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

### **Mission Marketplace Leasing:**

**Jae Chung** • [jchung@newmarkmerrill.com](mailto:jchung@newmarkmerrill.com)  
427 College Blvd., Ste. K • Oceanside, CA 92057 • 760.630.8247



**NewMark Merrill Companies, Inc.** • 427 College Boulevard, Suite K • Oceanside, CA 92057 • 760.630.8247

