

LEASED
NORDSTROM
rack

PACIFIC COAST PLAZA

2177 VISTA WAY • OCEANSIDE, CA
FOR LEASE OR REDEVELOPMENT

**FLOCKE &
AVOYER**
Commercial Real Estate

**RESTAURANT
OPPORTUNITY**

FORMER
Mimi's
BISTRO + BAKERY

PACIFIC COAST PLAZA

2177 VISTA WAY • OCEANSIDE, CA

OVERVIEW

- ±6,777 SF former Mimi's Cafe restaurant space for lease or redevelopment
- Pacific Coast Plaza is a **±450,000 SF** freeway-oriented power center in Oceanside
- The center is strategically positioned to offer **convenient freeway access** and tremendous **freeway exposure** to Highway 78.

CENTER TENANTS

Walmart

DICK'S
SPORTING GOODS

BED BATH &
BEYOND
Beyond any store of its kind.

five BELOW

COST PLUS
WORLD MARKET

OLD NAVY

BEST
BUY

Staples

NORDSTROM
rack
(PROPOSED)



T-Mobile

EYEGLASS
WORLD

NAVY
FEDERAL
Credit Union



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PACIFIC COAST PLAZA

SITE PLAN



MAJOR	TENANT	SF
1	Best Buy	50,689
2	Bed Bath & Beyond	38,008
3A	Petco	12,200
3B	Hallmark	4,978
4	Cost Plus World Market	18,928
5A	Old Navy	12,800
5B	Five Below	11,190
6	Dick's Sporting Goods	41,375
7A	Nordstrom Rack (Proposed)	31,112
7B	AVAILABLE	31,111
8	Staples	15,225

RETAIL 1	TENANT	SF
1A	AVAILABLE	1,350
1B	Happiness Nails	2,444

RETAIL 2	TENANT	SF
	Quik Wok	2,019

PAD B	TENANT	SF
B1	Urbane Cafe (Proposed)	1,288
B2	Tengu Ramen	1,500
B3	Removery	1,500
B4-B6	Eyeglass World	4,500
B7	Submarina	1,500
B8	Brooklyn Boyz Pizza	1,500
B9	Los Tacos	963
B10	Einsteins Bros Bagels	2,019

PAD C	TENANT	SF
	McDonald's	3,216

PAD D	TENANT	SF
	AVAILABLE	6,777

PAD E	TENANT	SF
E1-E2	T-Mobile	1,642
E3	AVAILABLE	1,625
E4-E5	Navy Federal Credit Union	

PAD F	TENANT	SF
	Applebee's	4,921

PAD G	TENANT	SF
G1 G2	Pacific Dental (Proposed)	2,760
G3	Starbucks (Proposed)	2,140

REDEVELOPMENT PLANS

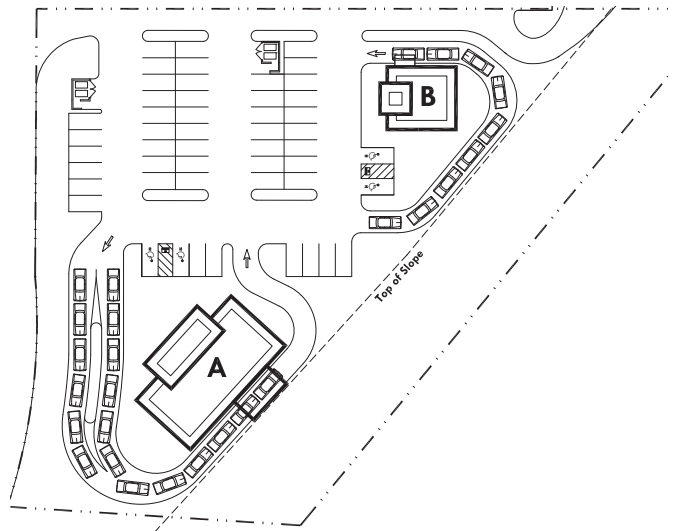


OPTION I

SITE	
Site Area	1.7 Acres
Building Area	4,600 SF

BUILDING	
A) Fast Food	3,300 SF
B) Fast Food	1,300 SF

PARKING	
50 Stalls	10.8/1,000

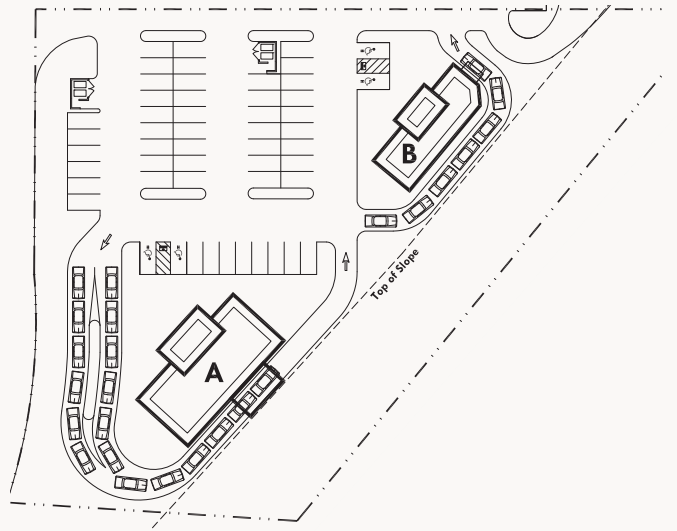


OPTION II

SITE	
Site Area	1.7 Acres
Building Area	5,000 SF

BUILDING	
A) Fast Food	3,200 SF
B) Fast Food	1,800 SF

PARKING	
52 Stalls	10/1,000



PACIFIC COAST PLAZA

RESTAURANT OPPORTUNITY

FORMER *Mimi's* BISTRO + BAKERY

PRIME RETAIL LOCATION

- GREAT VISIBILITY
- EASY HIGHWAY ACCESS



WORLD MARKET

PETCO

WALMART

BEST BUY

BED BATH & BEYOND

HALLMARK

OLD NAVY

DICK'S SPORTING GOODS

FIVE BELOW

NORDSTROM RACK

APPLEBEE'S

STAPLES

AVAILABLE

EYE GLASS WORLD

McDONALD'S

CHEVRON

RONALD PACKARD PKWY · ±133,996 ADT



JEFFERSON STREET · ±14,983 ADT

VISTA WAY



PACIFIC COAST PLAZA

DEMOGRAPHICS



VISITS

4.5 Million visitors (12/01/21-11/30/22)
 14.8% growth over 24 months
 3rd busiest power center within 15 miles



POPULATION

1 Mile
10,000

3 Miles
102,470

5 Miles
215,537



AVERAGE HHI

1 Mile
\$112,384

3 Miles
\$100,621

5 Miles
\$81,044



ANNUAL CONSUMER RETAIL EXPENDITURE

1 Mile
\$143.49 M

3 Miles
\$1.35 B

5 Miles
\$2.6 B



TRAFFIC COUNTS (ADT)

Highway 78
±133,996

Jefferson Street
±14,983

PACIFIC COAST PLAZA

RESTAURANT COMPETITION AERIAL



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