

LEASED

NORDSTROM
rack

total by
verizon

PACIFIC COAST PLAZA

2100-2191 VISTA WAY

OCEANSIDE, CA



**FLOCKE &
AVOYER**

Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA, 92122 · 619.280.2600 · FLOCKEAVOYER.COM

PACIFIC COAST PLAZA

2100-2191 VISTA WAY · OCEANSIDE, CA, 92054

- 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

BEST
BUY

NORDSTROM
rack
(PROPOSED)

OLD NAVY

EYEGLASS
WORLD

COST PLUS
WORLD MARKET

petco

STAPLES

five BELOW

T-Mobile

Applebee's

McDonald's

Starbucks

NAVY FEDERAL
Credit Union





PACIFIC COAST PLAZA

DEMOGRAPHICS

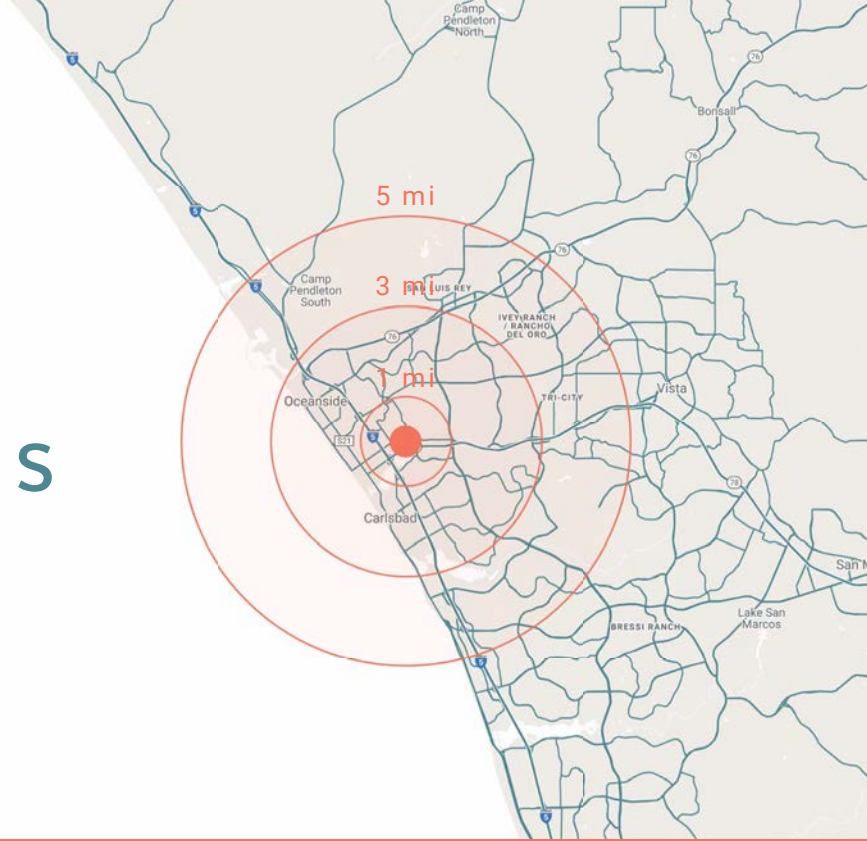


VISITS

4.2 Million visitors (1/01/23-12/31/23)

7% growth over 36 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



EINSTEIN BROS. BAGELS

LOS
TACOS

BROOKLYN BOYZ
PIZZA

submarino
CALIFORNIA SUBS

EYE LASS WORLD

Color
Mobile



EXCELLENT TENANT MIX



GREAT VISIBILITY



Walmart

BED BATH & BEYOND
Beyond any store of its kind.

Applebee's

petco

COST PLUS
WORLD MARKET

OLD NAVY

Hallmark

FIVE BELOW

DICK'S
SPORTING GOODS

total by verizon

NORDSTROM
rack

STAPLES

EYEGLASS
WORLD

McDonald's

RONALD PACKARD PKWY · ±133,996 ADT



JEFFERSON STREET · ±14,983 ADT

EASY HIGHWAY ACCESS

PACIFIC COAST PLAZA

SITE PLAN



MAJOR	TENANT	SF
1	Best Buy	50,689
2	AVAILABLE	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	30,920
8	Staples	15,225

RETAIL 1	TENANT	SF
1A	Total by Verizon	1,350
1B	Happiness Nails	2,444

RETAIL 2	TENANT	SF
	Quik Wok	2,019

PAD B	TENANT	SF
B1	Urbane Cafe	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	Bricks & Minifigs	1,625
E4-E5	Navy Federal Credit Union	

PAD F	TENANT	SF
	Applebee's	4,921

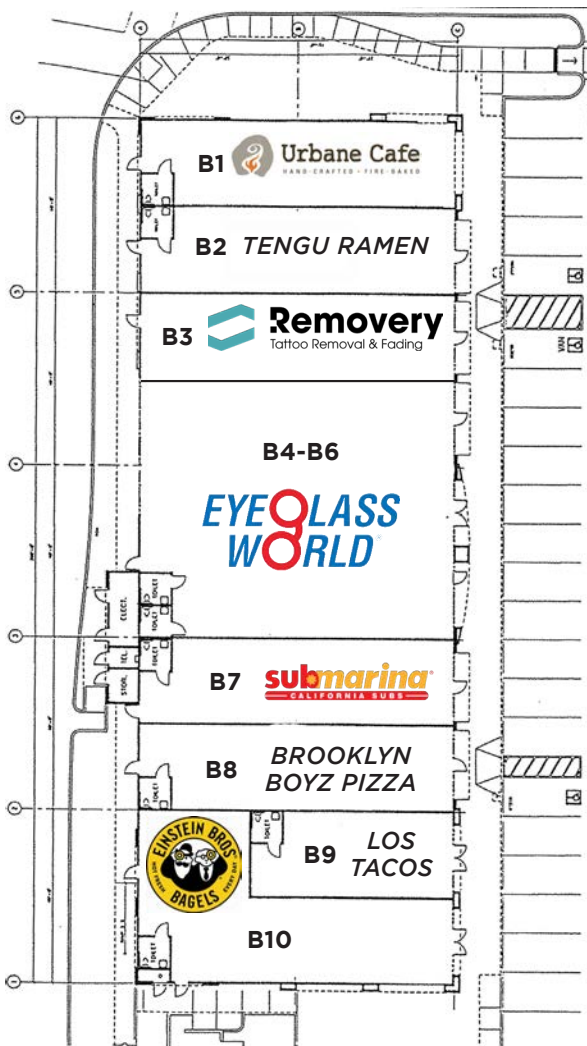
PAD G	TENANT	SF
G1 G2	Pacific Dental	2,760
G3	Starbucks	2,140



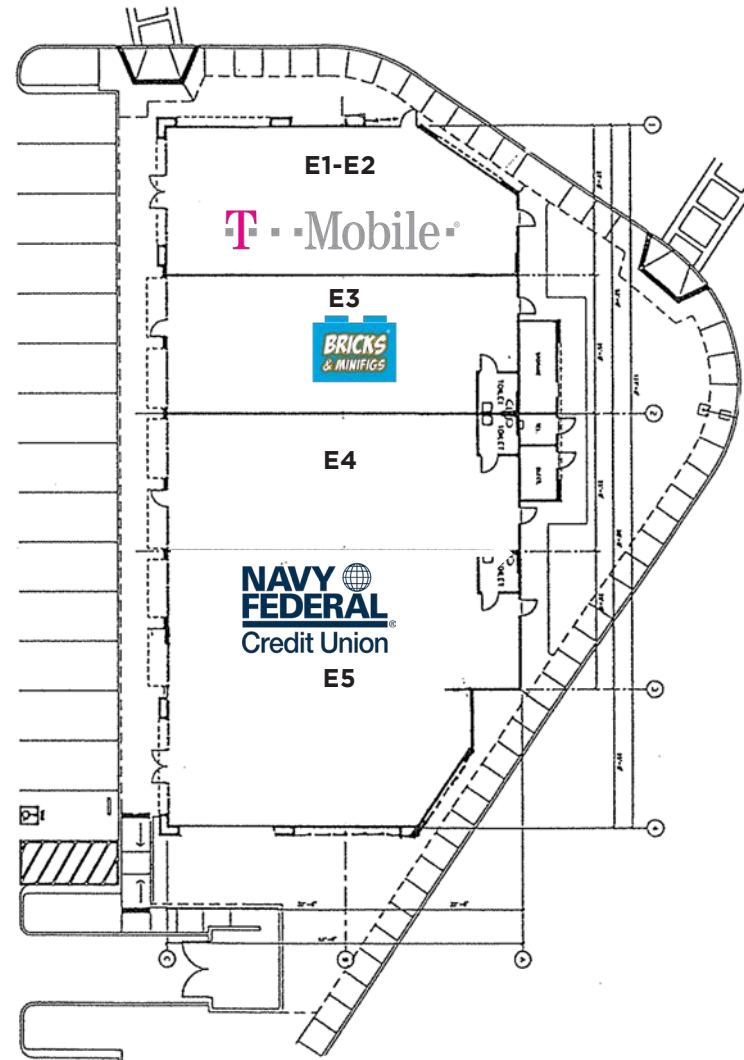
PACIFIC COAST PLAZA

BUILDING PLANS

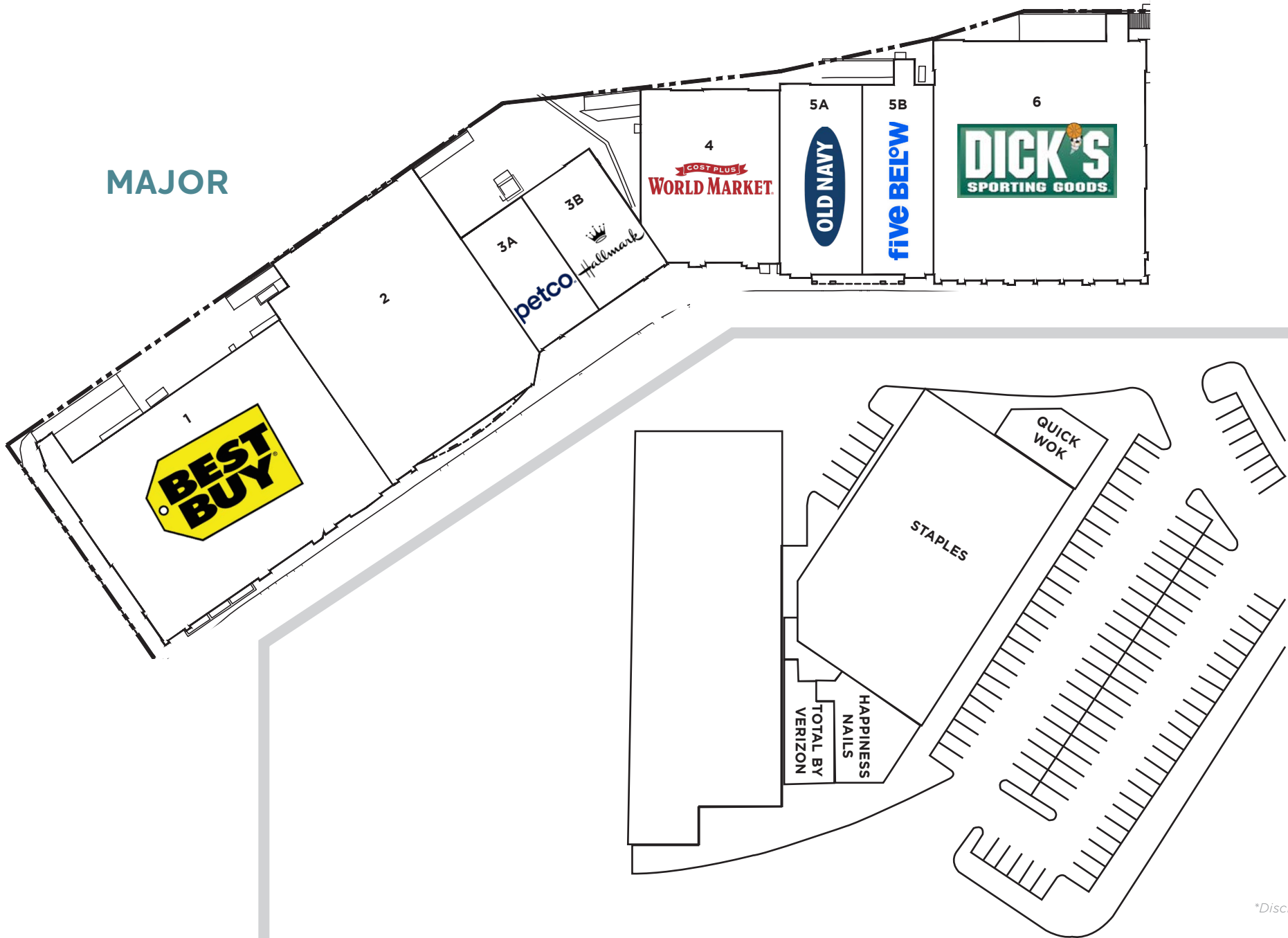
PAD B



PAD E

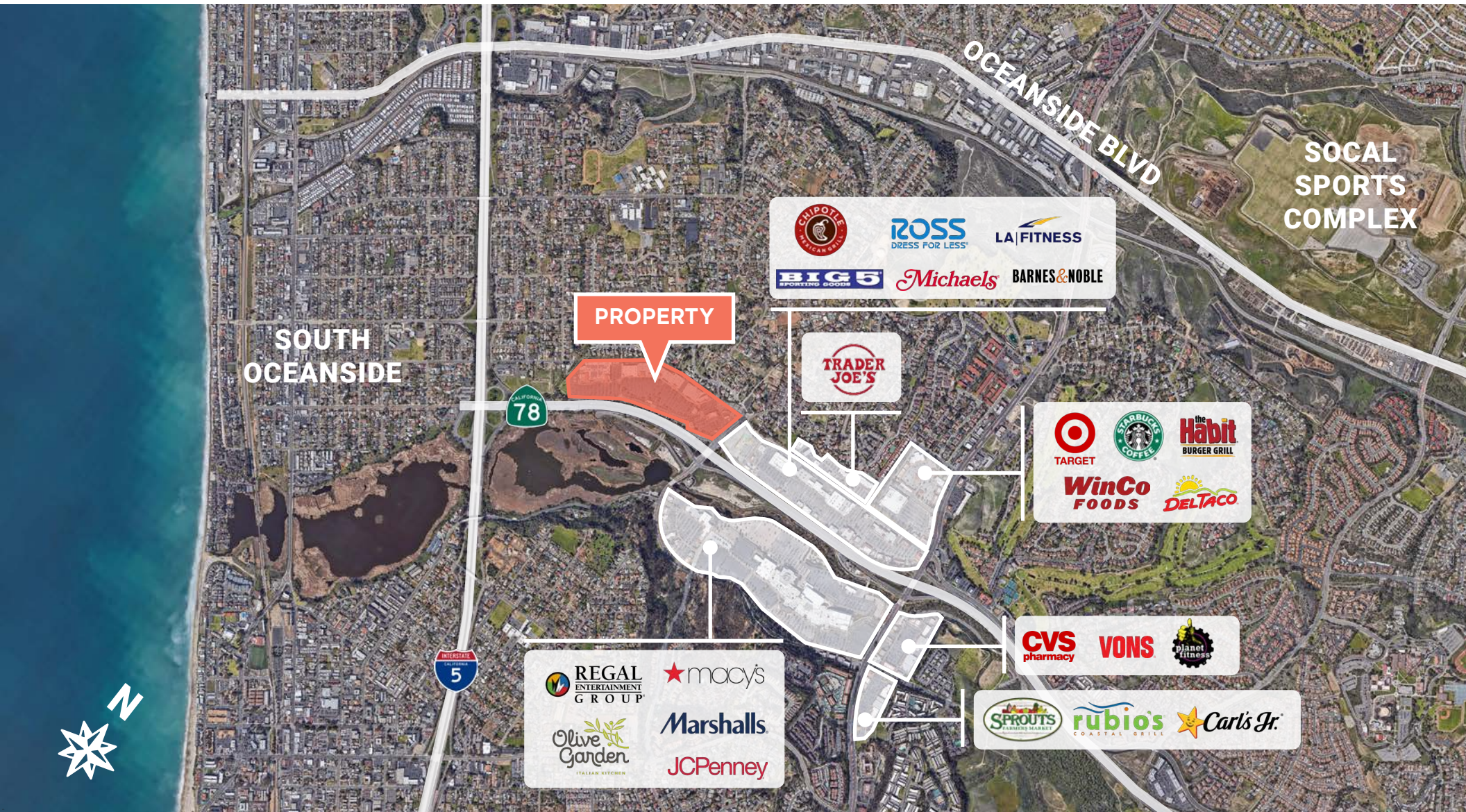


MAJOR



PACIFIC COAST PLAZA

COMPETITION AERIAL



PROMINENT SIGNAGE



PACIFIC COAST PLAZA

2100-2191 VISTA WAY

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