

FOR LEASE

OCEANSIDE PLAZA

2017-41 MISSION AVE,
OCEANSIDE, CA 92058



Warehouse space

New Pad building coming soon
Potentially divisible Suites

Bill Barnett
Senior Vice President
Lic. No. 00797620
+1 760 930 7934
bill.barnett@colliers.com

Doug Hogan
Senior Vice President
Lic. No. 00931530
+1 760 930 7935
doug.hogan@colliers.com

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
+1 760 438 8950
Lic. No. 01908588
colliers.com/sandiego



PROPERTY HIGHLIGHTS

- › Coastal shopping center with convenient access to surrounding residential neighborhoods
- › Easily accessible from Hwy 76 and I-5
- › Excellent visibility from the lighted intersection at Mission Ave & Canyon Dr
- › Abundant surface parking and updated building facades
- › Warehouse space available



AMENITIES



Easily accessible from
Hwy 76 and I-5



Close to residential
neighborhoods



Close to Downtown
Oceanside and Beach



Abundant
surface parking



Shopping and
Dining



Excellent visibility from lighted
intersection: Mission Ave &
Canyon Dr

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	16,894	79,541	187,020
Average Household Income	\$75,393	\$100,665	\$115,576
Median Age	31.5	34.3	35.2



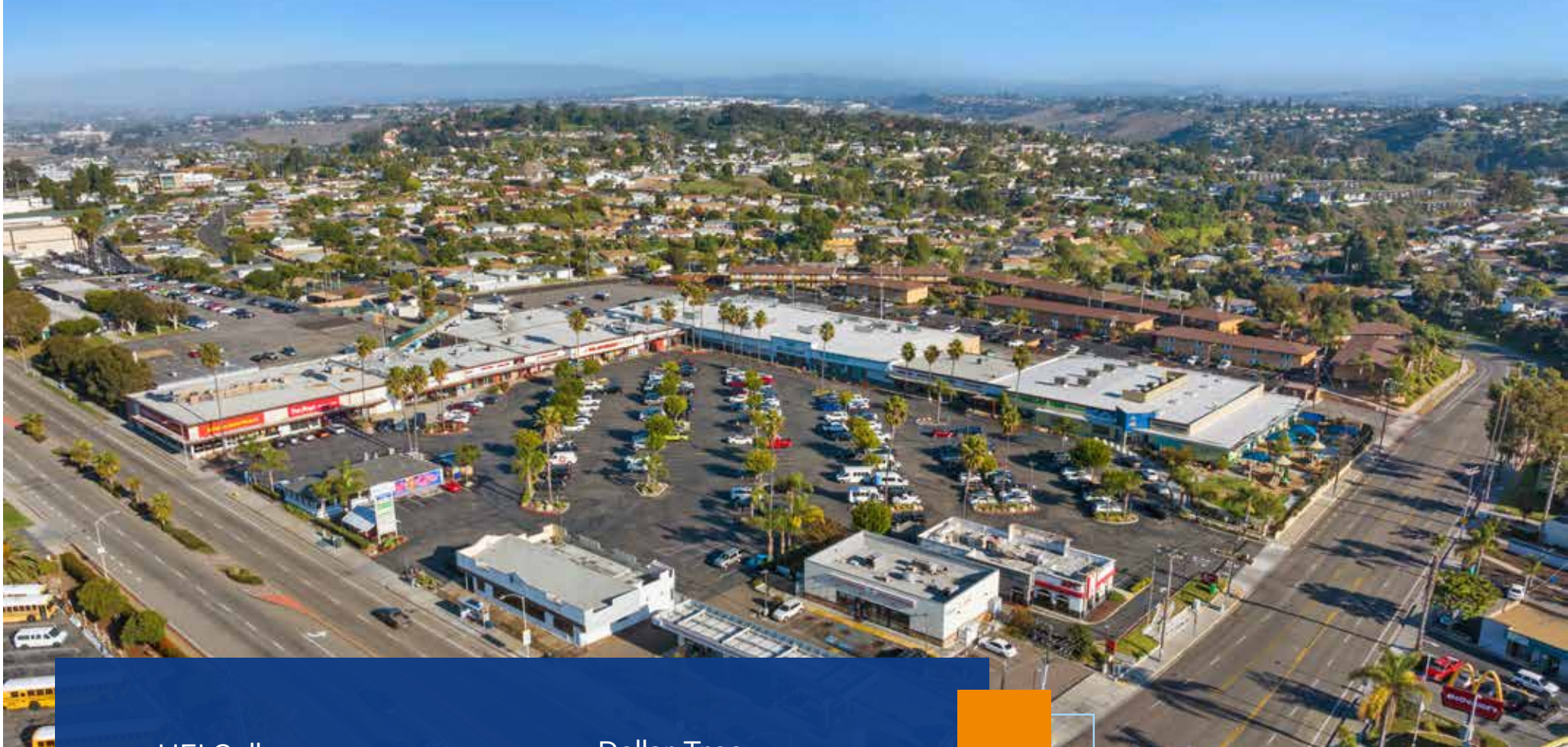
AVAILABILITY

	SF
Pad	4,000
Space	1,500
Warehouse Space	3,890



SITE PLAN

MAIN TENANTS



UEI College

Viva Supermarket

Advanced Auto Parts

Pep Boys

Children's Paradise

Dollar Tree

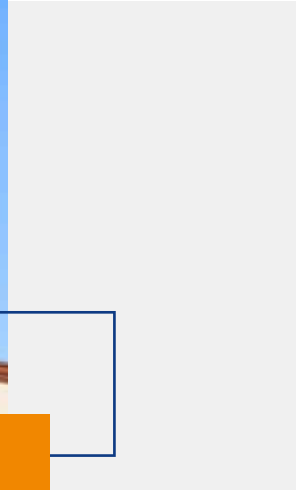
Pearl Laundromat

KFC

7 Eleven

Frida's Taqueria





LOCATION

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Oceanside Harbor

Oceanside Pier

- › Great location with easy access to I 5 and Hwy 76
- › Nearby residential communities
- › High visibility from Mission Ave & Canyon Dr
- › Short drive to beaches, Oceanside Pier and Harbor

OCEANSIDE

Oceanside is Southern California's most authentic beach town. As a fun, and diverse SoCal beach town, Oceanside enjoys personal expression surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.

Oceanside is easily accessible via Interstate 5 and State Route 78 as well as by Amtrak, the COASTER (Oceanside to Downtown San Diego), METROLINK (Oceanside to Los Angeles) and the SPRINTER (Oceanside to Escondido). It is San Diego County's third largest city with a total population of 175,948.

By 2035, the estimated population will reach 188,597 – a 7.2% increase. The median household income of Oceanside stands at \$61,456 while the median age is 35.6 years old.

Oceanside's urbanization has provided higher income levels, increased density, continued economic growth and development for an even brighter and urban future.



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CONTACT US

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