

LA MISION VILLAGE

3220 Mission Ave, Oceanside, CA 92058

±1,155-2,337 SF Retail Space Immediately Available for Lease | Space is Divisible



2,337 SF

Jake Hartbarger
jhartbarger@lee-associates.com
419.787.6970 | DRE #02203197

Victor Aquilina
vaquilina@lee-associates.com
760.448.1370 | DRE #01936761

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

LA MISION VILLAGE

3220 MISSION AVE
OCEANSIDE, CA 92058

Property Highlights

- ±1,155-2,337 SF retail space available for lease – space is divisible
- Located within a master plan of an 80-unit multi-family development with 5,000 SF of retail space
- Located in a densely populated area of Oceanside with over 115,000 residents in a 3-mile radius
- Excellent visibility with ±20,000 vehicles per day on Mission Cove Way
- Landlord is willing to offer tenant attractive terms & favorable TI package

RATE: NEGOTIABLE – CONTACT BROKER FOR DETAILS



Demographic summary

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|-----------|
| Population | 13,307 | 115,094 | 239,547 |
| Households | 4,551 | 39,723 | 81,466 |
| Average HH Income | \$84,966 | \$92,294 | \$103,787 |

Traffic counts

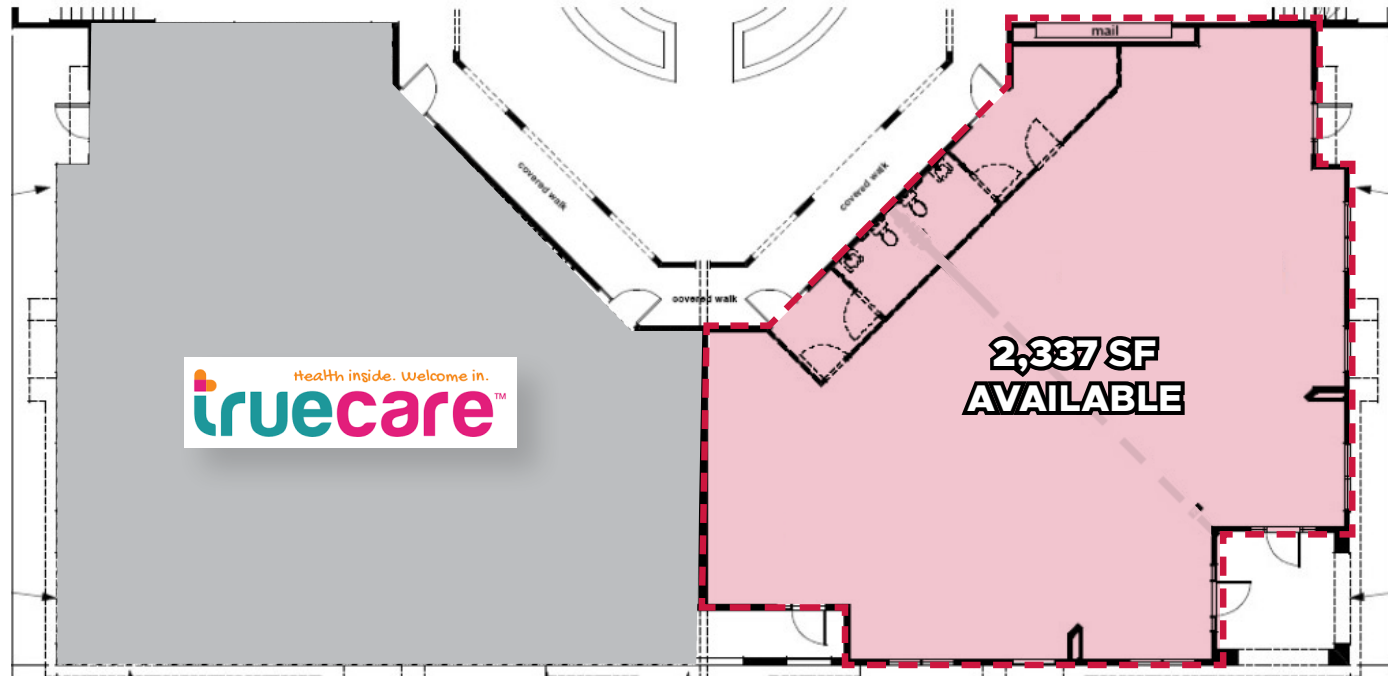
| STREET | VPD |
|------------------|--------------|
| Mission Cove Way | ±20,000 VPD |
| H76 | ± 51,000 VPD |

FOR LEASE

LA MISION VILLAGE

3220 MISSION AVE
OCEANSIDE, CA 92058

Site Plan



**Landlord is open to demising retail space | Approx. 1,182 SF & 1,155 SF*



FOR LEASE

LA MISION VILLAGE

3220 MISSION AVE
OCEANSIDE, CA 92058



OCEAN K&M P

\$45M Lifestyle Community Development
92-acre lifestyle hub
300 hotel rooms, 700 townhomes and condos
134,000 SF of retail and office space

Oceanside Municipal Airport



Top Visited Location

Ranked 93rd percentile in Nation by Foot Traffic
Source: Placer.ai



coming soon



LA
SUBJECT SITE
La Mission Village
80 units



Mission Cove Apartments
288 units

H-76 \approx 51,000 VPD

MISSION AVENUE \approx 20,000 VPD

FOR LEASE

LA MISION VILLAGE

3220 MISSION AVE
OCEANSIDE, CA 92058

Oceanside Submarket

Oceanside, CA, combines stunning coastal beauty with a lively urban vibe. Enjoy picturesque beaches, the iconic Oceanside Pier, and year-round sunshine. The vibrant downtown offers eclectic shops, trendy cafes, and diverse dining options. With excellent schools, well-maintained parks, and a strong community spirit, Oceanside is ideal for families and young professionals alike. Embrace a relaxed lifestyle with all the perks of modern living in this charming seaside city.

Demographics

*3 mile

\$115,094

POPULATION

\$92,294

AVERAGE HH INCOME

35.6

MEDIAN AGE

4,817

TOTAL BUSINESSES

29,940

TOTAL EMPLOYEES

3220 MISSION AVE

Oceanside, CA 92058

Contact Brokers for More Information

Jake Hartbarger

jhartbarger@lee-associates.com
419.787.6970 | DRE #02203197

Victor Aquilina

vaquilina@lee-associates.com
760.448.1370 | DRE #01936761



COMMERCIAL REAL ESTATE SERVICES