



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:

TARGET · ROSS DRESS FOR LESS · SPROUTS FARMERS MARKET · REGAL · five BELOW · PETSMART · BIG LOTS! · FITNESS 19 · golden corral Buffet & Grill · BANK OF AMERICA · El Pollo Loco · CHIPOTLE MEXICAN GRILL

A Masterful Mix

Over 40 Tenants also including:

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

1-2 pm
Busiest Time of Day

63 min.
Avg. Length of Visit





#	TENANT	SF
467-05	Luv Threading	1,275
467-06	Phys. Therapy & Hand Centers	1,700
467-07	GameStop	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

#	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	**Big Lots - Available 2/1/24**	**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	Bank of America	3,000
455-07	Lease Pending	4,200
455-09	**AVAILABLE**	**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:

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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

3.5M Annual Visits

92nd & 89th percentiles
for California and US
Shopping Center Traffic

Dynamic Location

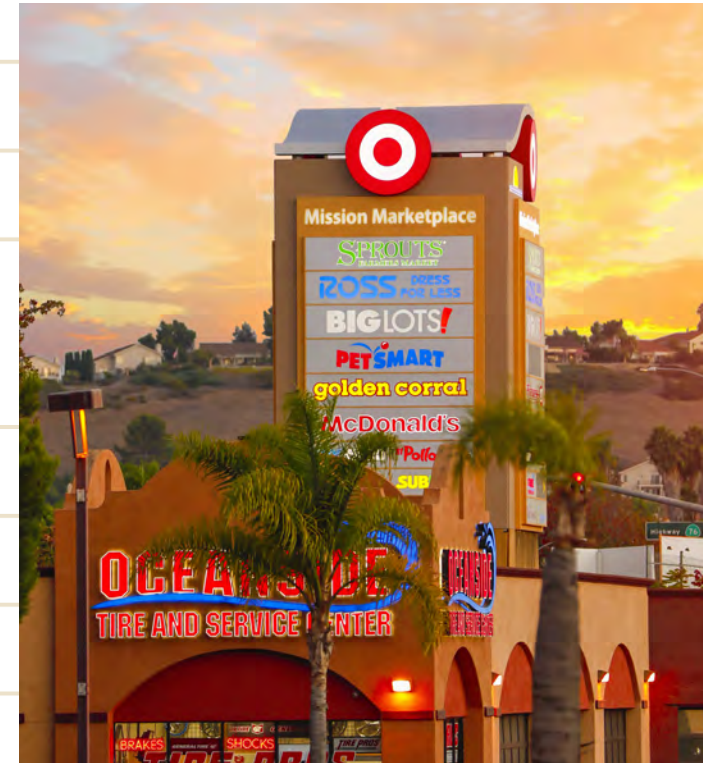
81,800 VPD Traffic Count

4 Pylon Signs

5 Monument Signs

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Demographics

	1 MILE	2 MILE	3 MILE
POPULATION			
2021 Population	16,956	59,677	99,667
2010-2021 Annual Population Growth Rate	4.1%	6.3%	9.7%
HOUSEHOLDS			
2021 Households	4,746	18,640	33,039
2010-2021 Annual Household Growth Rate	4.0%	5.7%	9.2%
HOUSEHOLD INCOME			
2021 Average Household Income	$105,360	$109,201	$103,860
2021 Per Capita Income	$29,534	$34,207	$34,441
HOUSING UNITS			
2021 Housing Units	4,978	19,558	34,642
AGE			
2021 Median Age	33.3	35.0	35.6





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When you love shopping centers, it shows.

www.missionmarketplaceoceanside.com • www.newmarkmerrill.com

Mission Marketplace Leasing:

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