

# TRI CITY

oceanside, ca  
CROSSROADS

 **Banfield** *COMING SOON!*  
PET HOSPITAL

# FOR LEASE

*889 - 15,000 SF AVAILABLE*





# Property Overview

***Tri City Crossroads is a 83,718 square foot neighborhood retail center located in Oceanside, CA. The center was built in 1987 and is situated on a 7.48 acre site.***

Major tenants in the center and surrounding area include: TJ Maxx, Rite Aid, Dollar Tree, Walmart, Kohl's, Hobby Lobby, Albertson's and PetSmart.

Strong co-anchor tenants in the center and area include Sizzler, Leslie's Pool Supply, State Farm, Goodwill, Chick -fil-A, In-N-Out Burger and Altitude Trampoline Park.





# Property Info



Freeway visible



Strong demographics



Adjacent to Highway 78  
(off-ramp feeds into the center)



Excellent access and street visibility



# Site Plan



## TRI CITY CROSSROADS

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### ANCHORS SQUARE FEET

TJ Maxx	30,523
GoodWill	11,646
Rite Aid	21,300
<b>PADS</b>	<b>SQUARE FEET</b>
Sizzler	5,600
Taco Bell	2,592
Bank of America (Kiosk)	400

### SUITE IN-LINE TENANTS SQUARE FEET

101	Teri Café	2,943
102	Orthodontist	1,200
103	Chiropractor/Holistic Wellness Center	1,200
104	Available	890
105	Blossom Baby	890
106	Cusimano's	1,020
107	San Diego Reflexology	1,020
108	Available Former Insurance Office	1,020
109	Available	889
110	Smoke Shop	889
111	Bark Bath N Beyond	900
112/113	Dagostino Physical Therapy	2,640
114	Dentist	1,500
115	I Love Pho	3,512
116	Available	3,512
401	Audeo Charter School	2,080
402	Audeo Charter School	2,315
403	Cleaners	1,724
501	Dollar Tree	9,421
601	Savory Thai	2,800
602	Select Workforce Specialists	2,400
603	Available	1,690
604	Pro Nails	531
605	TNL Boba Tea	900
701	Available	15,000
801-803	Abigail's Medical Supplies	3,094
804	Available	2,427
805	David Wong DDS.	2,240
806	Leslie's Pool Supply	3,070
901	Available	1,440
902	Banfield Pet Hospital	4,950

\* Do Not Disturb Tenant



# Aerial













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**CARmax**  
(PROPOSED)  
COMING SOON!

TRI  
CITY *CROSSROADS* oceanside, ca

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