

957—10,462 SF RETAIL/OFFICE AVAILABLE

4253, 4259 & 4263 Oceanside Boulevard, Oceanside, CA 92056

Oceanside Marketplace

JOIN TENANTS:



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Shaping commercial real estate where you work and live

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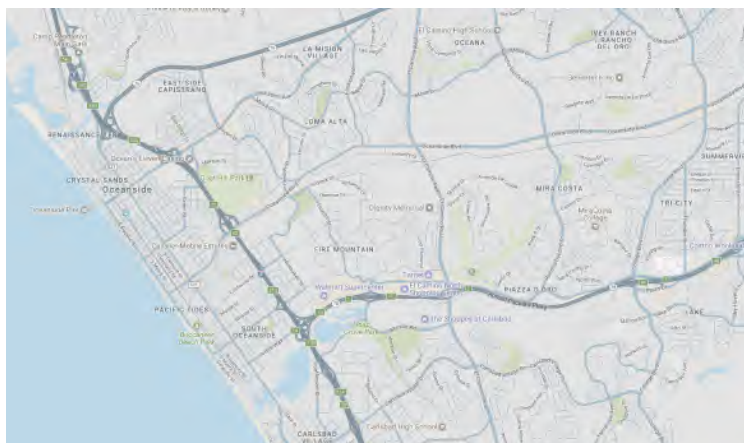
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PROPERTY & LOCATION FEATURES

- Approx. 32,241 SF Shopping Center
- Easy Access to Hwy 76 and 78
- Built in 2009 with Enhanced Architectural Features
- Anchored by IHOP –Boasting Highest Sales in North County
- Central to Nine Local Churches
- Can Accommodate Medical/Dental
- Elevator Served - Underground Parking-2nd Floor
- Monument Signage Available
- Surface & Underground Parking Yielding Ratio of 5.2/1,000 SF



TRAFFIC COUNTS

\$68,368

Avg. Household Income
(1-Mile Radius)

143,818

Total Population
(3-Mile Radius)

DEMOGRAPHIC HIGHLIGHTS

±22,785

Cars/Day
Oceanside Blvd. & Gateway Center Dr.

±35,865

Cars/Day
Oceanside Blvd. & College Blvd.

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AVAILABILITY

4253 Oceanside Blvd. - Bldg. C

101 International House of Pancakes

4259 Oceanside Blvd. - Bldg. A

101 AVAILABLE 1,078 SF

102 Sports Clips

103 AVAILABLE 1,169 SF

104 Guahan Grill

105 Ceja's Diner & Grill

107 Maan's Mediterranean

108 AVAILABLE 2,714 RSF

111 AVAILABLE 1,582 RSF

4263 Oceanside Blvd. - Bldg. B

101 Le Bon Massage

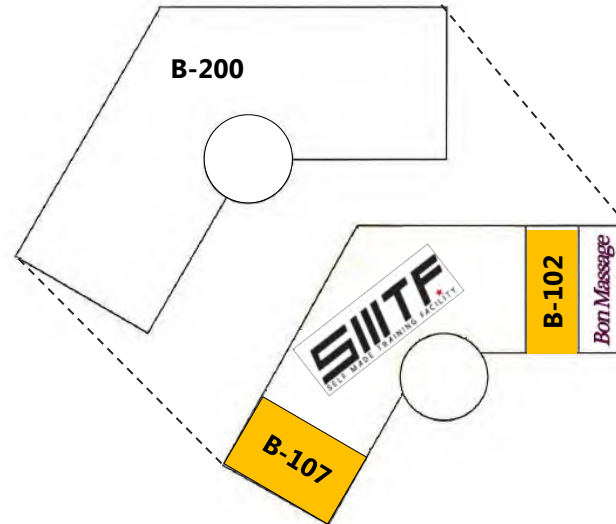
102 AVAILABLE ± 957 SF

103 Self-Made Training Facility

107 AVAILABLE 1,716 SF

200 San Diego Dance Academy - Divisible 10,462 SF

(Available with 30-day Notice)



Can be Combined for 4,296 SF

A-103



(Site plan is not to scale; for reference purposes only)



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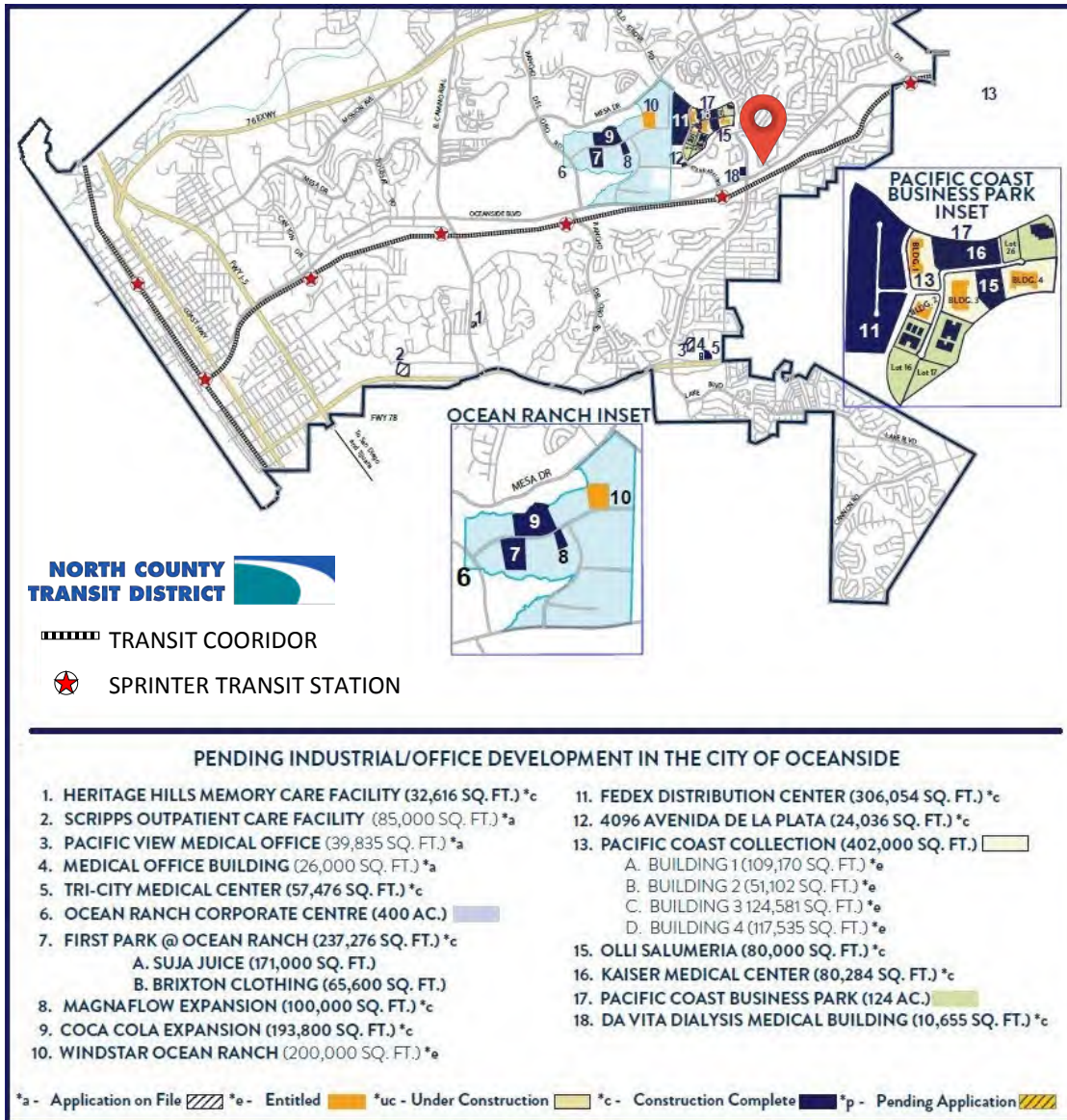


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