

FOR LEASE

Liquor License Eligible

Street Front Retail/Office

713 Mission Avenue, Oceanside, CA 92054



KYLE CLARK - SENIOR DIRECTOR
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BRE # 00867784

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BRE # 01998777

 HERITAGE
GROUP
BRE # 01971891

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AVAILABLE

Approx. 1,600 SF Retail/Office Space

Contact Agent for Lease Rate Details

PROPERTY & LOCATION FEATURES

- Approx. 5,500 SF Multi-tenant Retail Building
- Onsite Parking Ratio 3/1,000, plus Additional Street Parking
- Highly Walkable, Six (6) Blocks From Oceanside Pier
- Close Proximity to Oceanside Transit Center, Service by Amtrak and North County Coaster
- Major Area Developments Include: 540 Hotel Rooms and 238 Residential Units ([see page 4](#))
- Neighboring Streets Host Weekly, and Monthly Events Including: [Farmer's Market](#) and [Sunset Market](#), Every Thursday; [Art Walk](#), First Friday of Each Month; [Oceanside Harbor Days](#) and Many More Civic and Cultural Events Throughout the Year

Traffic Counts

ADT

Mission Avenue (at Nevada Street)	± 13,600 Cars/Day
Interstate 5 (at Mission Avenue)	± 191,853 Cars/Day

Demographic Summary

1-Mile

2017 Population	21,079
Average Household Income	\$64,557
Number of Employees	6,606



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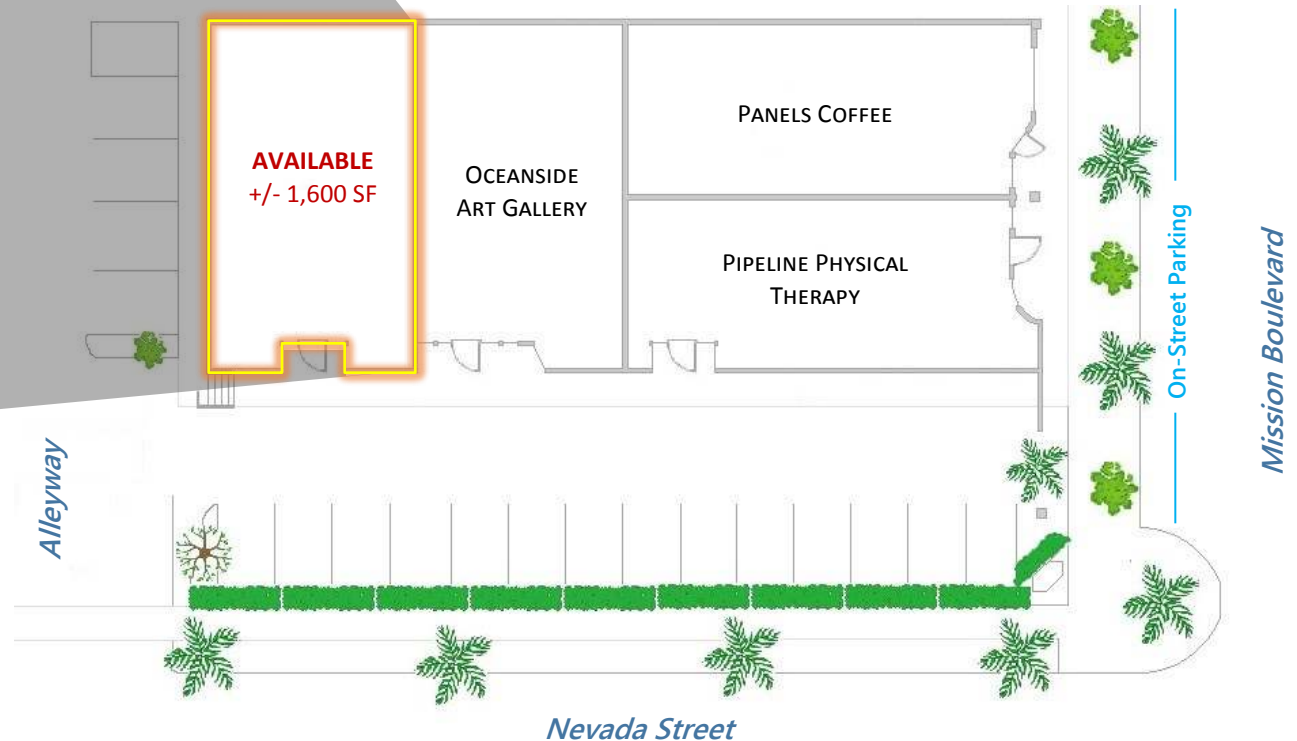
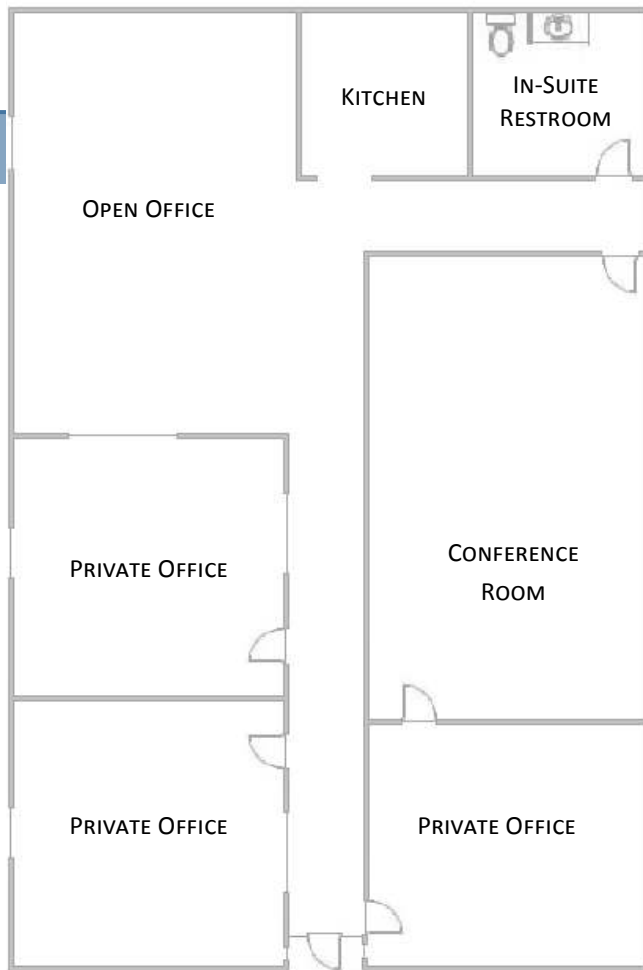
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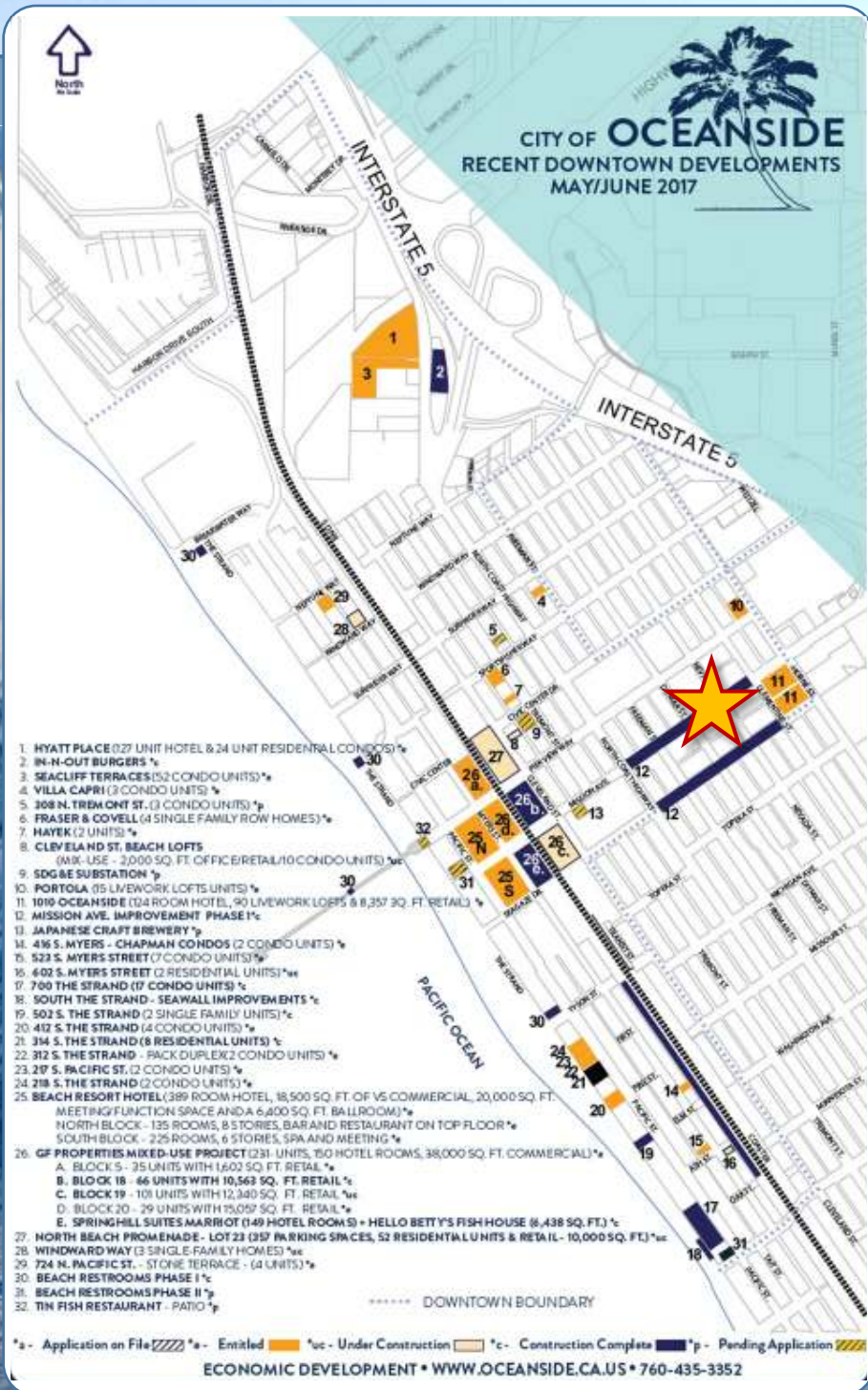
Floor plan and site plan are not to scale; for reference purposes only.

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Shaping commercial real estate where you work and live

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