



# 713 MISSION AVENUE OCEANSIDE, CA

## HIGHLIGHTS

- Located directly off Interstate 5
- Strong visibility on major thoroughfare Mission Avenue to the beach
- Property is situated among major hotel, retail and multifamily development in downtown Oceanside
- Ample parking
- Excellent natural light in office space

## PROPERTY

- 5,500 square foot multi-tenant retail building
- Shared parking lot (3/1000) and multiple on-street parking options
- A walkable 6 blocks from the beach

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*Shaping commercial real estate where you work and live*

\*\* The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.





713 MISSION AVE.  
OCEANSIDE, CA 92054

## TRAFFIC COUNTS

Mission Ave. & Nevada St. ± 14,023 Cars/Day

Mission Ave. & Clementine St ± 16,915 Cars/Day



POPULATION

21,079

72,587



HOUSEHOLD  
INCOME

\$46,488

\$54,785

1  
Mile

3  
Miles

LOCATION DETAILS



**AVAILABLE**

OCEANSIDE  
ART GALLERY

PANELS COFFEE

PIPELINE  
PHYSICAL  
THERAPY

On-Street Parking

Mission Avenue

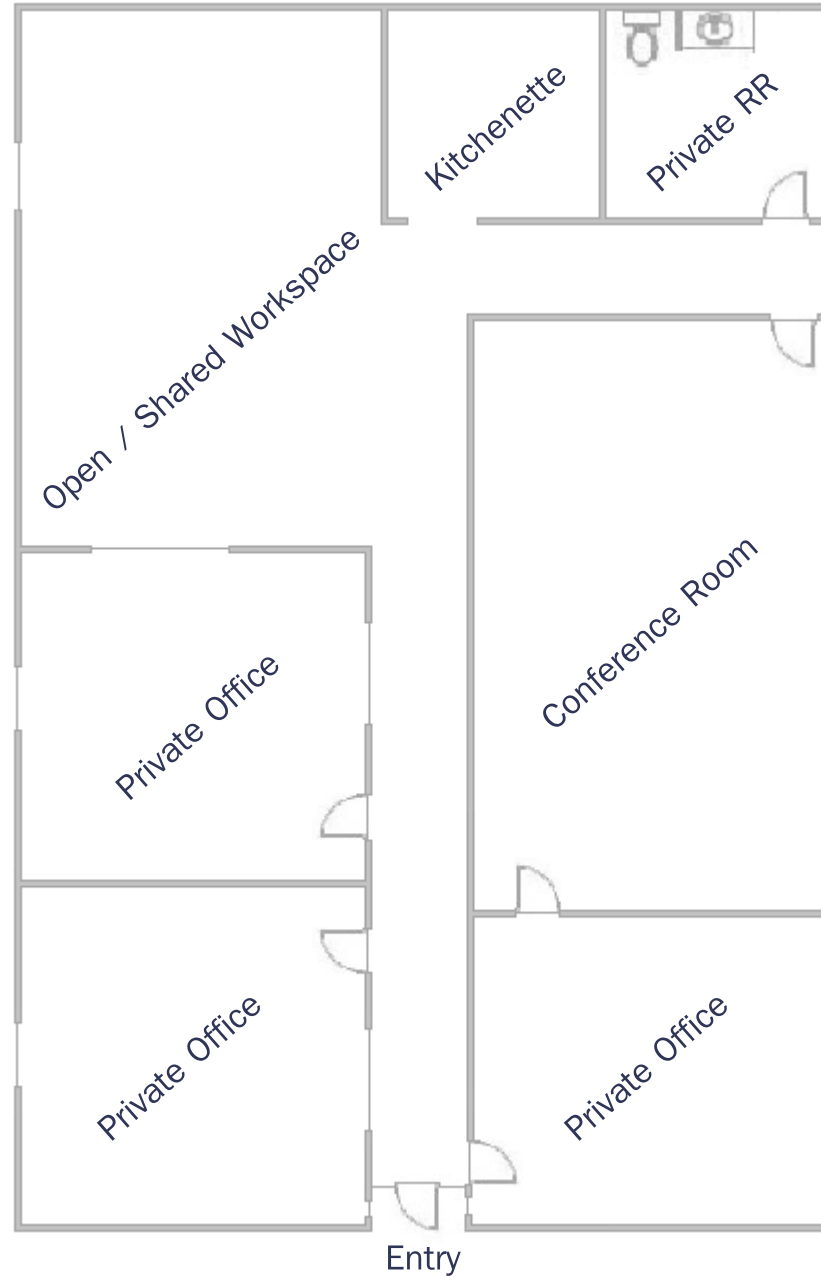
Alleyway

Nevada Street



**SITE MAP**

## SUITE D AVAILABLE: 1,600 SF



SPACE PLAN





CITY OF **OCEANSIDE**  
RECENT DOWNTOWN DEVELOPMENTS  
MAY/JUNE 2017



1. **HYATT PLACE** (127 UNIT HOTEL & 24 UNIT RESIDENTIAL CONDOS) \*e
2. **IN-N-OUT BURGERS** \*c
3. **SEACLIFF TERRACES** (52 CONDO UNITS) \*e
4. **VILLA CAPRI** (3 CONDO UNITS) \*e
5. **308 N. TREMONT ST.** (3 CONDO UNITS) \*p
6. **FRASER & COVELL** (4 SINGLE FAMILY ROW HOMES) \*e
7. **HAYEK** (2 UNITS) \*e
8. **CLEVELAND ST. BEACH LOFTS**  
(MIX-USE - 2,000 SQ. FT. OFFICE/RETAIL/10 CONDO UNITS) \*uc
9. **SDG&E SUBSTATION** \*p
10. **PORTOLA** (15 LIVEWORK LOFTS UNITS) \*e
11. **1010 OCEANSIDE** (124 ROOM HOTEL, 90 LIVEWORK LOFTS & 8,357 SQ. FT. RETAIL)
12. **MISSION AVE. IMPROVEMENT PHASE 1** \*c
13. **JAPANESE CRAFT BREWERY** \*p
14. **416 S. MYERS - CHAPMAN CONDOS** (2 CONDO UNITS) \*e
15. **523 S. MYERS STREET** (7 CONDO UNITS) \*e
16. **602 S. MYERS STREET** (2 RESIDENTIAL UNITS) \*uc
17. **700 THE STRAND** (17 CONDO UNITS) \*c
18. **SOUTH THE STRAND - SEAWALL IMPROVEMENTS** \*c
19. **502 S. THE STRAND** (2 SINGLE FAMILY UNITS) \*c
20. **412 S. THE STRAND** (4 CONDO UNITS) \*e
21. **314 S. THE STRAND** (8 RESIDENTIAL UNITS) \*c
22. **312 S. THE STRAND - PACE DUPLEX** (2 CONDO UNITS) \*e
23. **217 S. PACIFIC ST.** (2 CONDO UNITS) \*e
24. **218 S. THE STRAND** (2 CONDO UNITS) \*e

\*a - Application on File    \*e - Entitled    \*uc - Under Construction    \*c - Construction Complete    \*p - Pending Application

DOWNTOWN  
DEVELOPMENT