

FOR SUBLEASE

2041 Mission Ave., Oceanside, CA
±8,300 SF AVAILABLE



616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



CONTACT US (805) 684-7767

MIKE HIESHIMA | mike@lockehouse.com | License #00994298

DENNIS BOROWSKY | dborowsky@lockehouse.com | License #00882780

CHARLES PLANT III | charles@lockehouse.com | License #02126398

CADEN WESTWICK | cwestwick@lockehouse.com | License #02244757

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

SUMMARY

| | |
|--------------|------------------------------|
| ADDRESS | 2041 Mission Ave., Oceanside |
| CROSS STREET | Mission Ave. & Canyon Dr. |
| AVAILABLE | ±8,300 SF |
| PARKING | Ample |
| ASKING RENTS | Contact Brokers |
| NNN | Estimated at \$0.39/SF |
| TERM | Negotiable |
| AVAILABLE | Now |

HIGHLIGHTS

- End cap space less than 2 miles from Oceanside Pier & beaches
- Versatile floorplan ideal for retail, service, or flex use
- Ample parking for both customers and tenants
- Excellent visibility on Mission Ave. at a signalized intersection
- Quick access to I-5 and Highway 76







SITE

OCEANSIDE PLAZA











BEST PLAZA



OCEANSIDE TOWN & COUNTRY

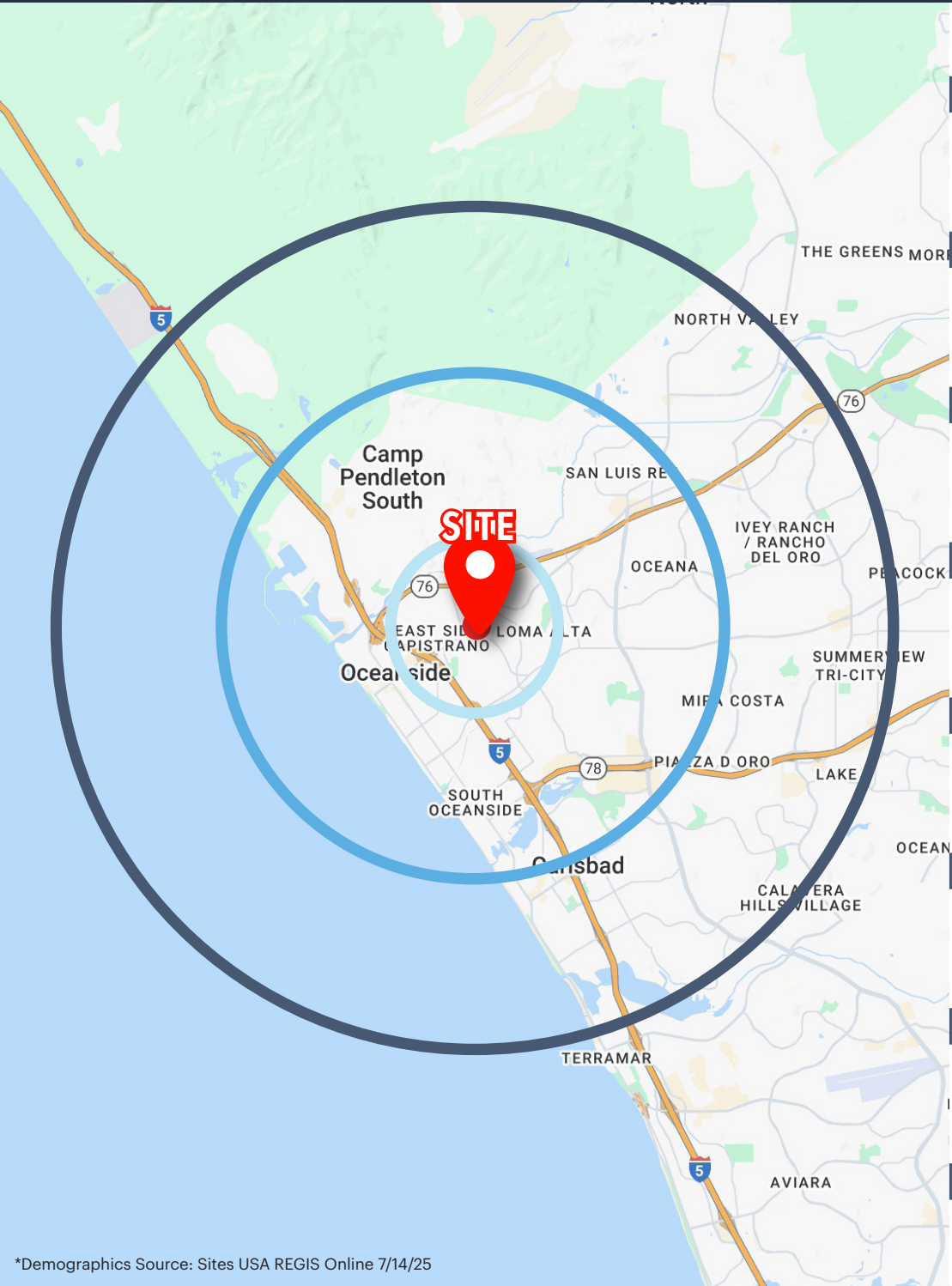




OCEANSIDE PLAZA



*Traffic Counts Source: Sites USA REGIS Online 7/14/25



ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 16,861 | 83,527 | 190,678 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10,087 | 46,811 | 107,083 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$120,845 | \$136,400 | \$130,176 |



BACHELOR'S DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 30.6% | 36.8% | 39.0% |



HOUSEHOLD RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|------------|----------|---------|
| \$299.09 M | \$1.68 B | \$3.9 B |



HOUSEHOLD DENSITY PSM

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 6,085 | 31,828 | 69,495 |



HOUSEHOLDS WITH CHILDREN

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 35.1% | 27.9% | 31.4% |



HOME VALUES OVER 1 MILLION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 20.0% | 30.8% | 30.1% |



*Demographics Source: Sites USA REGIS Online 7/14/25