

FOR LEASE

PACIFIC COAST PLAZA

2100-2191 VISTA WAY

OCEANSIDE, CA



**FLOCKE &
AVOYER**

Commercial Real Estate

6165 GREENWICH DRIVE, SUITE 110 · SAN DIEGO, CA, 92122 · 619.280.2600 · FLOCKEAVOYER.COM

PACIFIC COAST PLAZA

2100-2191 VISTA WAY · OCEANSIDE, CA, 92054

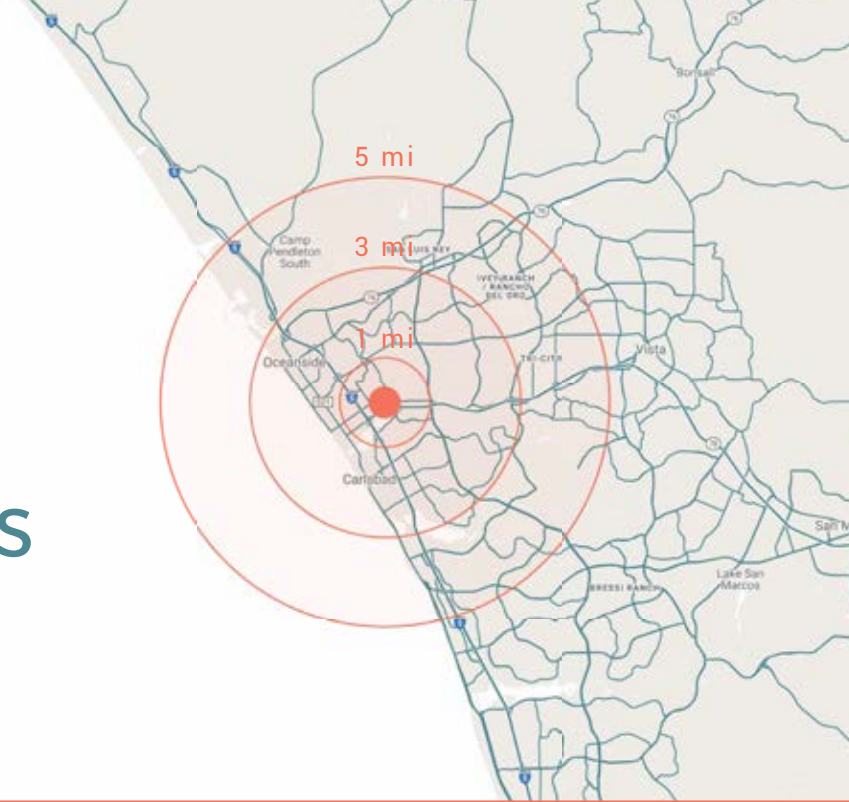
- Pacific Coast Plaza is a **±450,000 SF** freeway-oriented power center in Oceanside.
- The center is strategically positioned to offer **convenient freeway access** and tremendous **freeway exposure** to Highway 78.

CENTER TENANTS



PACIFIC COAST PLAZA

DEMOGRAPHICS



POPULATION

1 Mile
10,000

3 Miles
102,470

5 Miles
215,537



AVERAGE HHI

1 Mile
\$112,384

3 Miles
\$100,621

5 Miles
\$81,044



ANNUAL CONSUMER RETAIL EXPENDITURE

1 Mile
\$143.49 M

3 Miles
\$1.35 B

5 Miles
\$2.6 B



TRAFFIC COUNTS (ADT)

Highway 78
±133,996

Jefferson Street
±14,983



EXCELLENT TENANT MIX



GREAT VISIBILITY

EASY HIGHWAY ACCESS

RONALD PACKARD PKWY · ±133,996 ADT

JEFFERSON STREET · ±14,983 ADT

Walmart

BEST BUY

BED BATH & BEYOND

Party City

WORLD MARKET

OLD NAVY

DICK'S

AVAILABLE

FIVE BELOW

Applebee's

STATER BROS.

STAPLES

AVAILABLE

Mimi's

EYEGLASS WORLD

McDonald's

78

PACIFIC COAST PLAZA

SITE PLAN



MAJOR	TENANT	SF
1	Best Buy	50,689
2	Bed Bath & Beyond	38,008
3A	Party City	10,000
3B	AVAILABLE	7,500
4	Cost Plus World Market	18,928
5A	Old Navy	12,800
5B	Five Below	11,190
6	Dick's Sporting Goods	41,375
7	Stater Bros	62,279
8	Staples	15,225

RETAIL 1	TENANT	SF
1A	Cricket Wireless	1,350
1B	Happiness Nails	2,444

RETAIL 2	TENANT	SF
	Quik Wok	2,019

PAD B	TENANT	SF
B1	Starbucks	1,288
B2	T-Mobile	1,500
B3	Cookie Cutters	1,500
B4-B6	Eyeglass World	4,500
B7	Submarina	1,500
B8	Brooklyn Boyz Pizza	1,500
B9	Los Tacos	963
B10	Einsteins Bros Bagels	2,019

PAD C	TENANT	SF
	McDonald's	3,216

PAD D	TENANT	SF
	Mimi's Cafe	6,777

PAD E	TENANT	SF
E1-E2	T-Mobile	1,642
E3	AVAILABLE	1,625
E4-E5	Navy Federal Credit Union	

PAD F	TENANT	SF
	Applebee's	4,921

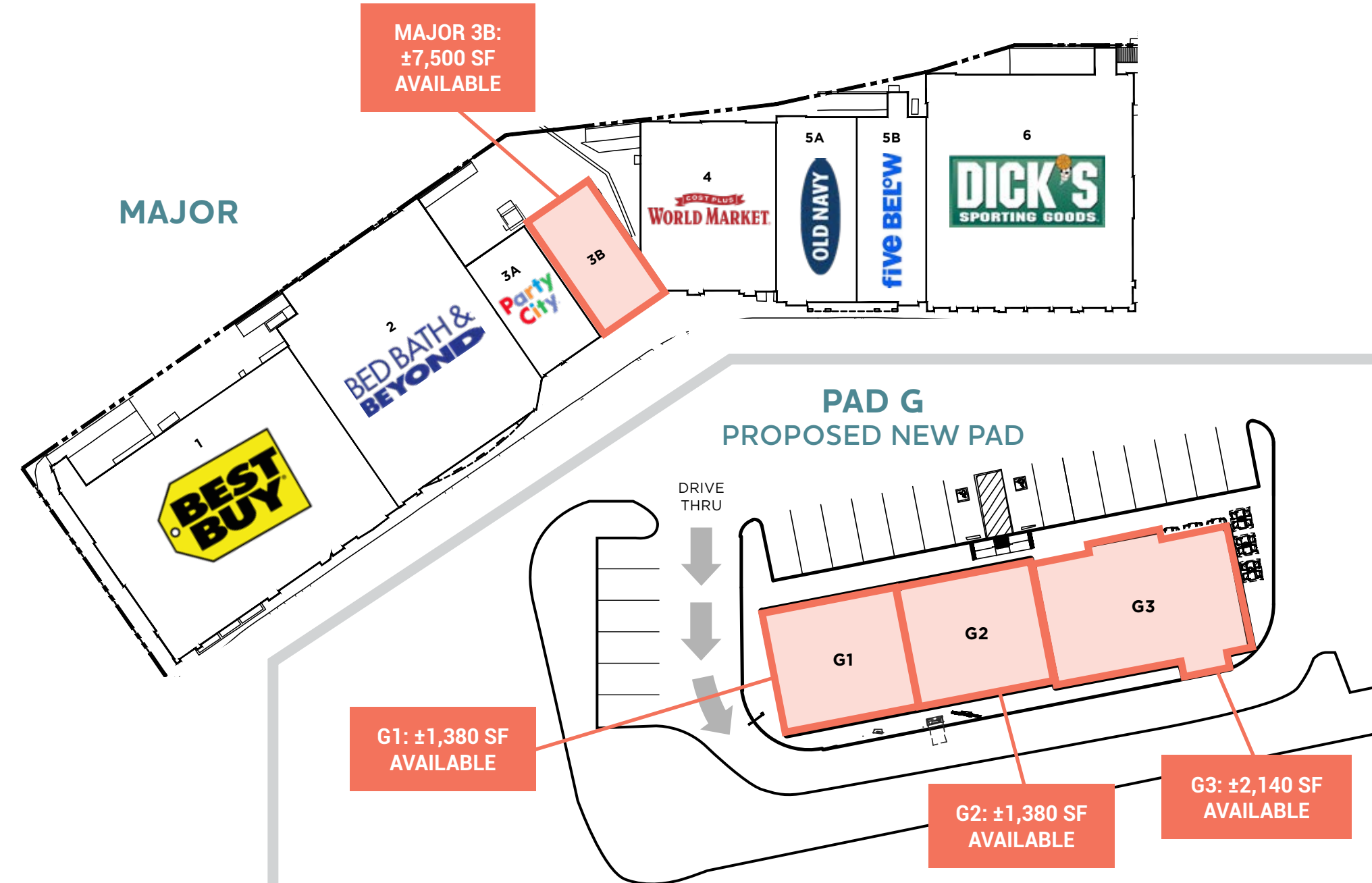
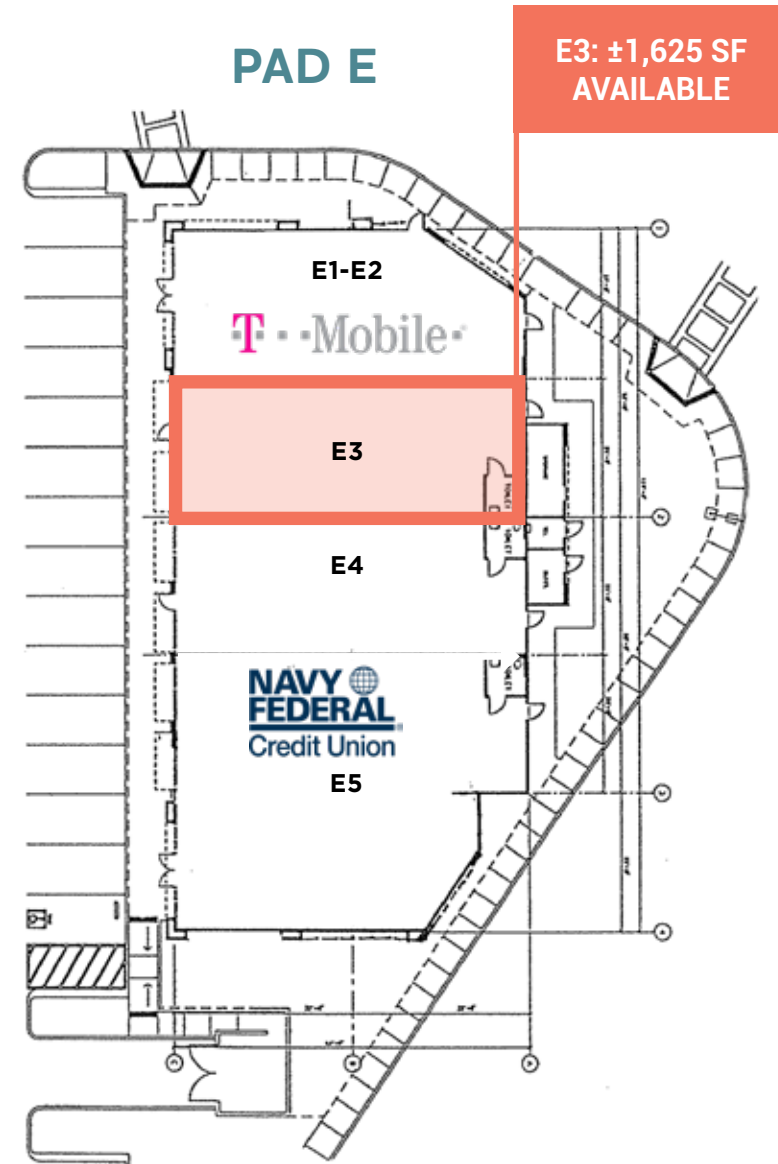
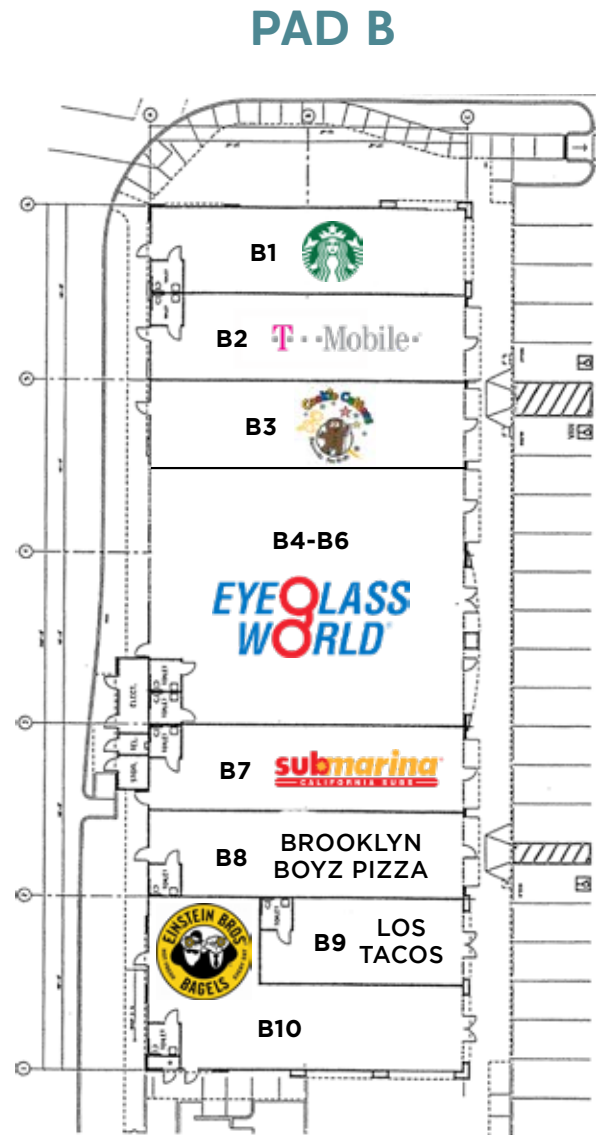
PAD G	TENANT	SF
G1	AVAILABLE	1,380
G2	AVAILABLE	1,380
G3	AVAILABLE	2,140

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



PACIFIC COAST PLAZA

BUILDING PLANS



PACIFIC COAST PLAZA

COMPETITION AERIAL



PROMINENT SIGNAGE



PACIFIC COAST PLAZA

2100-2191 VISTA WAY

LEASING CONTACTS

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