



Retail that resonates



NewMark Merrill
COMPANIES

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MISSION MARKETPLACE
COLLEGE & HWY 76
OCEANSIDE • CALIFORNIA

Northwest corner of Hwy. 76 and College Blvd. • Oceanside, CA



Major Anchors:



A Masterful Mix

Over 40 Tenants also including:

Cox Communications, T-Mobile, Crumbl Cookies Ohana Hawaiian BBQ, Omega Bicycles, Victoria's Mexican Food, Subway



4-6 pm
Busiest Time
of Day



43 min.
Avg. Length
of Visit





#	TENANT	SF
467-05	Luv Threading	1,275
467-06	POTENTIALLY AVAILABLE	1,700
467-07	AVAILABLE	1,900
467-123	College Dental	8,093
471A	Sprouts	27,519
471B	PetSmart	18,192
475-01	Subway	1,000
475-02	Key Martial Arts	1,300
475-03	Alterations Studio	600
475-04	Jackson Hewitt Tax Service	1,000
475-05	AVAILABLE	750
475-06	Thunder 6 Barber Shop	1,250
475-07	College Coin Laundry	2,000
475-08	College Pet Clinic	1,400
483	El Pollo Loco	2,929
487	McDonald's	3,477
491	AVAILABLE RESTAURANT	10,653
495A/B	Chipotle Mexican Grill	2,666
495C	Victoria's Mexican Food	1,333
499P1	Oceanside Automotive	7,500

#	TENANT	SF
4271	Peppertree Montessori	7,762
427K	NMC South LLC	2,651
427J	First Team Real Estate	600
431N	Regal Cinemas	43,940
439	Fitness 19	11,677
443B	Target	89,483
447	T-Mobile	3,000
449A	NEW TENANT COMING SOON	20,250

#	TENANT	SF
455-01	Oceanside Police	2,092
455-02	AVAILABLE	3,454
455-04	AVAILABLE	2,747
455-05	AVAILABLE	2,000
455-06	AVAILABLE	3,000
455-07	MattressFirm	4,200
455-09	AVAILABLE	2,818
455-10	AVAILABLE RESTAURANT	2,663

#	TENANT	SF
459-02	Ohana Hawaiian BBQ	1,700
459-03	Crumbl Cookies	1,700
459-04	Omega Bicycles	3,357
459-09	Five Below	12,218
461-01	Cox Communications	2,976
461-03	Pan Pan Wok	1,700
463	Ross	24,520
467-04	Happiness Nails	1,275

NMC

For Leasing Information please contact:

John Hickman
 Managing Director, San Diego Division
 Tel: 760.630.8899
 jhickman@newmarkmerrill.com
 DRE LIC# 00950529

CAMP PENDLETON

76



Mission Blvd.

College Blvd.

Oceanside Blvd.

El Camino Real



In the vicinity

Major Employers

- Qualcomm
- UC San Diego
- Illumina
- US Marine Corps
- US Navy
- General Atomics
- Intuit
- Salk Institute
- ServiceNow
- San Diego State University

Trade Area Population

180,020

Daytime Population

84,257

Employee Population

18,309



4,662,214 Annual Visits



73rd & 78th percentiles
for California and US
Shopping Center Traffic



Dynamic Location

24,354 (College Blvd.) 42,775 (Highway 76)



VPD Traffic Count

4 Pylon Signs

5 Monument Signs



Demographics

	1 MILE	2 MILE	3 MILE
POPULATION			
2025 Population	15,649	58,849	97,166
HOUSEHOLDS			
2025 Households	4,762	19,359	33,852
HOUSEHOLD INCOME			
2025 Average Household Income	\$143,520	\$147,361	\$134,773
2025 Per Capita Income	\$44,383	\$48,483	\$46,831
HOUSING UNITS			
2025 Housing Units	4,915	20,090	35,589
AGE			
2025 Median Age	36.6	38.9	39.0





When you love shopping centers, it shows.

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Mission Marketplace Leasing:

John Hickman • jhickman@newmarkmerrill.com
427 College Blvd., Ste. K • Oceanside, CA 92057 • 760.630.8899

