

NOW OPEN

NORDSTROM
rack

PACIFIC COAST
PLAZA

2183 VISTA WAY
OCEANSIDE, CA

AVAILABLE

±4,500 SF

EINSTEIN BROS. BAGELS

**LOS
TACOS**

**BROOKLYN BOYZ
PIZZA**

submarino
THE CALIFORNIA BURRITO

EYE GLASS WORLD

**FLOCKE &
AVOYER**

Commercial Real Estate

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PACIFIC COAST PLAZA

2183 VISTA WAY
OCEANSIDE, CA

OVERVIEW

- 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

Walmart

DICK'S
SPORTING GOODS

HomeGoods®

COST PLUS
WORLD MARKET

BEST
BUY

T-Mobile

Applebee's

petco

NORDSTROM
rack



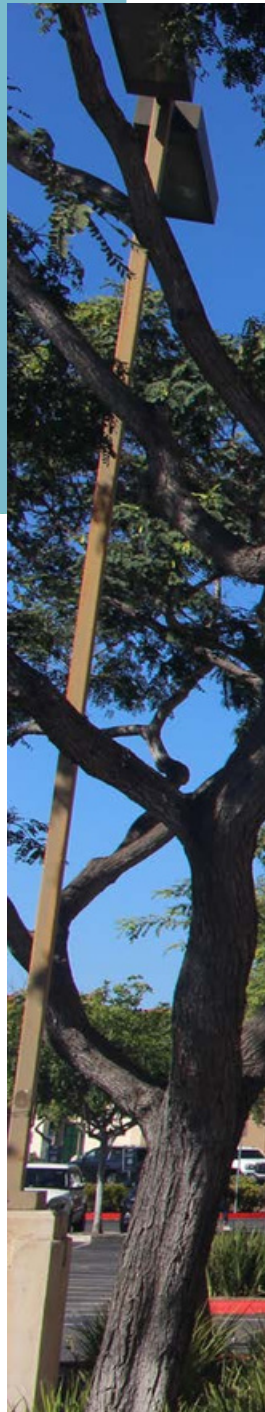
STAPLES

OLD NAVY



five BELOW

NAVY
FEDERAL
Credit Union





PACIFIC COAST
PLAZA

BUILDING PLAN

PAD B





PACIFIC COAST PLAZA

SITE PLAN



MAJOR	TENANT	SF
1	Best Buy	50,689
2	HomeGoods	38,008
3A	Petco	12,200
3B	Hallmark	4,978
4	Cost Plus World Market	18,928
5A	Old Navy	12,800
5B	Five Below	11,190
6	Dick's Sporting Goods	41,375
7A	Nordstrom Rack	31,112
7B	AVAILABLE	30,920
8	Staples	15,225

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

RETAIL 2	TENANT	SF
	Quik Wok	2,019

PAD B	TENANT	SF
B1	Urbane Cafe	1,288
B2	Tengu Ramen	1,500
B3	Removery	1,500

B4-B6	Potentially Available	4,500
B7	Submarina	1,500
B8	Brooklyn Boyz Pizza	1,500
B9	Los Tacos	963
B10	Einsteins Bros Bagels	2,019

PAD	TENANT	SF
	McDonald's	3,216

PAD	TENANT	SF
	Raising Canes (Proposed)	6,777

PAD E	TENANT	SF
E1-E2	T-Mobile	1,642
E3	Bricks & Minifigs	2
E4-E5	Navy Federal Credit Union	1,625

PAD E	TENANT	SF
	Applebee's	

PAD G	TENANT	SF
G1	Pacific Dental	2,760
G2 G3	Starbucks	2,140





Walmart *

BEST BUY

HomeGoods

petco

COST PLUS
WORLD MARKET

OLD NAVY

Hallmark

Applebee's

Shrimp
Cane's
CHICKEN FINGERES

RONALD PACKARD PKWY • ±133,996 ADT

CALIFORNIA
78

PRIME RETAIL LOCATION

- GREAT VISIBILITY
- EASY HIGHWAY ACCESS

PACIFIC COAST PLAZA

2183 VISTA WAY
OCEANSIDE, CA

DICK'S
SPORTING GOODS

FIVE BELOW

NORDSTROM
rack

STAPLES



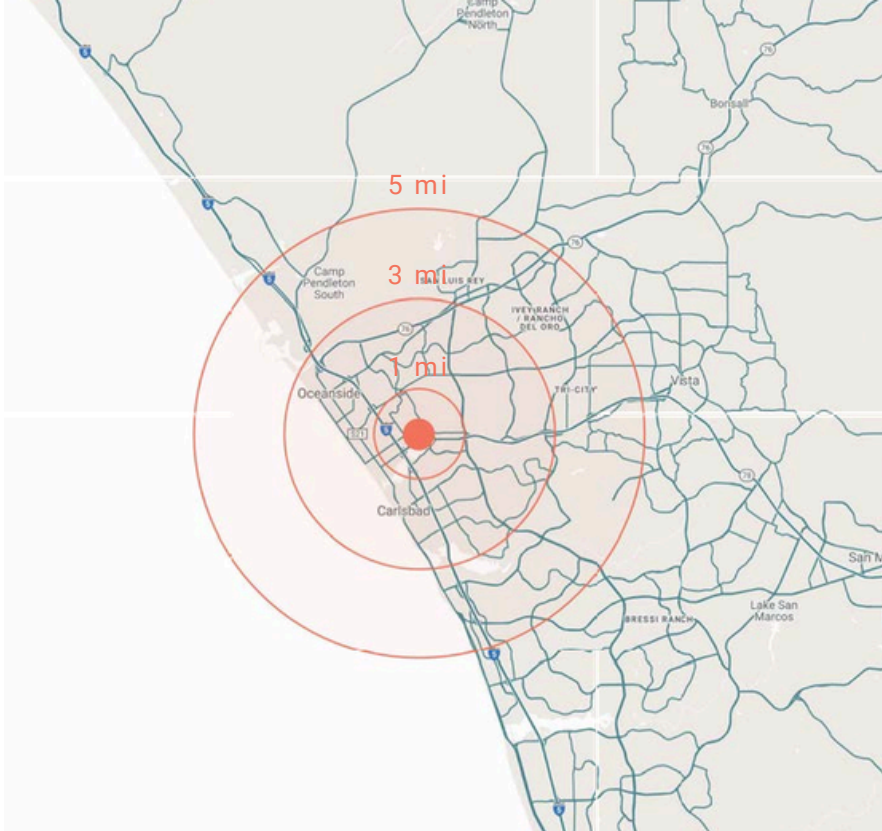
VISTA WAY

JEFFERSON STREET • ±14,983 ADT



PACIFIC COAST PLAZA

DEMOGRAPHICS



VISITS

6.1 Million visitors (3/1/25-2/28/26)
16.6% growth over 24 months



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)

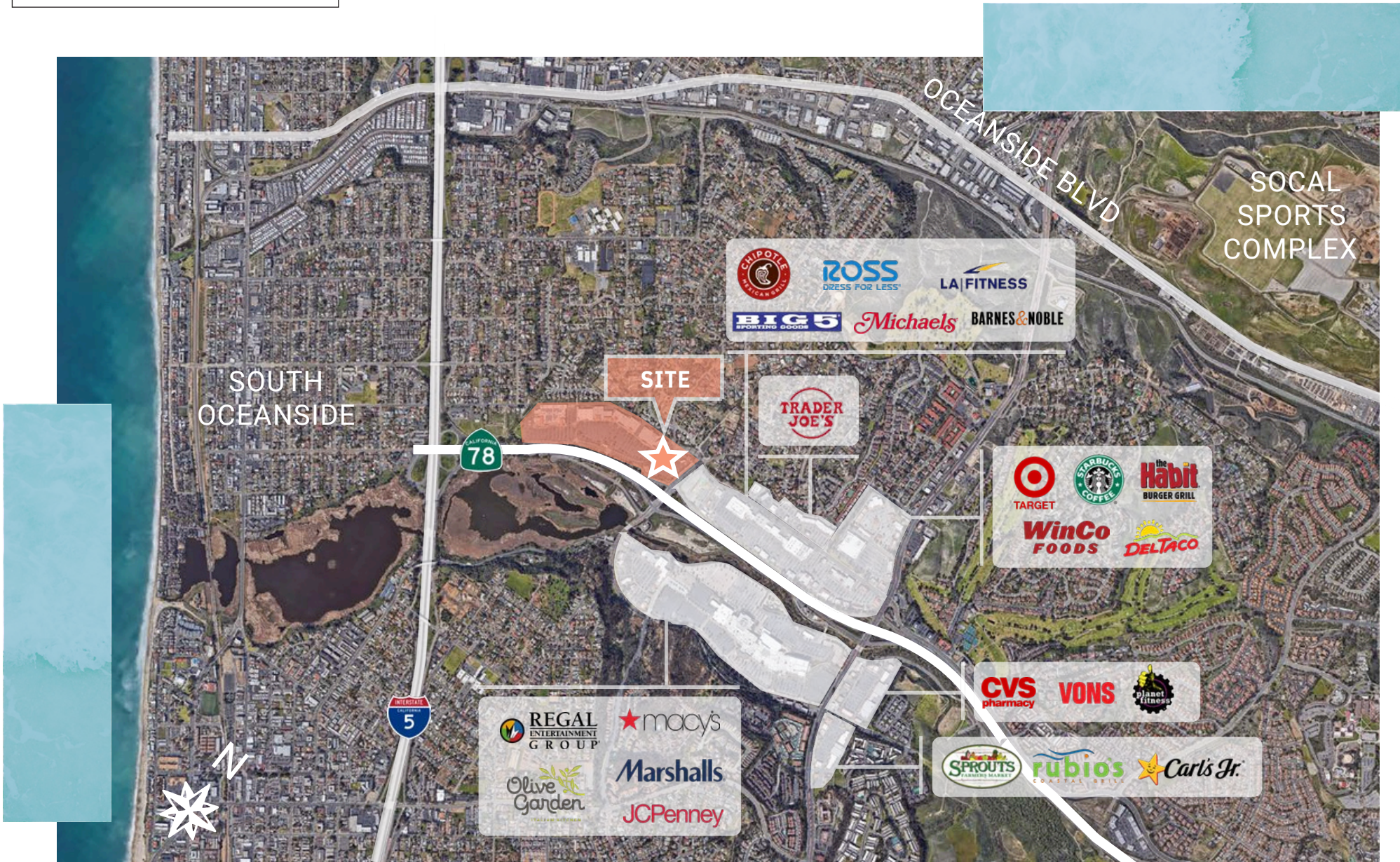
Highway 78
±133,996
Jefferson Street
±14,983



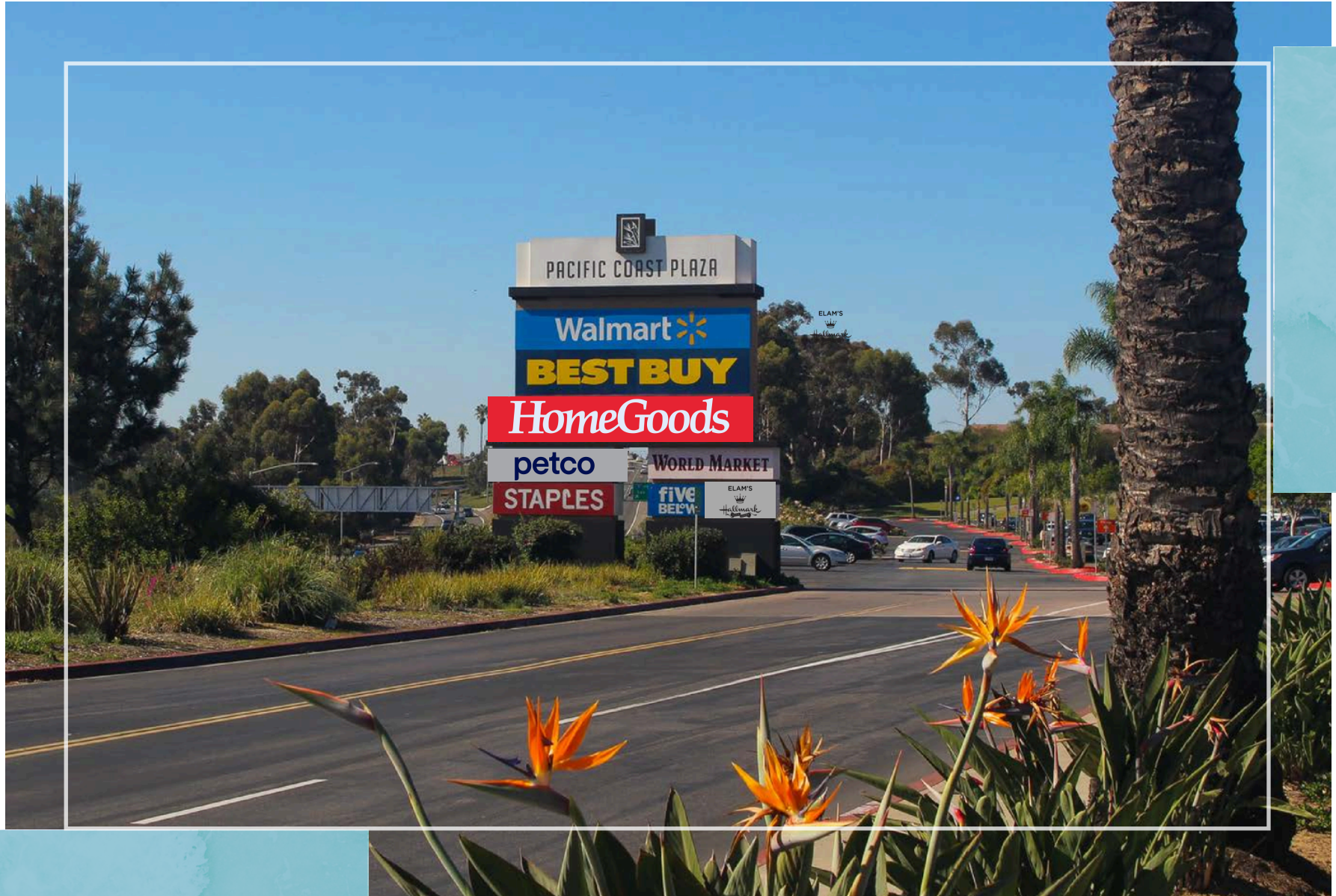


PACIFIC COAST
PLAZA

COMPETITION AERIAL



PROMINENT SIGNAGE



PACIFIC COAST PLAZA

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