

LEASED
NORDSTROM
rack

ANCHOR SPACE FOR LEASE
±30,920 SF (DIVISIBLE)

AVAILABLE

PACIFIC COAST PLAZA

2100-2191 VISTA WAY

OCEANSIDE, CA

PACIFIC COAST PLAZA

2100-2191 VISTAWAY · 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

Walmart 

DICK'S
SPORTING GOODS

BEST
BUY

NORDSTROM
rack

OLD NAVY

AMERICA'S BEST
CONTACTS & EYEGLASSES

COST PLUS
WORLD MARKET

petco

STAPLES

five BELOW

T-Mobile

Applebee's

McDonald's

Starbucks

NAVY FEDERAL
Credit Union





PACIFIC COAST PLAZA

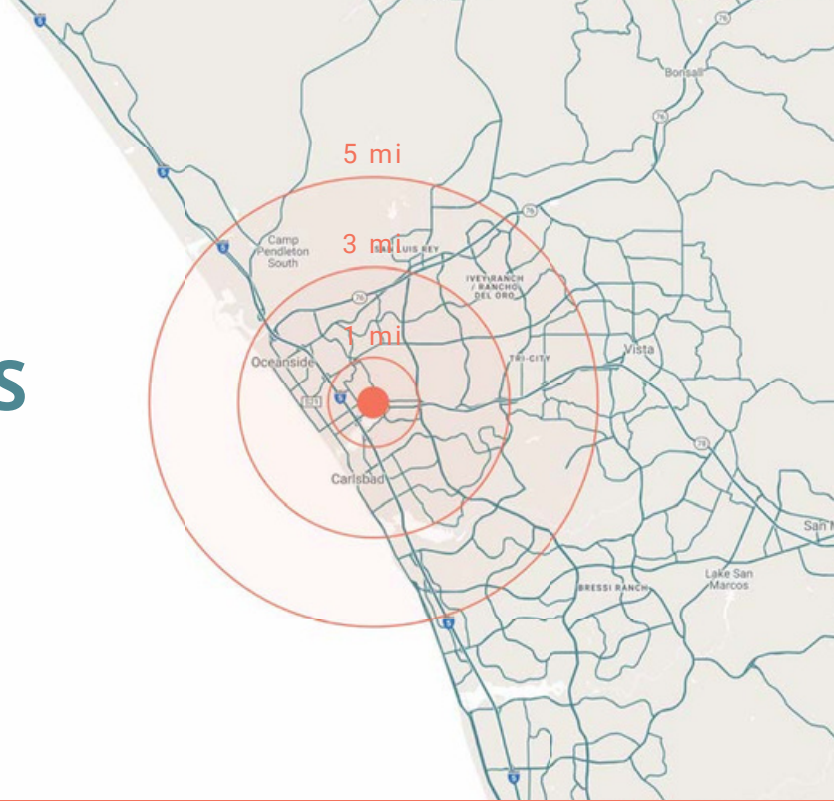
DEMOGRAPHICS



VISITS

6.1 Million visitors (3/01/25-2/28/26)

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



EINSTEIN BROS. BAGELS

LOS
TACOS

BROOKLYN BOYS
PIZZA

submarine
CALIFORNIA SUBS

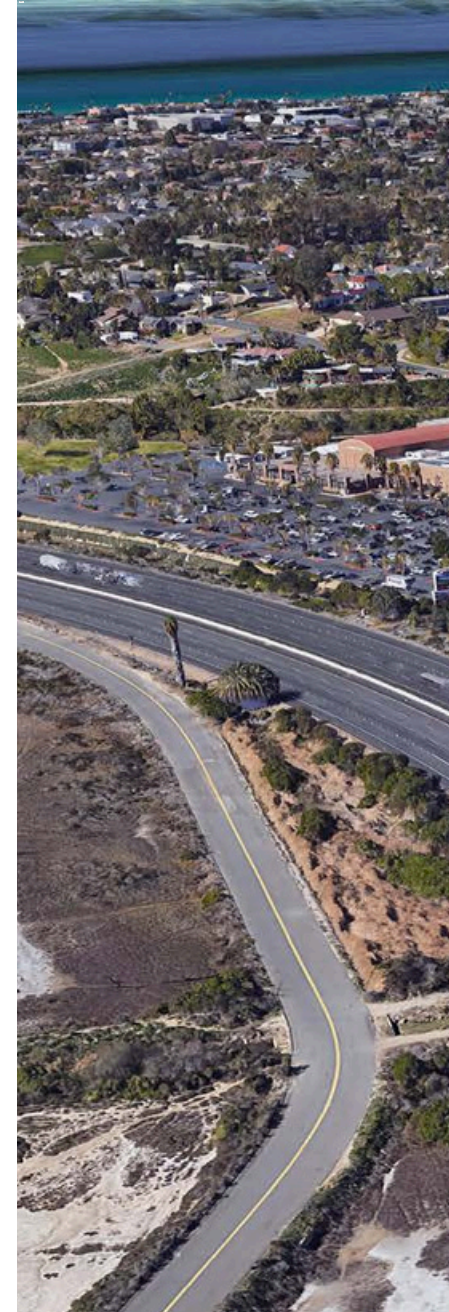
EYE LASS WORLD

Colorful
Nails

WAXING
SALON



EXCELLENT TENANT MIX



GREAT VISIBILITY



Walmart

BEST BUY

HomeGoods

petco

COST PLUS
WORLD MARKET

OLD NAVY

DICK'S
SPORTING GOODS

Hallmark

FIVE BELOW

NORDSTROM
rack

Applebee's

AVAILABLE

STAPLES

The Cheesecake
Factory

AMERICA'S BEST
CONTACTS & EYEGLASSES

McDonald's

RONALD PACKARD PKWY ±133,996 ADT

CALIFORNIA
78

JEFFERSON STREET ±14,983 ADT

EASY HIGHWAY ACCESS

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	America's Best	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
	Raising Canes (Proposed)	3,181

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

PAD F	TENANT	SF
	Applebee's	4,921

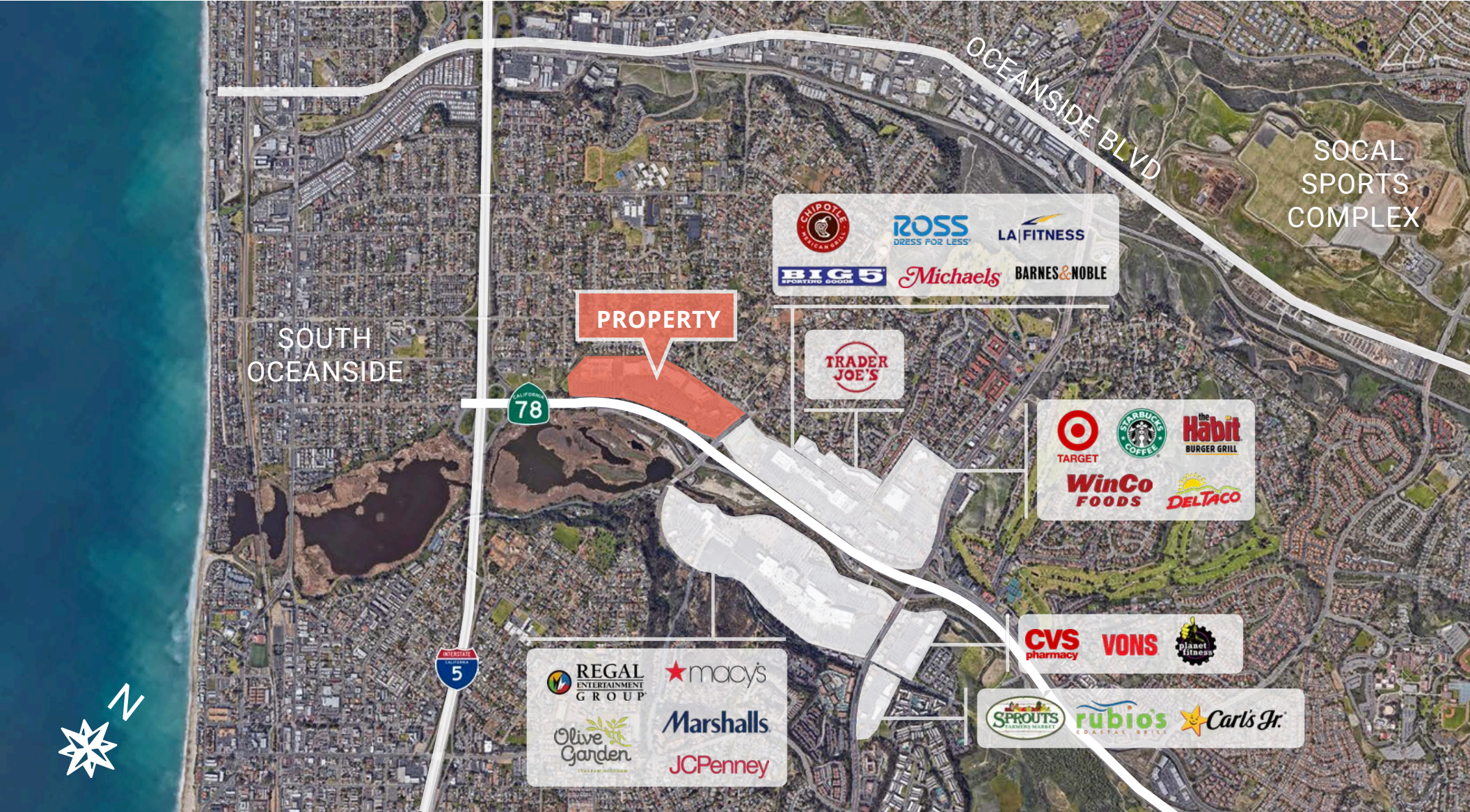
PAD G	TENANT	SF
G1	Pacific Dental	2,760
G2 G3	Starbucks	2,140





PACIFIC COAST PLAZA

COMPETITION AERIAL





PACIFIC COAST PLAZA

2100-2191 VISTA WAY

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