



Oceanside Square

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER

4750-4760 Oceanside Blvd. | Oceanside, CA 92056



Property Overview

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER

- **High-Visibility Location with Strong Accessibility**
 - Two convenient ingress/egress points for easy access and smooth traffic flow
 - Excellent visibility along Oceanside Blvd, a major commercial corridor
- **Diverse & Resilient Tenant Mix**
 - Includes food, fitness, and service providers, reducing rollover risk and driving consistent consumer demand
 - Well-balanced mix catering to daily needs, enhancing long-term stability
- **Strategic Growth Market**
 - Situated in a rapidly growing area with multiple new housing developments nearby
 - Expanding residential base fueling increased foot traffic and retail demand
- **Strong Demographics & Consumer Base**
 - Located in a densely populated, affluent coastal community
 - Serves a population of 275,383 residents with an average household income of \$128,197



Specifications

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER

Size / Rentable Building Area

35,013 SF

Property Type

Multi-tenant Neighborhood Retail

Min. Divisible

900 SF

Lease Rate

\$2.25/SF + NNN

Parking

4.80/1,000 SF
(181 Surface Spaces)

Space Type

Retail

Property Zoning

C

Max Contiguous

2,070 SF

Lease Term

Negotiable

Entry

Oceanside Boulevard
and Temple Heights Drive



Site Plan

APPROX. 35,013 SF NEIGHBORHOOD RETAIL CENTER

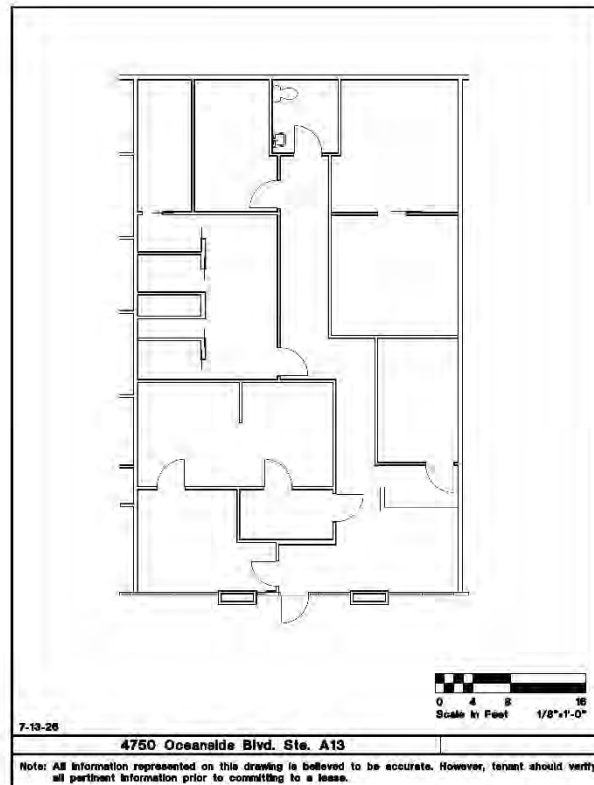


4750 OCEANSIDE BOULEVARD	SUITE
Asador Mexican Restaurant	A023
Mr. Pho's Vietnamese Restaurant	A021 – A022
Sushi 4 Reel	A020
160 Driving Academy	A019
Thai Garden Restaurant	A018
Farthing Chiropractor	A017
Top Tier Escape Rooms	A016
Oceanside Dental & Orthodontics	A014–A015
Top Tier Escape Rooms	A013
Zai Sheng Massage	A012
Vanessa Nails	A011
The Tax Place	A010
K Donuts	A009
Edward Jones	A008
Barber Shop	A007
Pedego Electric Bikes	A005-A006
Shear Creations Salon	A004
Hound Dog Veterinary Service	A001-A003
4760 OCEANSIDE BOULEVARD	SUITE
Two Brother's Pizza	B001-B002
Excellence Real Estate	B003
USA Taekwondo	B004
Montessori School of Oceanside	B005

Availability

Suite A013

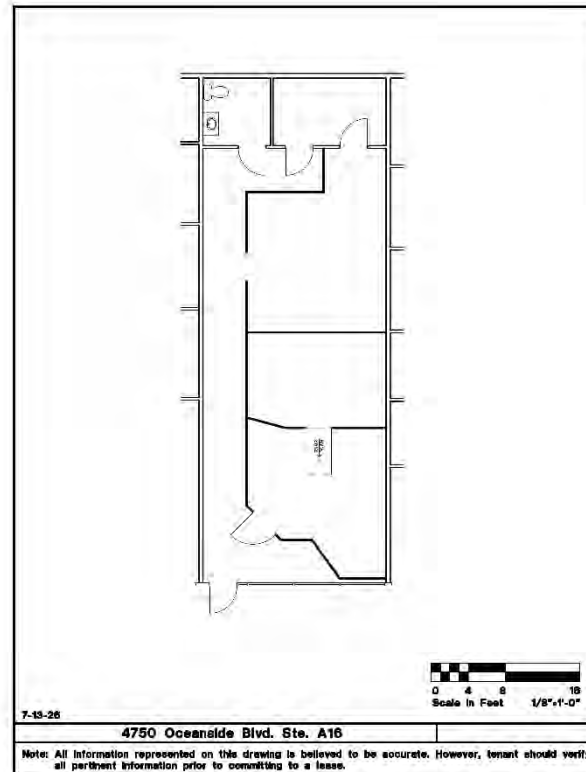
- Approx. 2,070 SF
- In-line Retail Suite
- Former Escape Room
- Front & Rear Entry
- Building Signage
- Available Now
- Contact Broker for Tour



Availability

Suite A016

- Approx. 1,200 SF
- In-line Retail Suite
- Former Escape Room
- Front & Rear Entry
- Building Signage
- Available Now
- Contact Broker for Tour



Availability

Suite A019

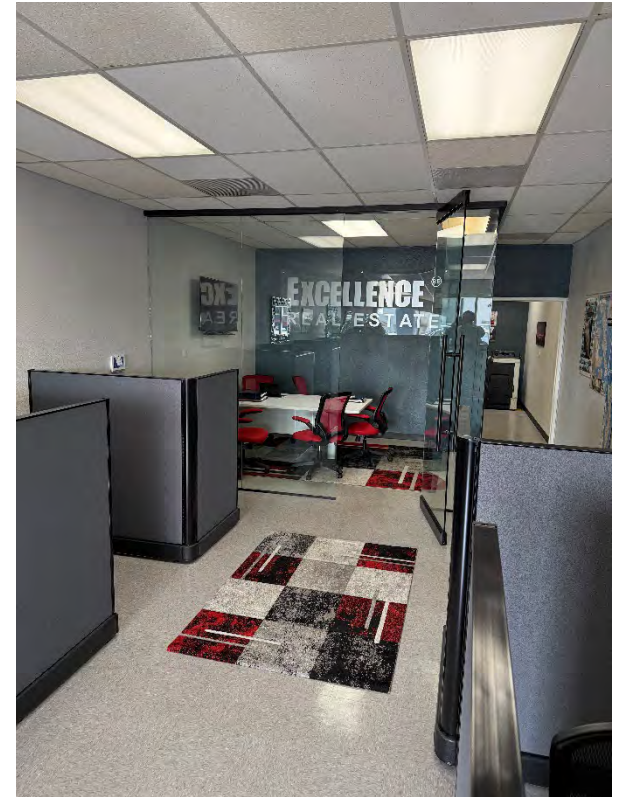
- Approx. 1,100 SF
- In-line Retail Suite
- Former Driving Academy
- Front & Rear Entry
- Building Signage
- Available Soon
- Contact Broker for Tour



Availability

Suite B003

- Approx. 900 SF
- In-line Retail Suite
- Former Real Estate Office
- Front & Rear Entry
- Building Signage
- Available Soon
- Contact Brokers for Tour



Demographics



Number of Employees (3mi)

44,426



Number of Businesses (3mi)

6,326



Average Household Income (1mi)

\$124,000



Average Daily Traffic

21,304

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimate	17,369	150,325	275,383
2030 Projection	17,360	150,738	276,247
Median Age	39.7	37.8	39.4

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2025 Estimate	6,186	48,485	93,848
2030 Projection	6,171	48,537	94,026
Average HH Size	2.7	3.0	2.8
Total Specified Consumer Spending	\$238M	\$1.9B	\$3.6B

INCOME

	1 MILE	3 MILE	5 MILE
2025 Avg. Household Income	\$124,000	\$126,498	\$128,197
2025 Median Household Income	\$101,673	\$99,557	\$102,350

*COSTAR DATA 2026

Get in Touch.

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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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