

**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





# PACIFIC COAST PLAZA

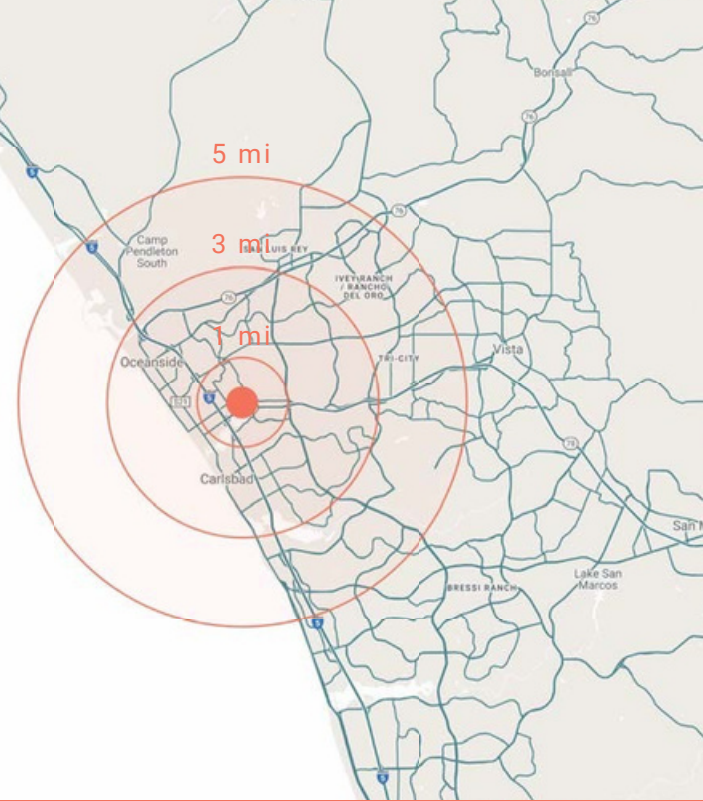
## DEMOGRAPHICS



### 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**



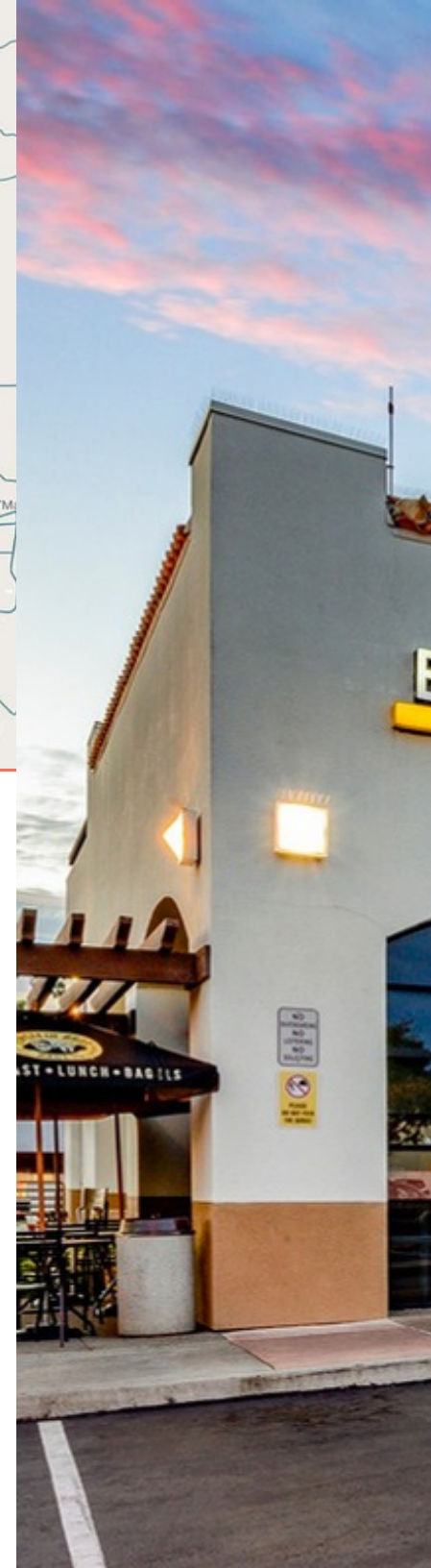
### TRAFFIC COUNTS (ADT)

Highway 78

**±133,996**

Jefferson Street

**±14,983**





EINSTEIN BROS. BAGELS

LOS TACOS

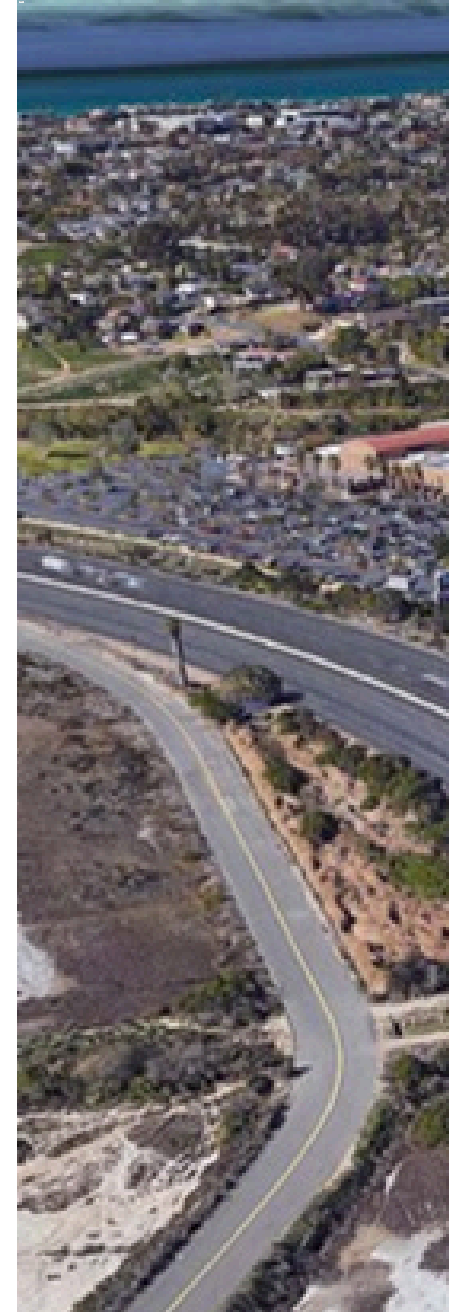
VERONICA'S TACOS

submarine

EYE-LASS WORLD

COLORFUL STOREFRONT

**EXCELLENT TENANT MIX**



**GREAT VISIBILITY**



Walmart

BEST BUY

HomeGoods

petco

COST PLUS  
WORLD MARKET

OLD NAVY

Hallmark

DICK'S  
SPORTING GOODS

five BELOW

NORDSTROM  
rack

Applebee's

AVAILABLE

STAPLES

On the Border  
Cane's  
CHICKEN FINGER

AMERICA'S BEST  
CONTACTS & EYEGLASSES

McDonald's

RONALD PACKARD PKWY . . . ±133,996 ADT



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
<b>7B</b>	<b>AVAILABLE</b>	<b>30,920</b>
8	Staples	15,225

RETAIL 1	TENANT	SF
1A	Cards N Hobby	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

## \*DISCLAIMER

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein 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.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Any geofencing data herein is provided by Placer Labs, Inc. ([www.placer.ai](http://www.placer.ai)) and is provided without representation or warranty.

\*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

## LEASING CONTACTS

**STEWART KEITH**

858.875.4669

[skeith@flockeavoyer.com](mailto:skeith@flockeavoyer.com)

CA DRE No. 01106365

**BRAD WILLIAMS**

858.875.4668

[bwilliams@flockeavoyer.com](mailto:bwilliams@flockeavoyer.com)

CA DRE No. 01802468

**FLOCKE &  
AVOYER**

Commercial Real Estate

4727 EXECUTIVE DRIVE, SUITE 300 · SAN DIEGO, CA, 92121 · 619.280.2600 · [FLOCKEAVOYER.COM](http://FLOCKEAVOYER.COM)