

FOR LEASE

OCEAN PLACE CINEMAS

401-409 Mission Avenue, Oceanside, CA 92054



FOR LEASE:

370 & 1,213 SF RETAIL SPACE

1,065 & 1,485 SF (TURN KEY RESTAURANT SPACE)

Property Highlights

- Anchored by a 16-Plex Regal Cinema
- Caters to both local residents as well as a strong tourist customer base
- Most prominent intersection of downtown Oceanside
- Abundant parking in immediate area

Traffic Counts

- N. Coast Hwy.: 22,507 ADT
- Mission Ave.: 19,258 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	14,151	59,671	134,019
AHH Income	\$110,616	\$113,493	\$126,166
Daytime Population	6,499	25,744	43,936

Current Tenants



Chad Iafrate, CCIM
+1 760 431 4234
Chad.Iafrate@cushwake.com
LIC #01329943

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01093731

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Nash Johnson
+1 760 431 3831
Nash.Johnson@cushwake.com
LIC #02188083

12830 El Camino Real, Suite 100
San Diego, CA 92130
T: +1 858 452 6500

FOR LEASE

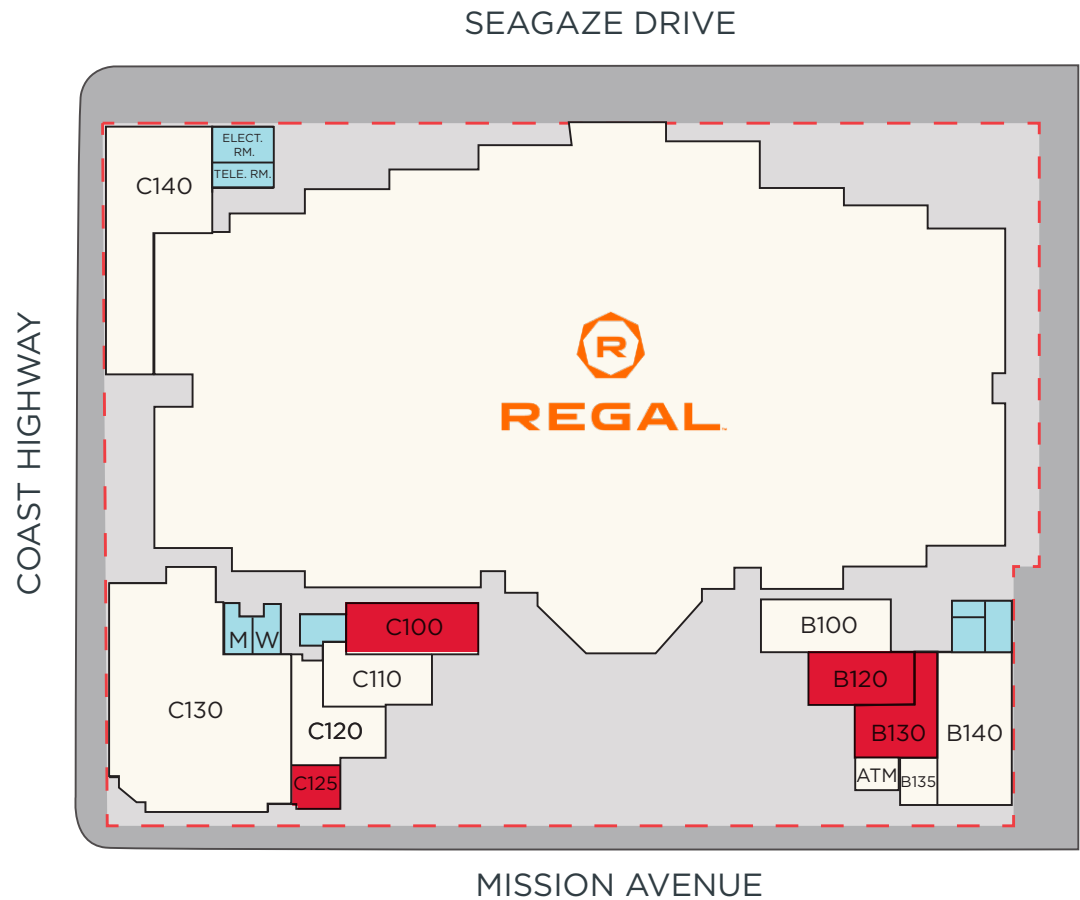
OCEAN PLACE CINEMAS

401-409 Mission Avenue, Oceanside, CA 92054



Availabilities & Site Plan

SUITE	TENANT	SQ. FT.
A100	Regal Cinemas	60,175
B100	UMI Japanese Restaurant	1,229
B120	AVAILABLE (turn key restaurant space)	1,065
B130	AVAILABLE (turn key restaurant space)	1,485
B135	Sunglass Corner	575
B140	Asylum Board Shop	1,368
C100	AVAILABLE	1,213
C110	Cold Stone Creamery	1,055
C120	ZZang Hot Dogs & Chicken	1,210
C125	AVAILABLE	370
C130	Wings Beachwear	6,900
C140	Key and Cleaver	3,160
ATM	Frontwave Credit Union	



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

Chad Iafate, CCIM

+1 760 431 4234

Chad.Iafate@cushwake.com

LIC #01329943

Phil Lyons, CCIM

+1 760 431 4210

Phil.Lyons@cushwake.com

LIC #01093731

Vince Provenzano

+1 760 431 4212

Vince.Provenzano@cushwake.com

LIC #01926894

Nash Johnson

+1 760 431 3831

Nash.Johnson@cushwake.com

LIC #02188083

12830 El Camino Real, Suite 100

San Diego, CA 92130

T: +1 858 452 6500

FOR LEASE

OCEAN PLACE CINEMAS

401-409 Mission Avenue, Oceanside, CA 92054



Aerial



Chad lafrate, CCIM
+1 760 431 4234
Chad.lafrate@cushwake.com
LIC #01329943

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01093731

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Nash Johnson
+1 760 431 3831
Nash.Johnson@cushwake.com
LIC #02188083

12830 El Camino Real, Suite 100
San Diego, CA 92130
T: +1 858 452 6500

FOR LEASE

OCEAN PLACE CINEMAS

401-409 Mission Avenue, Oceanside, CA 92054



Chad Iafate, CCIM
+1 760 431 4234
Chad.Iafate@cushwake.com
LIC #01329943

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01093731

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Nash Johnson
+1 760 431 3831
Nash.Johnson@cushwake.com
LIC #02188083

12830 El Camino Real, Suite 100
San Diego, CA 92130
T: +1 858 452 6500

FOR LEASE

OCEAN PLACE CINEMAS

401-409 Mission Avenue, Oceanside, CA 92054



Demographics

Demographic and Income Profile

401 Mission Ave, Oceanside, California, 92054 3

401 Mission Ave, Oceanside, California, 92054

Ring: 1 mile radius

Latitude: 33.19491, Longitude: -117.37981



1 MI

Summary	Census 2010	Census 2020	2025	2030
Population	15,523	14,674	14,151	15,142
Households	5,884	6,306	6,478	7,086
Families	3,162	-	3,178	3,462
Average Household Size	2.60	2.30	2.16	2.11
Owner Occupied Housing Units	1,485	-	1,774	1,850
Renter Occupied Housing Units	4,399	-	4,704	5,235
Median Age	32.2	-	38.3	39.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.36%	0.07%	0.30%	
Households	1.81%	0.33%	0.49%	
Families	1.73%	0.32%	0.44%	
Owner HHs	0.84%	0.49%	0.66%	
Median Household Income	1.81%	2.33%	2.57%	
Households by Income	Number	Percent	2025	2030
<\$15,000	466	7.2%	461	6.5%
\$15,000 - \$24,999	477	7.4%	449	6.3%
\$25,000 - \$34,999	353	5.4%	342	4.8%
\$35,000 - \$49,999	608	9.4%	567	8.0%
\$50,000 - \$74,999	1,055	16.3%	1,063	15.0%
\$75,000 - \$99,999	968	14.9%	1,092	15.4%
\$100,000 - \$149,999	1,151	17.8%	1,333	18.8%
\$150,000 - \$199,999	514	7.9%	643	9.1%
\$200,000+	886	13.7%	1,136	16.0%
Median Household Income		\$80,761		\$88,345
Average Household Income		\$110,616		\$120,349
Per Capita Income		\$50,566		\$56,247
Population by Age	Number	Percent	2025	2030
0 - 4	1,159	7.5%	646	4.6%
5 - 9	984	6.3%	607	4.3%
10 - 14	914	5.9%	632	4.5%
15 - 19	1,143	7.4%	739	5.2%
20 - 24	1,406	9.1%	969	6.8%
25 - 34	2,880	18.6%	2,705	19.1%
35 - 44	2,081	13.4%	2,240	15.0%
45 - 54	2,042	13.2%	1,685	11.9%
55 - 64	1,493	9.6%	1,622	11.5%
65 - 74	786	5.1%	1,330	9.4%
75 - 84	478	3.1%	778	5.5%
85+	157	1.0%	198	1.4%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

Demographic and Income Profile

401 Mission Ave, Oceanside, California, 92054 3

401 Mission Ave, Oceanside, California, 92054

Ring: 3 mile radius

Latitude: 33.19491, Longitude: -117.37981



3 MI

Summary	Census 2010	Census 2020	2025	2030
Population	61,421	61,442	59,671	61,357
Households	22,107	23,234	23,557	24,699
Families	14,007	-	14,249	14,844
Average Household Size	2.56	2.43	2.32	2.29
Owner Occupied Housing Units	8,115	-	8,856	9,097
Renter Occupied Housing Units	13,993	-	14,701	15,602
Median Age	30.1	-	35.3	37.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.56%	0.07%	0.30%	
Households	0.95%	0.33%	0.49%	
Families	0.82%	0.32%	0.44%	
Owner HHs	0.54%	0.49%	0.66%	
Median Household Income	2.54%	2.33%	2.57%	
Households by Income	Number	Percent	2025	2030
<\$15,000	1,381	5.9%	1,298	5.3%
\$15,000 - \$24,999	1,415	6.0%	1,227	5.0%
\$25,000 - \$34,999	1,456	6.2%	1,238	5.0%
\$35,000 - \$49,999	2,328	9.9%	2,089	8.5%
\$50,000 - \$74,999	3,867	16.4%	3,731	15.1%
\$75,000 - \$99,999	3,300	14.0%	3,356	13.6%
\$100,000 - \$149,999	4,275	18.1%	4,707	19.1%
\$150,000 - \$199,999	2,307	9.8%	2,803	11.3%
\$200,000+	3,229	13.7%	4,250	17.2%
Median Household Income		\$83,408		\$94,549
Average Household Income		\$113,493		\$126,594
Per Capita Income		\$44,575		\$50,522
Population by Age	Number	Percent	2025	2030
0 - 4	4,818	7.8%	3,170	5.3%
5 - 9	3,745	6.1%	2,945	4.9%
10 - 14	3,333	5.4%	2,829	4.7%
15 - 19	4,559	7.4%	3,666	6.1%
20 - 24	8,256	13.4%	6,966	11.7%
25 - 34	10,401	16.9%	10,022	16.8%
35 - 44	7,477	12.2%	8,375	14.0%
45 - 54	7,456	12.1%	6,383	10.7%
55 - 64	5,537	9.0%	6,174	10.3%
65 - 74	2,835	4.6%	5,357	9.0%
75 - 84	1,989	3.2%	2,850	4.8%
85+	1,015	1.7%	934	1.6%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

Chad Iafate, CCIM
+1 760 431 4234
Chad.Iafate@cushwake.com
LIC #01329943

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01093731

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Nash Johnson
+1 760 431 3831
Nash.Johnson@cushwake.com
LIC #02188083

12830 El Camino Real, Suite 100
San Diego, CA 92130
T: +1 858 452 6500

FOR LEASE

OCEAN PLACE CINEMAS

401-409 Mission Avenue, Oceanside, CA 92054



Demographics

Demographic and Income Profile

401 Mission Ave, Oceanside, California, 92054 3

401 Mission Ave, Oceanside, California, 92054

Ring: 5 mile radius

Latitude: 33.19491, Longitude: -117.37981

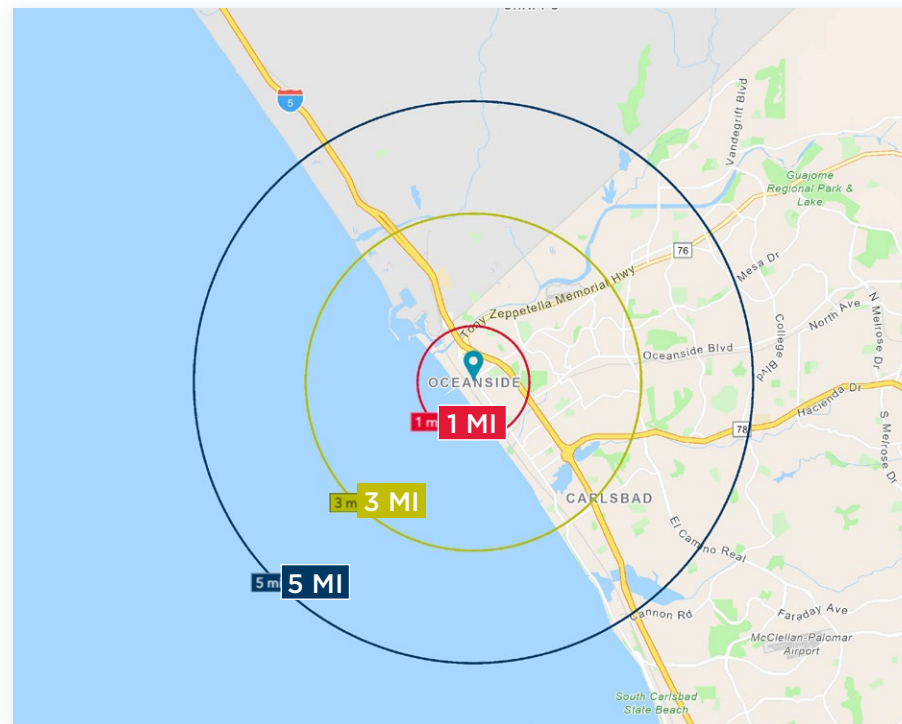


5 MI

Summary	Census 2010	Census 2020	2025	2030
Population	130,882	135,824	134,019	136,296
Households	49,657	52,398	53,263	55,004
Families	31,658	-	33,348	34,365
Average Household Size	2.50	2.45	2.38	2.35
Owner Occupied Housing Units	22,637	-	24,727	25,528
Renter Occupied Housing Units	27,021	-	28,536	29,477
Median Age	32.8	-	37.4	39.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.34%	0.07%	0.30%	
Households	0.65%	0.33%	0.49%	
Families	0.60%	0.32%	0.44%	
Owner HHs	0.64%	0.49%	0.66%	
Median Household Income	2.48%	2.33%	2.57%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	3,007	5.6%	2,766	5.0%
\$15,000 - \$24,999	2,691	5.1%	2,256	4.1%
\$25,000 - \$34,999	2,918	5.5%	2,443	4.4%
\$35,000 - \$49,999	4,573	8.6%	4,057	7.4%
\$50,000 - \$74,999	8,117	15.2%	7,635	13.9%
\$75,000 - \$99,999	7,079	13.3%	7,014	12.8%
\$100,000 - \$149,999	9,820	18.4%	10,365	18.8%
\$150,000 - \$199,999	6,318	11.9%	7,327	13.3%
\$200,000+	8,739	16.4%	11,142	20.3%
Median Household Income	\$92,471		\$104,510	
Average Household Income	\$126,166		\$140,234	
Per Capita Income	\$49,927		\$56,257	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	9,274	7.1%	6,803	5.1%
5 - 9	7,529	5.8%	6,754	5.0%
10 - 14	7,115	5.4%	6,610	4.9%
15 - 19	9,133	7.0%	7,793	5.8%
20 - 24	15,352	11.7%	12,975	9.7%
25 - 34	21,213	16.2%	21,397	16.0%
35 - 44	15,785	12.1%	18,251	13.6%
45 - 54	16,409	12.5%	14,676	11.0%
55 - 64	13,423	10.3%	14,659	10.9%
65 - 74	7,461	5.7%	13,617	10.2%
75 - 84	5,515	4.2%	7,748	5.8%
85+	2,671	2.0%	2,736	2.0%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census



Chad Iafate, CCIM
+1 760 431 4234
Chad.Iafate@cushwake.com
LIC #01329943

Phil Lyons, CCIM
+1 760 431 4210
Phil.Lyons@cushwake.com
LIC #01093731

Vince Provenzano
+1 760 431 4212
Vince.Provenzano@cushwake.com
LIC #01926894

Nash Johnson
+1 760 431 3831
Nash.Johnson@cushwake.com
LIC #02188083

12830 El Camino Real, Suite 100
San Diego, CA 92130
T: +1 858 452 6500