

FOR LEASE

OCEAN PLACE CINEMAS

401-409 Mission Avenue, Oceanside, CA 92054



FOR LEASE:

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

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

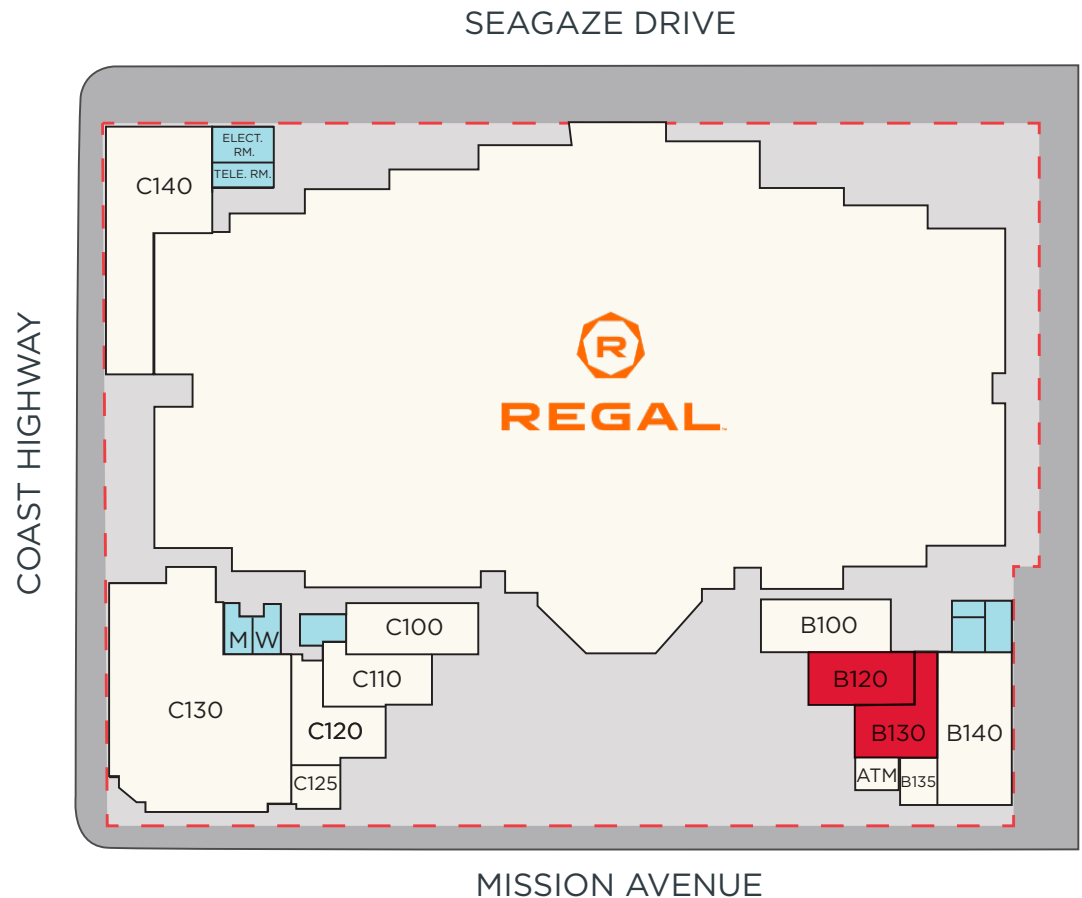
OCEAN PLACE CINEMAS

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	Miyo Jewelers	1,213
C110	Cold Stone Creamery	1,055
C120	ZZang Hot Dogs & Chicken	1,210
C125	Lavish Studio	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 lafrate, CCIM
+1 760 431 4234
Chad.lafrate@cushwake.com
LIC #01329943

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

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



1. PARK 2. PAY 3. ENJOY!

OCEANSIDE HARBOR

- The Harbor has many amenities including the Oceanside Marina Suites and a variety of shops and restaurants.
- You can sail, spend the day on a deep-sea fishing boat, whale watch, rent kayaks or visit the marina. Fishing is an option from the jetties. There is no charge for using the launching ramp.
- Harbor Beach is Oceanside's largest beach, offering everything from surfing to volleyball.
- Harbor Beach has three lifeguard towers, picnic tables, barbecue grill, gazebos, showers and fire rings.
- There are restrooms and a snack bar and some volleyball courts. (You supply the net and ball).

DOWNTOWN PARKING LOTS

LOT

34 320 North Tremont Street
Four hour free parking 8am-6pm
Let closed 2am-6am

35 218 North Tremont Street - 24-hour lot
Two hour free parking 8am-9pm

36 101 North Dittmar Street - 24-hour lot
Access from Seagaze Drive
72 hours maximum

CC* Civic Center Parking Structure
300 North Coast Highway
Access from 300 North Dittmar Street or 500 Civic Center Drive
Closed 2am-5am

PS* Oceanside Transit Center Parking Structure
290 Seagaze Drive
Open daily - Free parking all day
Closed 2am-4am

PS23* City Parking Structure/SALT Apartments
371 N. Cleveland Street
Open daily - \$5 all day or \$3 for two-hour parking in designated spots - Two-hour spaces exempt from all patronage pay requirement
Closed 2am - 4am

* Most likely to have parking availability.

PIER AND BEACHES PARKING LOTS

20 998 North Pacific Street - 24-hour lot
\$5 8am-5:59pm - \$2 6pm-7:59am - \$7 all day

21* 222 Windward Way
\$2 6am-until closure: 8pm September 16-May 14, 10pm May 15-September 15

22* 202 Surfside Way
\$2 6am-until closure: 8pm September 16-May 14, 10pm May 15-September 15

24B 200-298 North Myers Street - 24-hour lot
\$5 all day - Receipt good until 11:59 pm

24B* 300 North Myers Street - 24-hour lot
\$5 all day - Receipt good until 11:59 pm

26 102 South Myers Street - 24-hour lot
\$5 4am-7:59pm - \$20 8pm-3:59am

27* 200-700 South Myers Street
\$2 6am-until closure:
8pm September 16 - May 14,
10pm May 15-September 15

28 351 North The Strand - Closed 11pm-6am
September 16-May 14: \$3 per hour until 11pm
\$10 all day until 11pm
May 15-September 15: \$4 per hour until 11pm
\$15 all day until 11pm

29 350 North The Strand - Closed 11pm-6am
September 16-May 14: \$3 per hour until 11pm
\$10 all day until 11pm
May 15-September 15: \$4 per hour until 11pm
\$15 all day until 11pm

30 101 North The Strand - Closed 11pm-6am
September 16-May 14: \$3 per hour until 11pm
\$10 all day until 11pm
May 15-September 15: \$4 per hour until 11pm
\$15 all day until 11pm

31 740 South The Strand - Closed 10pm-6am
September 16-May 14: \$3 per hour until 8pm
\$10 all day until 8pm
May 15-September 15: \$4 per hour until 10pm
\$15 all day until 10pm

* Most likely to have parking availability.
& All Patrons Pay - Handicap not exempt from paying fees.

LOCALS' TIP

Access the parking structure from Civic Center Drive to get to the lowest level for open parking spaces.

Enter Lot 27* from South Street. Hours of parking all day until 11:59pm to Bioscience Street!

Points of Interest

- H Oceanside Harbor
- P Oceanside Pier
- C Civic Center and Library
- A Oceanside Museum of Art
- S California Surf Museum
- OTC Oceanside Transit Center



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

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							
1 MI							
401 Mission Ave, Oceanside, California, 92054 3							
401 Mission Ave, Oceanside, California, 92054							
Ring: 1 mile radius							
Latitude: 33.19491, Longitude: -117.37981							
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		2025		2030			
		Number	Percent	Number	Percent		
<\$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		Census 2010		2025		2030	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		1,159	7.5%	646	4.6%	672	4.4%
5 - 9		984	6.3%	607	4.3%	608	4.0%
10 - 14		914	5.9%	632	4.5%	639	4.2%
15 - 19		1,143	7.4%	739	5.2%	691	4.6%
20 - 24		1,406	9.1%	969	6.8%	1,091	7.2%
25 - 34		2,880	18.6%	2,705	19.1%	2,590	17.1%
35 - 44		2,081	13.4%	2,240	15.8%	2,481	16.4%
45 - 54		2,042	13.2%	1,685	11.9%	1,989	13.1%
55 - 64		1,493	9.6%	1,622	11.5%	1,570	10.4%
65 - 74		786	5.1%	1,330	9.4%	1,446	9.5%
75 - 84		478	3.1%	778	5.5%	1,084	7.2%
85+		157	1.0%	198	1.4%	281	1.9%

© 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							
3 MI							
401 Mission Ave, Oceanside, California, 92054 3							
401 Mission Ave, Oceanside, California, 92054							
Ring: 3 mile radius							
Latitude: 33.19491, Longitude: -117.37981							
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		2025		2030			
		Number	Percent	Number	Percent		
<\$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		Census 2010		2025		2030	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		4,818	7.8%	3,170	5.3%	3,138	5.1%
5 - 9		3,745	6.1%	2,945	4.9%	2,810	4.6%
10 - 14		3,333	5.4%	2,829	4.7%	2,888	4.7%
15 - 19		4,559	7.4%	3,666	6.1%	3,600	5.9%
20 - 24		8,256	13.4%	6,966	11.7%	7,117	11.6%
25 - 34		10,401	16.9%	10,022	16.8%	9,047	14.7%
35 - 44		7,477	12.2%	8,375	14.0%	9,048	14.7%
45 - 54		7,456	12.1%	6,383	10.7%	7,148	11.6%
55 - 64		5,537	9.0%	6,174	10.3%	5,951	9.7%
65 - 74		2,835	4.6%	5,357	9.0%	5,607	9.1%
75 - 84		1,989	3.2%	2,850	4.8%	3,826	6.2%
85+		1,015	1.7%	934	1.6%	1,177	1.9%

© 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

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

5 MI

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



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		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,274	7.1%	6,803	5.1%	6,710	4.9%
5 - 9	7,529	5.8%	6,754	5.0%	6,316	4.6%
10 - 14	7,115	5.4%	6,610	4.9%	6,759	5.0%
15 - 19	9,133	7.0%	7,793	5.8%	7,626	5.6%
20 - 24	15,352	11.7%	12,975	9.7%	12,957	9.5%
25 - 34	21,213	16.2%	21,397	16.0%	19,391	14.2%
35 - 44	15,785	12.1%	18,251	13.6%	19,753	14.5%
45 - 54	16,409	12.5%	14,676	11.0%	15,835	11.6%
55 - 64	13,423	10.3%	14,659	10.9%	13,829	10.1%
65 - 74	7,461	5.7%	13,617	10.2%	13,843	10.2%
75 - 84	5,515	4.2%	7,748	5.8%	9,966	7.3%
85+	2,671	2.0%	2,736	2.0%	3,312	2.4%

© 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



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

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