

SUMMARY

PROPERTY DESCRIPTION

The subject property is a two-story building located at 702 MIssion Avenue In Oceanside, California, County of San Diego and is less than 1 mile to the beach. This former 2-story bank branch building is ±13,252 square feet and sits on a ±60,614 square foot parcel with ample parking (±54 stalls). Per the City of Oceanside, this property is zoned as D-2 Downtown District Mixed-Use. Leave behind ATM at current location but owner is willing to lease-back.

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DUE DILIGENCE

11/21/2025

Due diligence can be found at: www.BankingCentersForSale.com

TRAFFIC COUNTS

MIssion Avenue: 18,290 ADT Coast Highway: 21,756 ADT

DEMOGRAPHICS | 2025

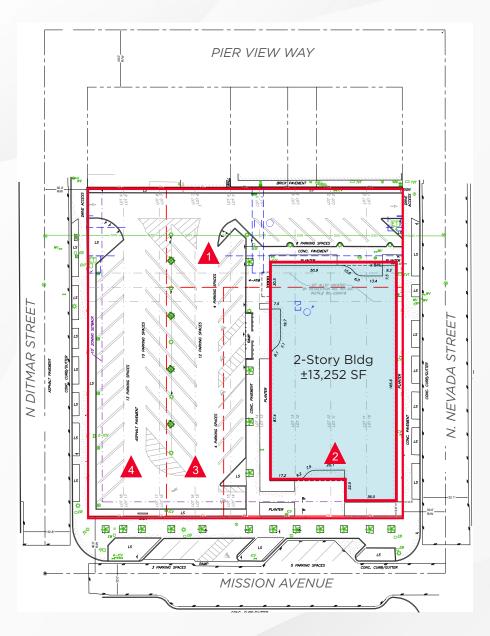
	1 MILE	3 MILES	5 MILES
Population	17,226	61,143	140,799
AHH Income	\$104,018	\$113,294	\$126,936
Daytime Population	7,509	24,754	44,523

Source: ESRI 2025 & CoStar

Parcel Sizes	±60,614 SF (±1.39 AC)		
Address	702 Mission Avenue Oceanside, CA 92054		
Building Size	±13,252 SF		
Floors	2-Story		
Year Built	1982		
APN	147-194-15		
Zoning	D-2 (Downtown District Mixed-Use)		
Parking	51 Standard 3 Handicap (54 total)		



SURVEY MAP



PARCEL INFORMATION

Parcel 1 ±0.265 AC | 11,550 SF

Parcel 2 ±0.459 AC | 20,002 SF

Parcel 3 ±0.147 AC | 6,402 SF

Parcel 4 ±0.291 AC | 12,660 SF

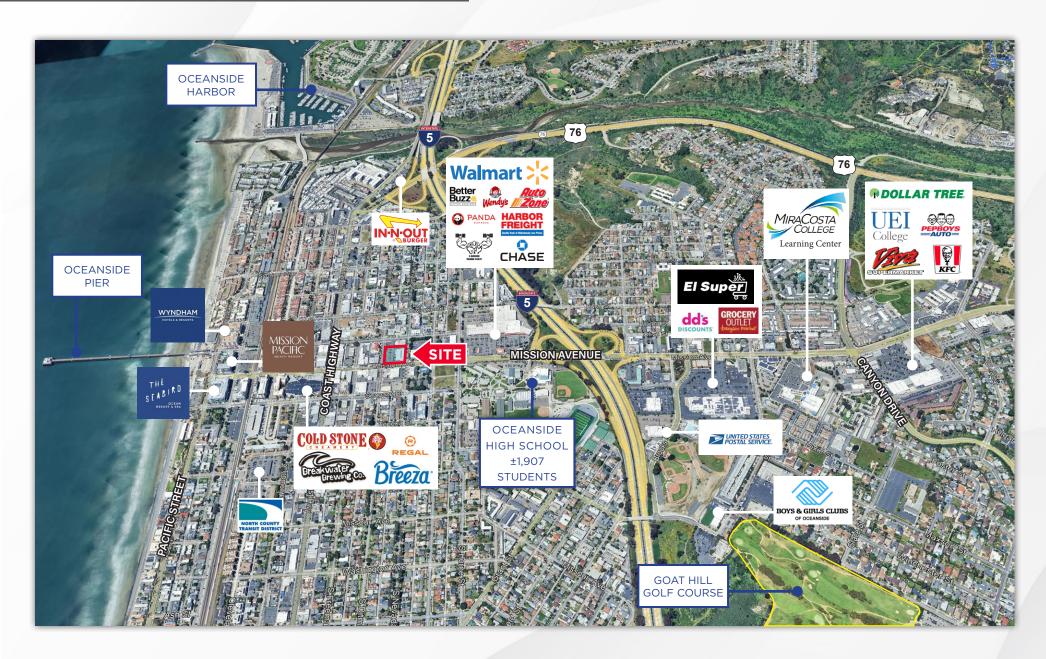
TOTAL SF: ±60,614

(For Illustration Purposes Only)

BIRDSEYE VIEW



MARKET AERIAL



702 MISSION AVENUE | OCEANSIDE, CA

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