

LOMA ALTA STATION

1401-1405 S EL CAMINO REAL, OCEANSIDE, CA 92054



COASTAL CONVENIENCE

Everyday Food + Services For Oceanside Locals, Commuters, & El Corazón Crowds



PROPERTY HIGHLIGHTS

Loma Alta Station is 34,942 SF neighborhood center featuring a mix of restaurants, retail and service-retail tenants. The property is anchored by daily-needs retailers and designed to offer convenient food and services for area residents, commuters and visitors.

Gateway location – The center sits at the edge of Oceanside’s Fire Mountain neighborhood and near **El Corazón**, home to the SoCal Sports Complex with **22 full-size fields on 52.5 acres and 25 acres of parking**, drawing thousands of athletes and spectators throughout the year.

High-visibility intersection – Positioned along **El Camino Real and Oceanside Boulevard**, two of the area’s busiest thoroughfares, the site benefits from roughly **32,892 MPSI** on El Camino Real and **29,418 MPSI** on Oceanside Boulevard. This location provides direct access to nearby residential and commercial density as well as Interstate 5 and the Sprinter rail line.

Strong visitation – Internal visitation analytics indicate the center attracts **over 250,000 visits per year**, with the **average visitor household income exceeding \$120,000**. Demographic figures reflect a “True Trade Area” capturing 70 % of total visits (data source: Census 2023).

City Demographics – Oceanside is a growing coastal city with an estimated 2025 population of 167k; the median household income is about \$93,724, and the average household income is roughly \$117,910. The median age is about 38 years, reflecting a mix of families and young professionals.

These attributes make **Loma Alta Station a well-positioned neighborhood center** poised to serve Oceanside locals, daily commuters and the growing crowds at nearby El Corazón.



SITE PLAN

1401-1405 S El Camino Real, Oceanside, CA

Suite	Tenant	SF
1100	AVAILABLE (can be combined)	2,550
1102	AVAILABLE (can be combined)	1,100
1102A/1103	Oceanside Pottery Club	2,065
1104	Motorcycle Gallery	1,800
1105	Creative Stylz Barbershop	1,950
1106	A1 Golf Cars Inc.	3,530
1107	Compound Gym	4,301
1108	Breakfast Mug	1,974

Suite	Tenant	SF
1109	AVAILABLE	2,275
5109	Pro6 Security Services	930
5110	AVAILABLE (2nd gen restaurant)	2,550
5111	Nail It & Spa	1,204
5112	Peopleready	1,464
5113	Royal State Investments	1,000
5114	Spa Massage	1,000
5116	Aqua Animal Care Center	4,999



AVAILABLE SPACES

Suite	Approx. SF
1100	2,550
1102	1,100
1109	2,275
5110	2,550



TRADE AREA AERIAL

1401-1405 S. El Camino Real,
OCEANSIDE, CA



SITE

DIJA MARA

MATSU

BRIXTON SHOTS

Better Buzz

BEST PIZZA & BREW

HomeState
A TEXAS FITZGEN
CORNER PIZZA
PRIME
ARTIFEX

RITE AID

THE TACO STAND
HECHO A MANO
MUNICIPAL

MERENDA

Smart & Final

BIG LOTS!
CVS pharmacy

FRAZIER FARMS

GROCERY OUTLET
El Super
dd's DISCOUNTS

DOLLAR TREE

SPRINTER
El Camino Real Station

LA FITNESS
L.A. BOY GALLERY
Burlington
BARNES & NOBLE
BOOT BARN

STAPLES
petco
WORLD MARKET
FIVE BELOW

DOLLAR TREE
Orangetheory FITNESS
Marshalls

The Shoppes at Carlsbad
macy's
REGAL
FITNESS
JCPenney

TRADER JOE'S
BevMo!

WinCo FOODS

TARGET

CVS pharmacy
VONS
planet fitness

SPROUTS

GRACE CHURCH

EL CORAZON

SoCal Sports Complex

FRONTWAVE arena

BRIXTON

suja ORGANIC

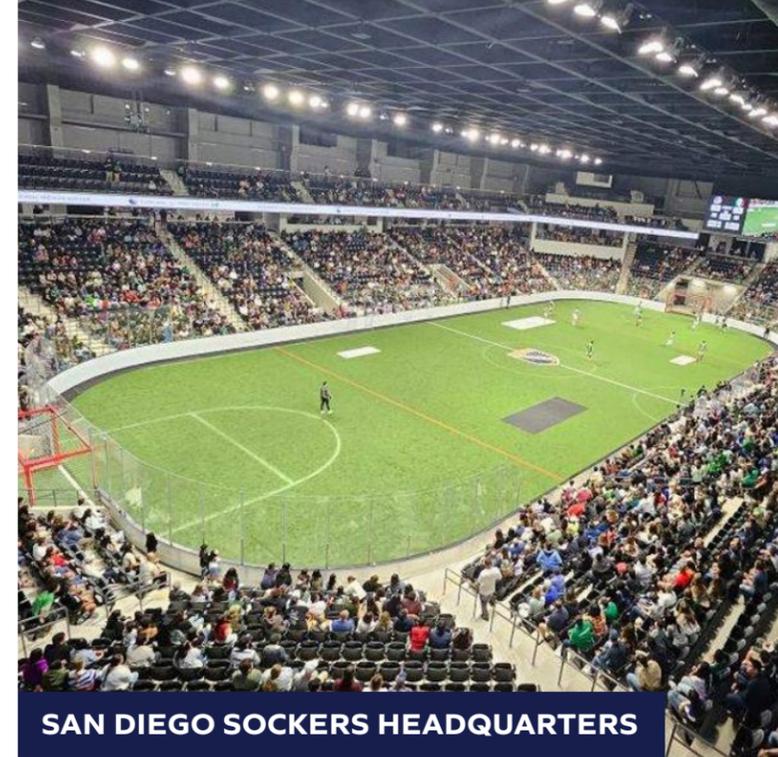
Genentech

Titleist

the Habit BURGER GRILL
Dirty Dough
THE GREAT GREEK
West Coast SOURDOUGH



FRONTWAVE ARENA



SAN DIEGO SOCKERS HEADQUARTERS

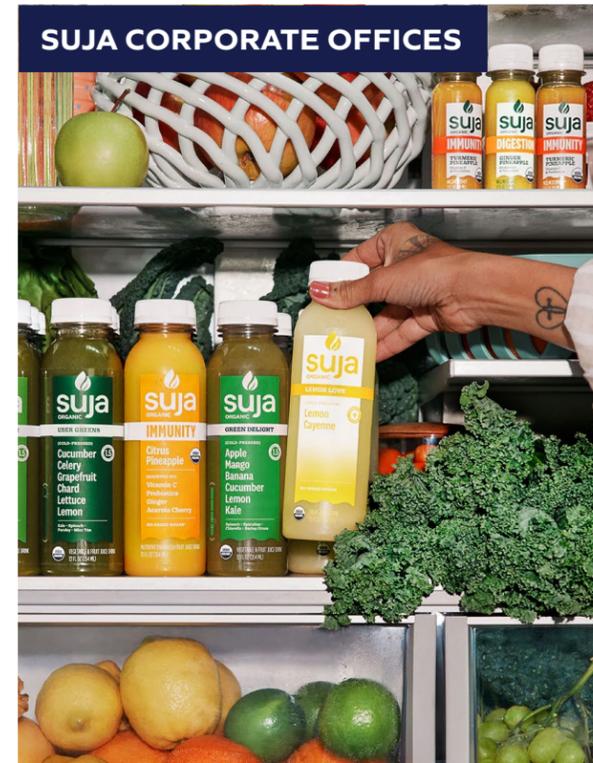


EL CAMINO REAL SPRINTER STATION

TENANTS IN THE NEIGHBORHOOD



GENENTECH INC.



SUJA CORPORATE OFFICES



BRIXTON CORPORATE OFFICES



TITLEIST PERFORMANCE INSTITUTE



SOCAL SPORTS COMPLEX

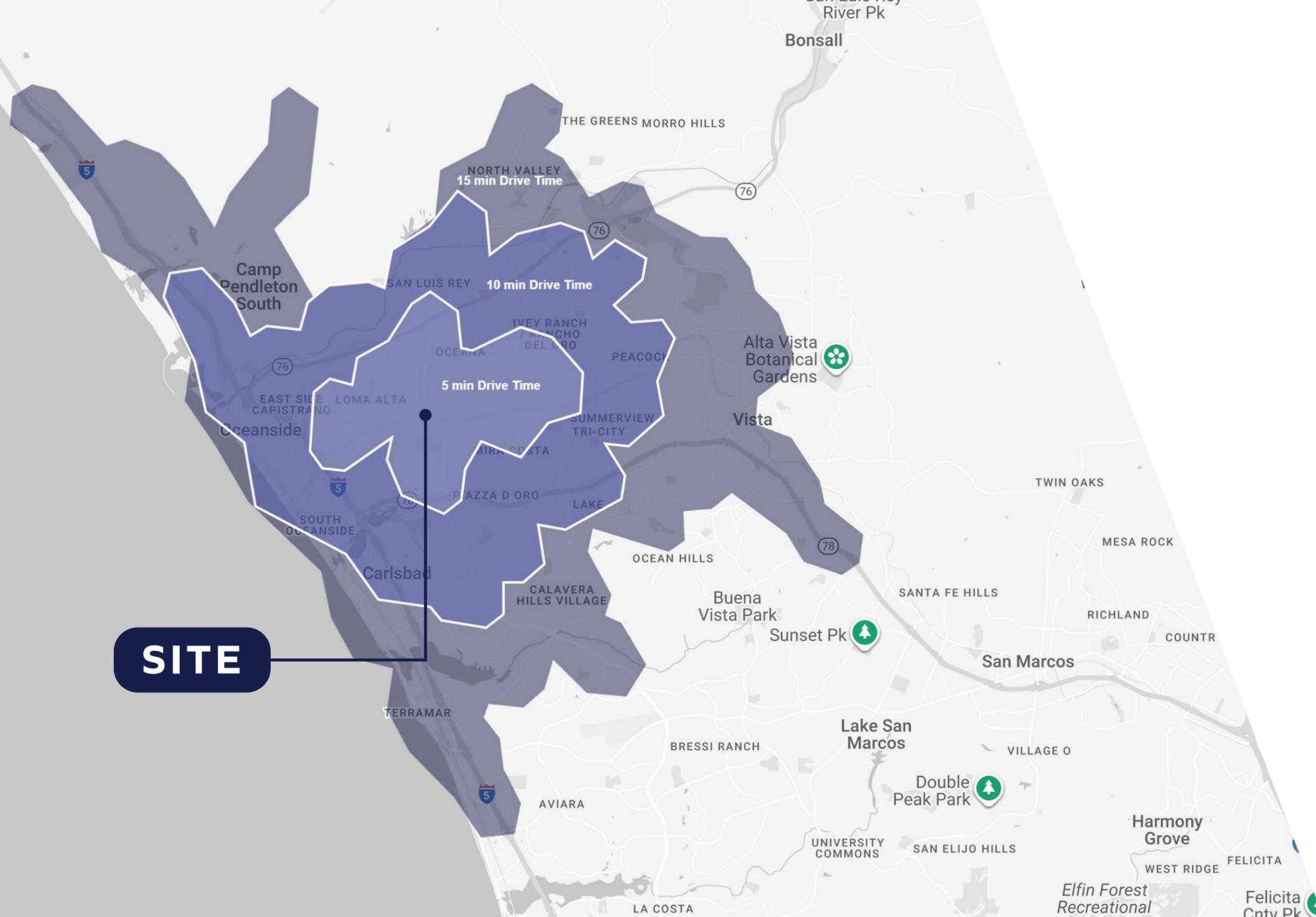
ADJACENT DEVELOPMENT

EL CORAZON RETAIL CENTER
OCEANSIDE BLVD & RANCHO DEL ORO DR
OCEANSIDE, CA



DEMOGRAPHICS

1401-1405 S El Camino Real, Oceanside, CA // Oceanside



	<i>5 minute drive time</i>	<i>10 minute drive time</i>	<i>15 minute drive time</i>
Population	31,313	159,270	285,447
Households	12,152	59,904	101,135
Daytime Population	52,427	213,434	383,851
Average Household Income	\$116,566	\$131,453	\$137,423
Median Age	40.0	38.5	37.5

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

LOMA ALTA STATION



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