



Smart & Final *extra!*

oceanside
town & country

GROCERY ANCHORED

1715-1779 Oceanside Blvd.
Oceanside, CA 92054

RI RETAIL INSITE

n

a retail hub

Located at the **signalized interchange of I-5 and Oceanside Blvd**, Oceanside Town & Country offers exceptional visibility and access with exposure to more than **230,000 cars per day**, just minutes from the beach and Downtown Oceanside.

Affluent surrounding neighborhoods drive a dense customer base, with average household incomes exceeding **\$120,000 within 3 miles of the property** alongside continued residential and mixed-use growth throughout Oceanside's coastal corridor.

The project features a dynamic mix of national retailers, fitness, dining, and daily-needs users including **Smart & Final, Crunch Fitness, Starbucks, Popeyes, and The UPS Store**, creating a strong everyday traffic driver for the center.



MUCH MORE THAN A MALL

FAMILY CENTRIC

Grocery anchored center located in high density area

OVER 230K CARS

Pass by the property daily

MAJOR RETAILERS

Include Smart & Final, Crunch Fitness, Starbucks, Popeyes, The UPS Store



Smart & Final®



CRUNCH®
FITNESS

POPEYES
FAMOUS LOUISIANA CHICKEN

nuveen

a vibrant community

Oceanside Town & Country is positioned to benefit from the significant growth transforming the Oceanside neighborhood. Just east of the property, the 465-acre El Corazon master-planned development continues to create new housing, entertainment, hospitality, parks, and future commercial uses. Recent additions include the 268-unit Luma at El Corazon apartments and the new Frontwave Arena, driving both residential growth and visitor traffic to the corridor. With continued investment across the city, Oceanside is rapidly emerging as one of North County's most dynamic markets.

183K

Estimated population within 5 miles

\$136K

Average household income within 5 miles

63K

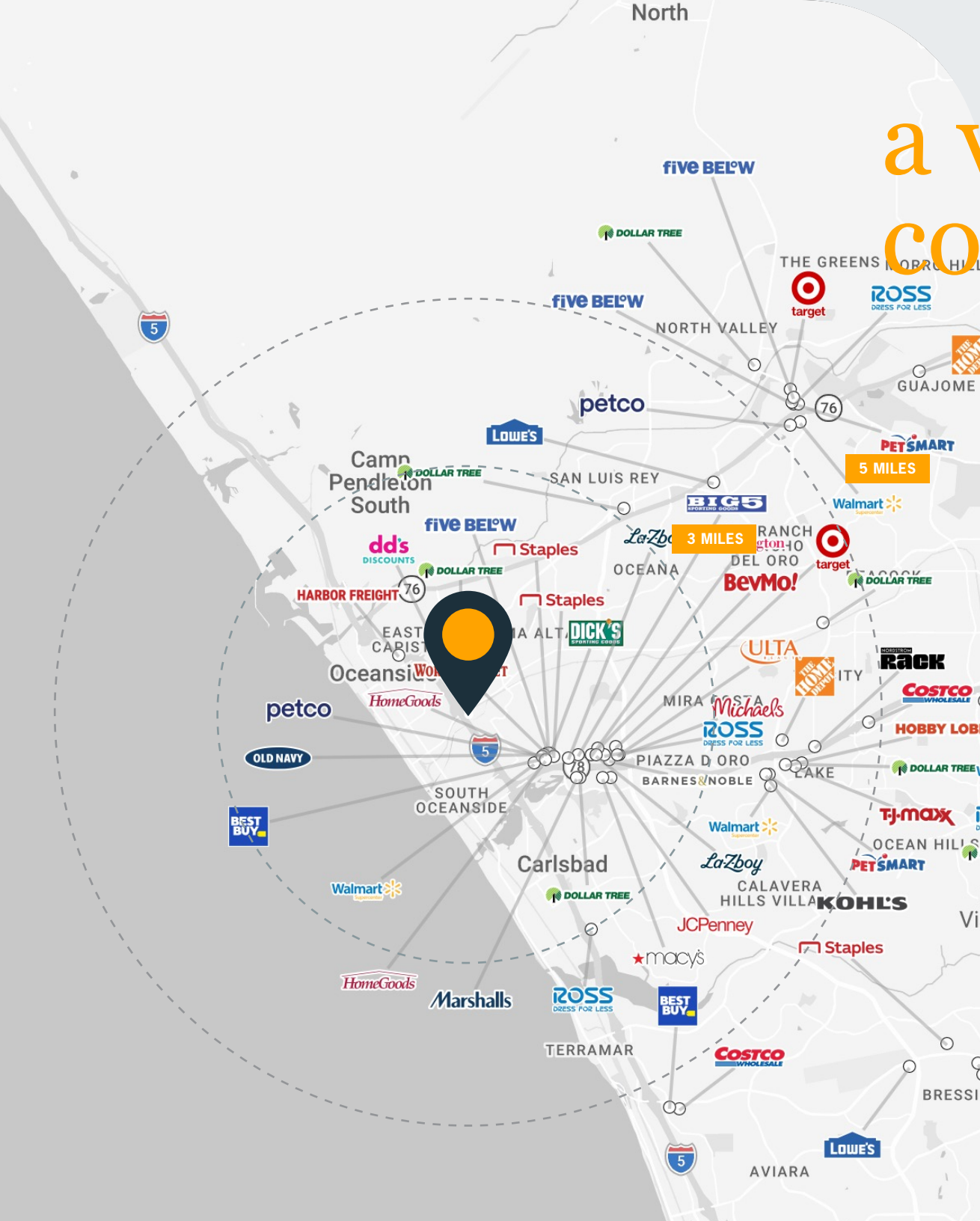
Total employees within 5 miles

\$3.88B

Total retail expenditure within 5 miles

38.4

Median age within 5 miles



site plan



1715 | 2,750 SF
Popeye's Louisiana Kitchen

1719 | 5,500 SF
COMING AVAILABLE
**Do not disturb tenant*

1727A | 1,000 SF
Aloe Massage

1727B | 1,000 SF
Smoke Depot

1729A | 1,500 SF
Go-Staff, Inc.

1729B | 1,800 SF
AVAILABLE

1737 | 25,000 SF
Smart & Final

1759A | 1,858 SF
J'Adore Aesthetics
(Coming Soon)

1759B | 1,100 SF
Smile Nail and Spa

1759C | 1,100 SF
The UPS Store

1759D | 1,100 SF
AVAILABLE

1759E | 1,092 SF
Sinaloa Mexican & Seafood Restaurant

1759F | 1,100 SF
AVAILABLE

1759G | 2,500 SF
Discovery Preschool & Childcare

1759I | 900 SF
Discovery Preschool & Childcare

1759J | 1,200 SF
Discovery Preschool & Childcare

1763A | 1,000 SF
Natura Sugaring Melt and Wax Spa

1763B | 2,552 SF
Bella Longevity

1767 | 23,800 SF
Crunch Fitness

1771A | 1,400 SF
North County Dental

1771B | 1,625 SF
The Cheesesteak Grill

1771C | 975 SF
Avis Budget Car Rental

1779A | 1,743 SF
Starbucks

1779B | 2,500 SF
Lease Pending

1779C | 1,095 SF
Marco's Pizza



retail made easy, all in one place

SHOP, DINE, & ENJOY



oceanside town & country

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