

RETAIL FOR LEASE

Loma Alta Station

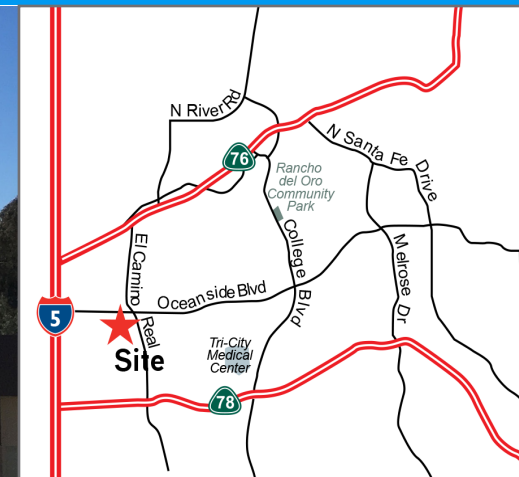
WCB

Commercial Real Estate

1401-1405 El Camino Real, Oceanside, CA 92056



**\$2/SF Outside
Broker Bonus on
Select Spaces!**



Property Profile - Junior Anchor, Restaurants, & Shops Available

Well positioned neighborhood shopping center with excellent visibility to one of Oceanside's busiest intersections located at the SWC of El Camino Real & Oceanside Blvd. Center generates heavy foot traffic from Ocean Shores H.S. located at the east side of El Camino Real and commuters using the Sprinter Light Rail at the El Camino Real Station 100 yards south from the center. Sudberry Properties/Soccer Field of Dreams are developing 465 acres at the catty-corner of the site, with civil services, recreational parks, hotels, and commercial space. Loma Alta offers spaces suitable for a variety of uses, e.g., 10,000 SF + junior anchor tenant, pet related uses, flex, restaurants, services, microbreweries, fitness, discount stores, automotive, etc. Dense populations and heavy traffic counts.

Key Facts

- Intersection traffic counts 69,000 CPD
- Sprinter Line generates 7,588 passengers/day
- Students from Cal State San Marcos & Palomar College use the Sprinter Line daily (approx 40,000 students from both colleges)
- Ocean Shores H.S. has 245 students
- IG-MP-5-86 (industrial/commercial) zoned
- Strong daytime population (p. 3)
- Jr Anchor is equipped with roll up doors

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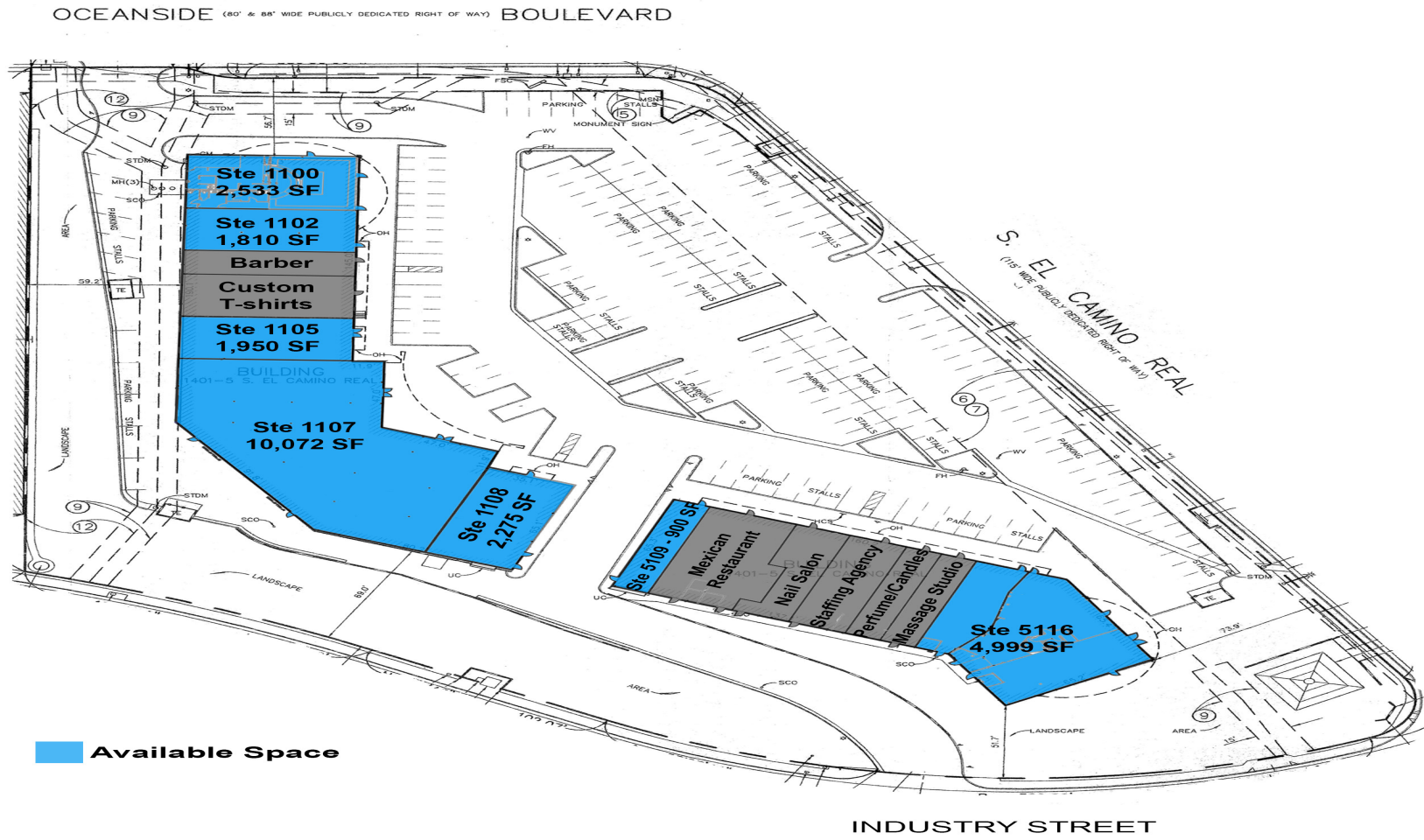
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Site Plan



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Zoomed-In Trade Aerial



Sprinter Light Rail
7,588 passengers per day

El Camino Real Station
312 passengers board per day

Ocean Shores H.S.
245 students
46 staff

Demographics	1-Mile	3-Mile	5-Mile
Est. Population	11,152	130,016	241,428
Daytime Population	13,152	123,114	234,480
Average HH Income	\$76,367	\$74,129	\$77,093

PitneyBowes MapInfo 2015

Traffic Counts:	
El Camino Real	37,000 cars per day
Oceanside Blvd	32,000 cars per day

PitneyBowes MapInfo 2015

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Trade Aerial



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