

OCEANSIDE TOWN & COUNTRY

1715-1779 S. Oceanside Blvd., Oceanside, CA 92054



STERLING
ORGANIZATION

For information: **Ivan Aguilera**

E: iaguilera@sterlingorganization.com

P: 855-647-0738

November 2025

SAN DIEGO, CA

OCEANSIDE TOWN & COUNTRY

1715-1779 S. Oceanside Blvd., Oceanside, CA 92054



OCEANSIDE TOWN & COUNTRY LEASING PLAN

1715-1779 S. Oceanside Blvd., Oceanside, CA 92054



Oceanside Blvd. (31,100 cars per day)

UNIT	TENANT	SQ. FT.
1715	Popeye's Louisiana Kitchen	2,750
1719	West Marine	5,500
1727A	Aloe Massage	1,000
1727B	Smoke Depot	1,000
1729A	Go-Staff, Inc.	1,500
1729B	Available	1,800
1737	Smart & Final	25,000
1759A	Available	1,858
1759B	Smile Nail and Spa	1,100
1759C	The UPS Store	1,100
1759D	Available	1,100
1759E	Sinaloa Mexican & Seafood Restaurant	1,092
1759F	Supercuts	800
1759G	Discovery Preschool & Childcare	2,500
1759I	Discovery Preschool & Childcare	900
1759J	Discovery Preschool & Childcare	1,200
1763A	Natura Sugaring Melt and Wax Spa	1,000
1763B	Rest Recovery Wellness	2,552
1767	Crunch Fitness	23,800
1771A	North County Dental	1,400
1771B	The Cheesesteak Grill	1,625
1771C	Avis Budget Car Rental	975
1779A	Starbucks	1,743
1779B	Available	2,500
1779C	Marco's Pizza	1,095

Total Square Feet:

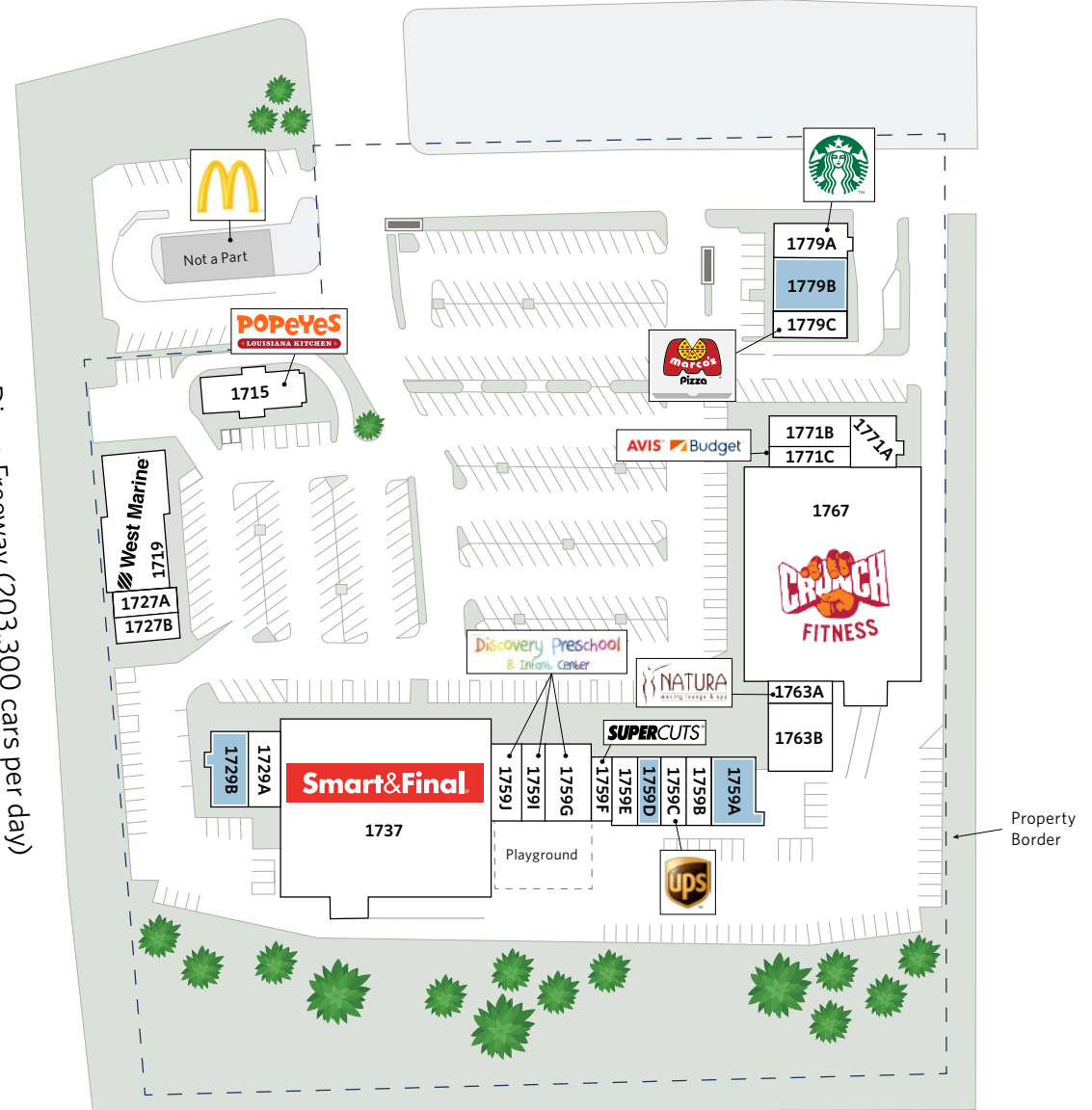
86,890



±10.7 acres

■ pylon

Interstate 5 / San Diego Freeway (203,300 cars per day)



STERLING
ORGANIZATION

For information: Ivan Aguilera

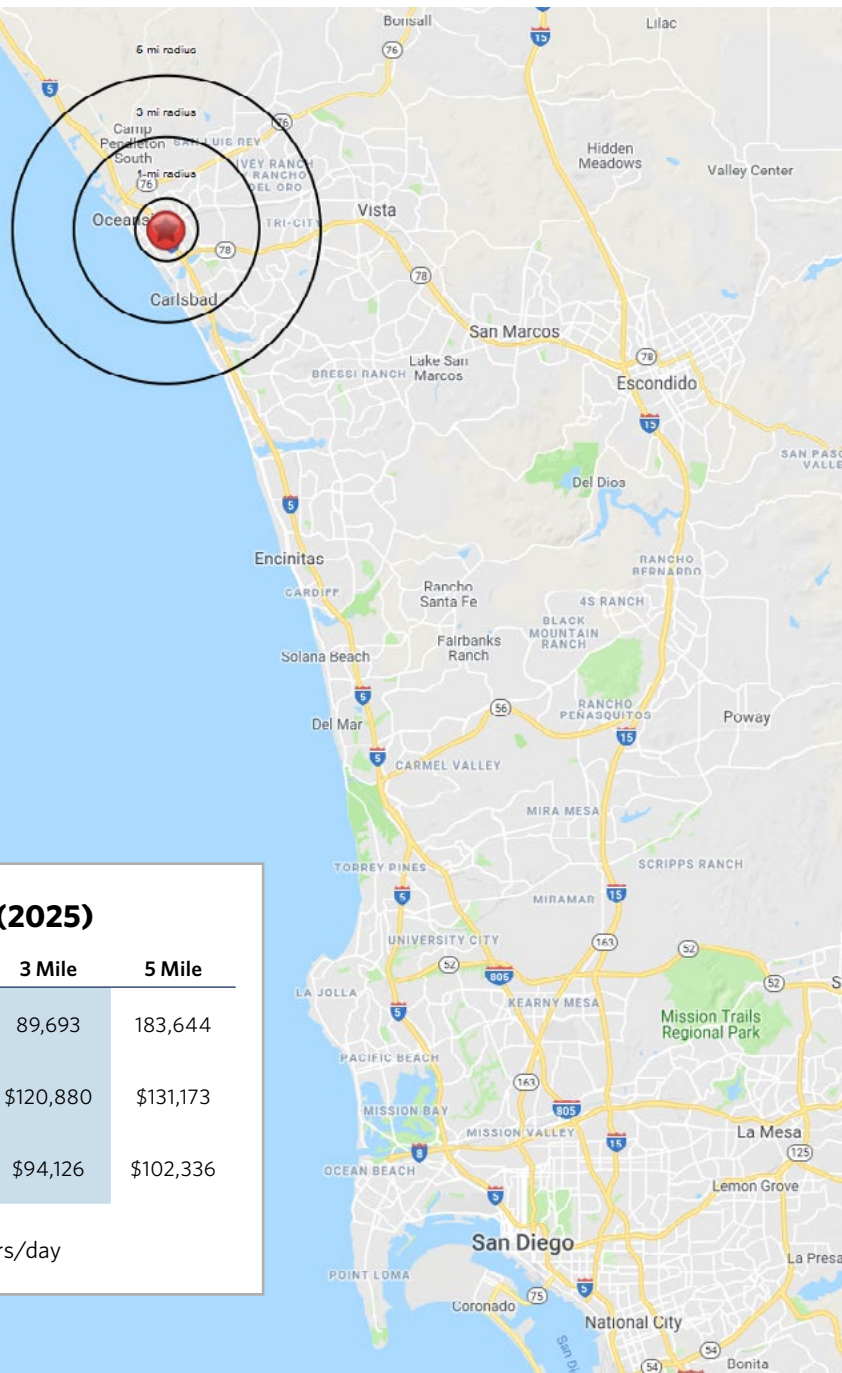
E: iaguilera@sterlingorganization.com

P: 855-647-0738

The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

November 2025

An aerial photograph of a Smart & Final extra! store. The building has a white facade and a brown tiled roof. A large red sign with the store's name is mounted on the roof. The parking lot is paved and contains several cars, including a red SUV, a silver sedan, and a blue SUV. A person is pushing a shopping cart in the foreground. In the background, there is a grassy hill with some trees and a few houses. A large palm tree is visible on the right side of the image.



	1 Mile	3 Mile	5 Mile
Population:	20,746	89,693	183,644
Avg. HH Income:	\$119,190	\$120,880	\$131,173
Median HH Income:	\$90,311	\$94,126	\$102,336

Traffic Count: 234,400 cars/day

The map illustrates the geographic distribution of businesses in Oceanside, California, centered around a point in the town. Concentric circles represent distances of 1 mile, 3 miles, and 5 miles from the center. A large box in the lower-left corner, titled "Oceanside Town & Country", lists a variety of businesses including Starbucks, Crown Fitness, West Marine, PopeYes, Supercuts, Avis, Budget, Natura, and others. Numerous other business logos are scattered across the map, such as Walmart, Target, Denny's, CVS, McDonald's, and many more, indicating a high density of retail and service establishments in the area.