



Fire Mountain Center

Oceanside, CA

San Diego-Chula Vista-Carlsbad (CA)



Zach Blatteis

Leasing Representative

(949) 209-5161

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA License ID: 01768718 | CA KRC License ID: 01518685





As of 03/18/24

AERIAL



GROSS LEASABLE AREA (GLA)

93,810 SF

PARKING SPACES

459

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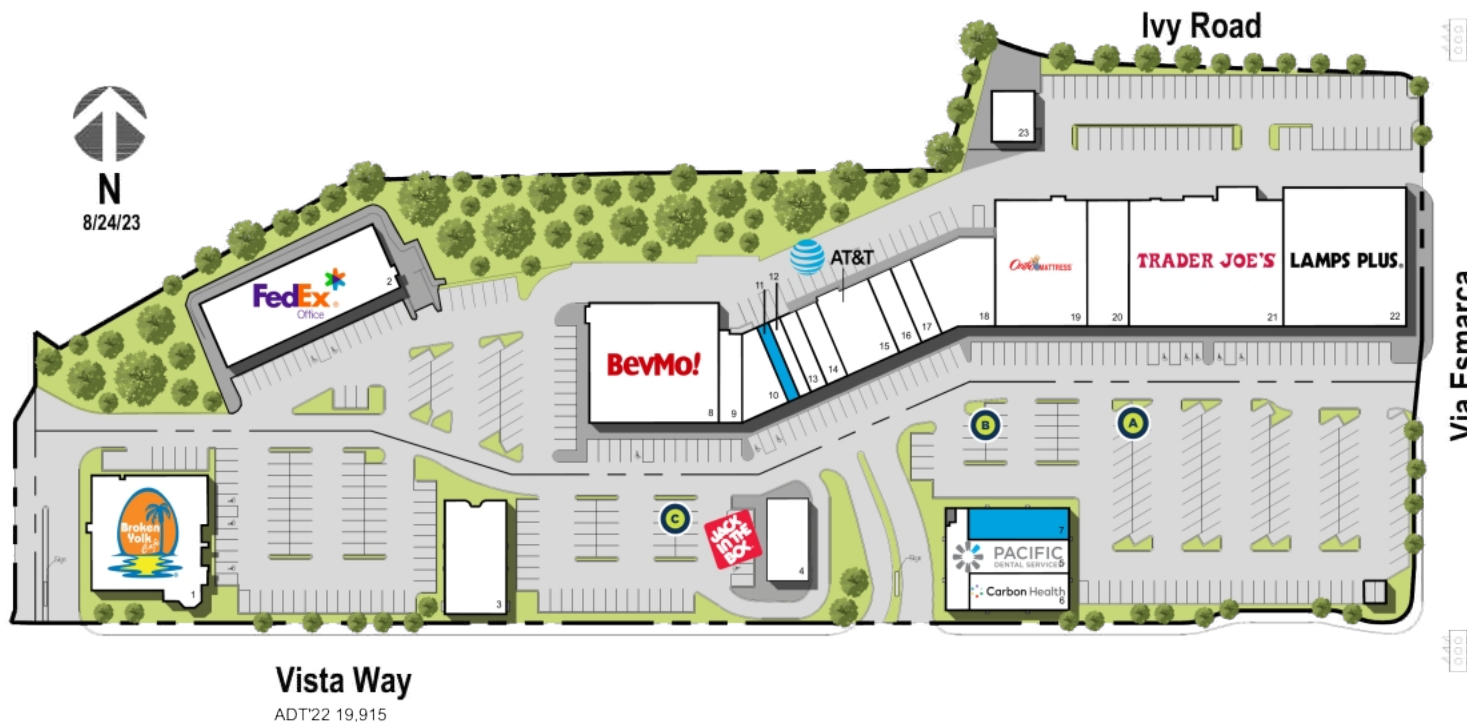
DENSITY AERIAL

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■ Available ● Curbside Pick-up



	TENANT	SQ FT
1	The Broken Yolk Cafe	8,852
2	FedEx Office	8,507
3	Frontwave Credit Union	4,500
4	JACK in the BOX	2,080
5	Pacific Dental	3,604
6	Carbon Health	2,460
7	Available	1,960
8	Beverages & More	9,981
9	Fire Mountain Cleaners	1,410
10	Weight Watchers	1,768
11	Available (Former Nail Salon)	682
12	Kimy Gets Skinny	950
13	Leo Hamel	1,200
14	China Fusion Restaurant	1,500
15	AT&T Wireless	2,995
16	NuSpine Chiropractic	1,290
17	Royal Nails	1,126
18	White Dragon Martial Arts	3,037
19	Ortho Mattress	7,500
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20	American Cancer Society [...]	3,119
21	Trader Joe's	12,881
22	Lamps Plus	11,000
23	MROC Training	1,408

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,072	114,632	239,399
Daytime Pop	14,375	142,057	272,149
Households	4,157	43,768	85,467
Average HH Income	\$114,405	\$106,842	\$108,720
Median HH Income	\$86,867	\$80,443	\$83,475
Per Capita Income	\$47,586	\$41,379	\$39,646

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



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Vista Way & Via Esmarca, Oceanside, CA



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