



Fire Mountain Center

Oceanside, CA

San Diego-Chula Vista-Carlsbad (CA)



Zach Blatteis

Leasing Representative

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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



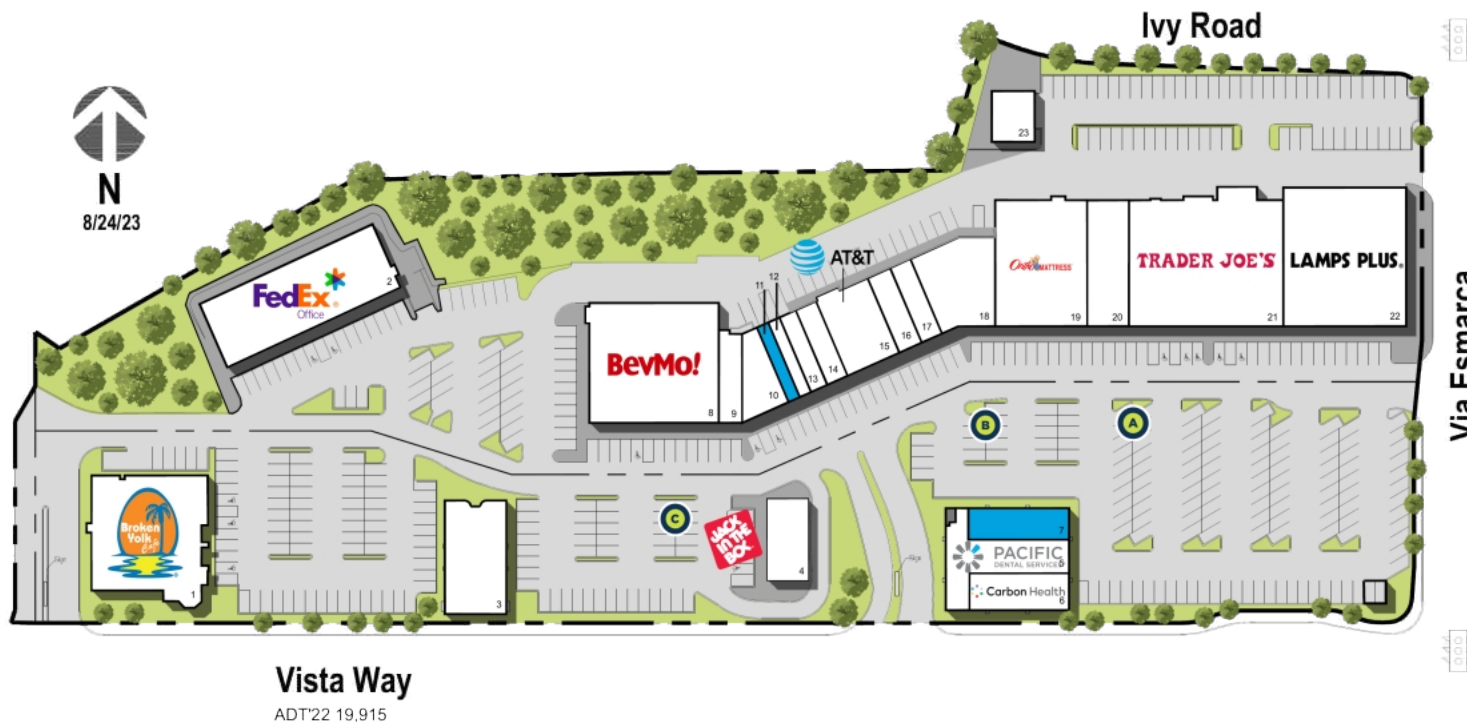
DENSITY AERIAL

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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

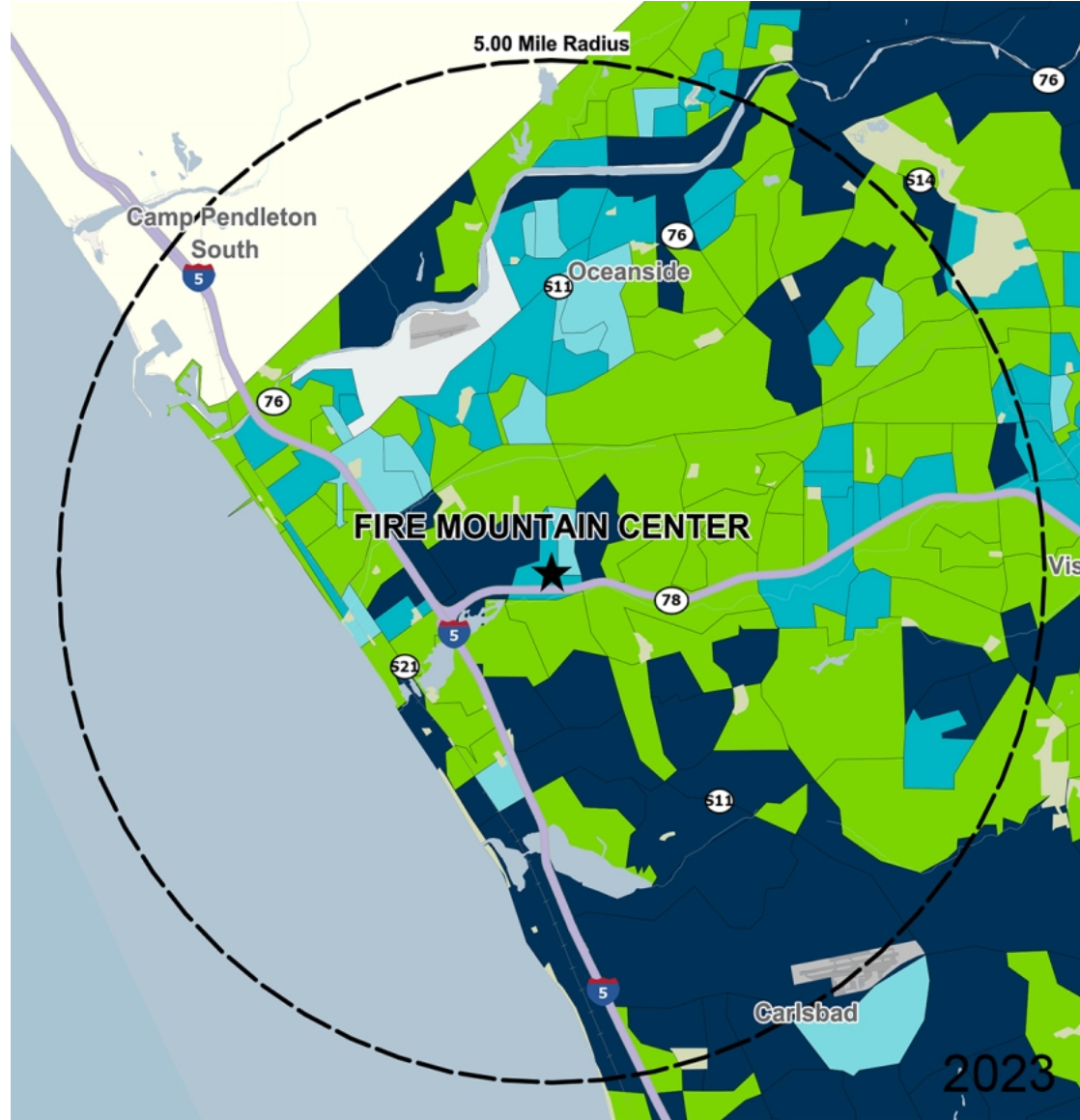
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,347	113,898	243,201
Daytime Pop	13,876	138,962	263,756
Households	4,619	44,523	88,054
Average HH Income	\$123,679	\$117,717	\$119,294
Median HH Income	\$93,754	\$90,260	\$92,582
Per Capita Income	\$50,615	\$46,343	\$44,064

Average Household Income

Popstats, 4Q 2023, 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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