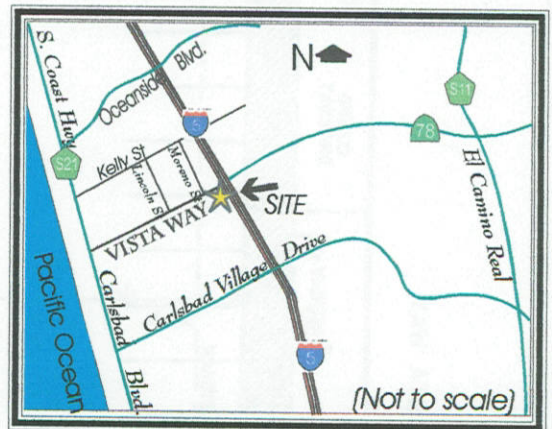


FREEWAY SITE FOR LEASE I-78 & VISTA WAY, OCEANSIDE



1227 Vista Way
Oceanside, CA

LOCATION:	1227 Vista Way Oceanside, CA		
AVAILABLE:	1200 – 4700 Square Feet		
TRAFFIC COUNT:	199,000 (Highway 5)		
<i>(cars per day, SANDAG, 1998)</i>	128,500 (Route 78 @ I-5)		
	21,400 (Vista Way)		
	348,900 Total		
DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<i>Population:</i>	12,099	98,221	151,158
<i>Average HH Income:</i>	\$52,037	\$52,805	\$50,201



COMMENTS:

- Excellent access and visibility.
- Site is directly adjacent to I-5 and Route 78 on/off ramps.
- Going to work side of street.
- Excellent signage and parking.
- Huge daily traffic counts passing site.
- Site can accommodate multiple retail users or a single freestanding Tenant of up to 5,000 square feet.
(See preliminary site plan on back of Flyer)

LEASE RATE: Call Broker for details.

For Further Information Contact:

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Exclusive Agents

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Retail Properties Group, Inc.

A Full Service Commercial Real Estate Company

*The information contained herein has been obtained from sources we deem reliable.
While we have no reason to doubt its accuracy, we do not guarantee it.*