



For Lease

Douglas & 76 Retail Center

35, 41 & 47 Douglas Drive
Oceanside, CA 92058



Property Specifications

RETAIL & RESTAURANT AVAILABLE

±1,200 SF - 2,428 SF

2025 Est Demographics	
1 MILE	
Population	18,347
Avg Household Income	\$105,016
Daytime Population	3,716
3 MILE	
Population	108,762
Avg Household Income	\$124,462
Daytime Population	30,550
5 MILE	
Population	247,078
Avg Household Income	\$129,550
Daytime Population	86,437

About the Property

- Strong North County trade area with 247,078 population within 5 miles and 108,762 population within 3 miles
- Dense daytime population with 200,011 people within 5 miles, including 86,437 workers, supporting lunch, convenience, service, and daily-needs traffic
- Affluent surrounding customer base with \$99,837 median household income and \$129,550 average household income within 5 miles
- Strong consumer-spending profile with \$34,336 average annual retail goods spending within 5 miles
- High-traffic Oceanside location near Hwy 76, Mission Avenue, and Douglas Drive, with estimated combined corridor exposure exceeding ±75,000 CPD

Traffic Counts

Mission Ave	±30,000 CPD
Douglas Dr	±15,000 CPD
Highway 76 Expressway	±55,000 CPD

Year: 2025 | Source: Caltrans

Contact

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35 DOUGLAS **A: 2,428 SF**



41 DOUGLAS **B: 1,200 SF**



47 DOUGLAS **C: 1,362 SF**



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Site

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