



FOR GROUND LEASE

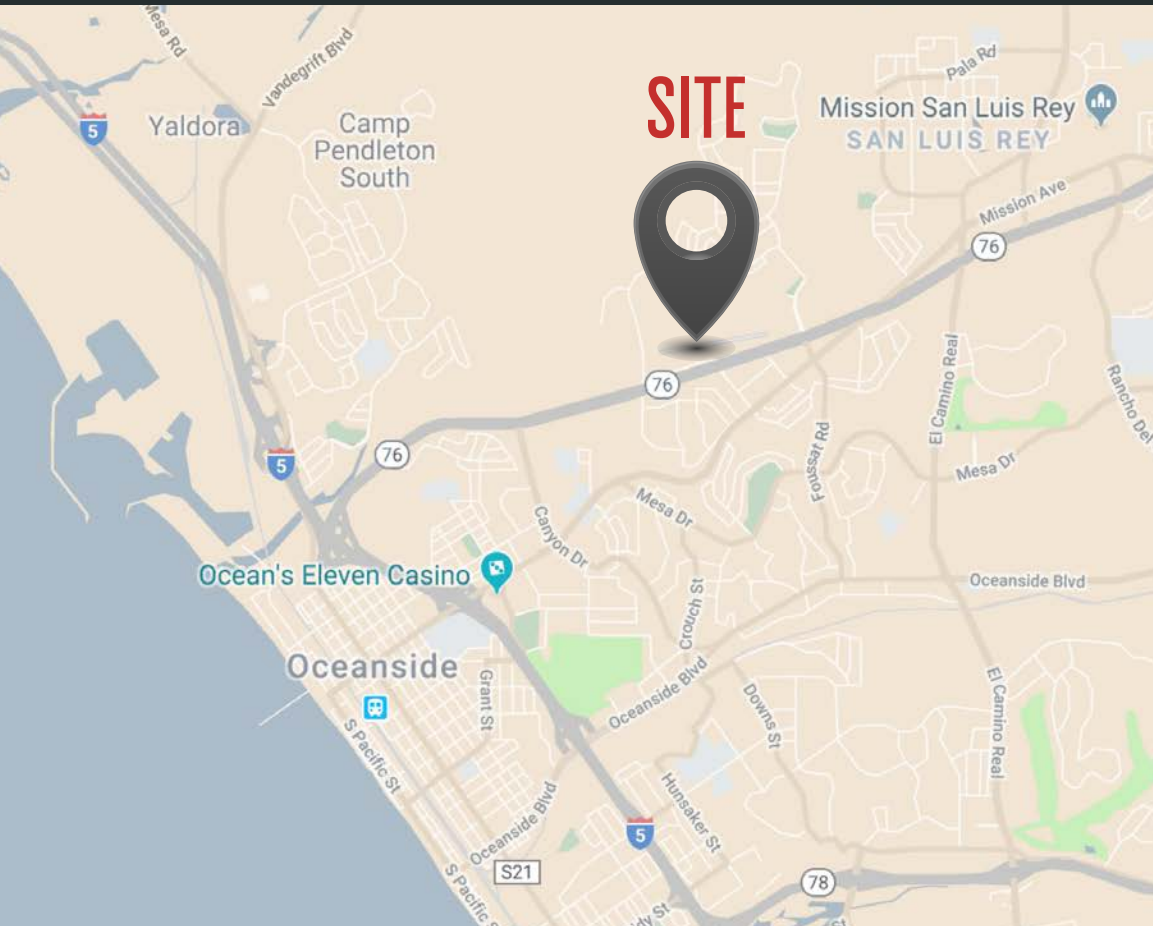
**NEC MISSION AVE AT DOUGLAS DR
OCEANSIDE, CA 92057**

APPROXIMATELY 31,000 SF OF YARD

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

RANDY DALBY
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NEC MISSION AVE AT DOUGLAS DR OCEANSIDE, CA



PROPERTY FEATURES

- Excellent signalized intersection
- Strong traffic counts
- Good Demographics
- Great visibility from street
- Albertsons/Sav-On, Auto Zone, Jack in the Box, Chevron, Taco Bell, Petco, and Goodwill at the intersection
- 345 Feet approximately on Douglas Drive
- Approximately 95' x 330'
- Immediate access to SR - 76

DEMOGRAPHICS



TRAFFIC COUNTS

Average Daily Traffic (ADT)
Mission Avenue: ±20,200
Douglas Drive: ±20,151



DAYTIME POPULATION

1 Mile: 9,075
3 Miles: 60,786
5 Miles: 149,752



POPULATION

1 Mile: 16,517
3 Miles: 112,907
5 Miles: 254,110

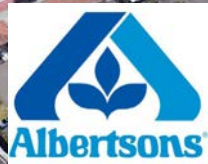


AVERAGE HHI

1 Mile: \$60,642
3 Miles: \$76,026
5 Miles: \$77,458

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AERIAL



MISSION AVE

DOUGLAS DR

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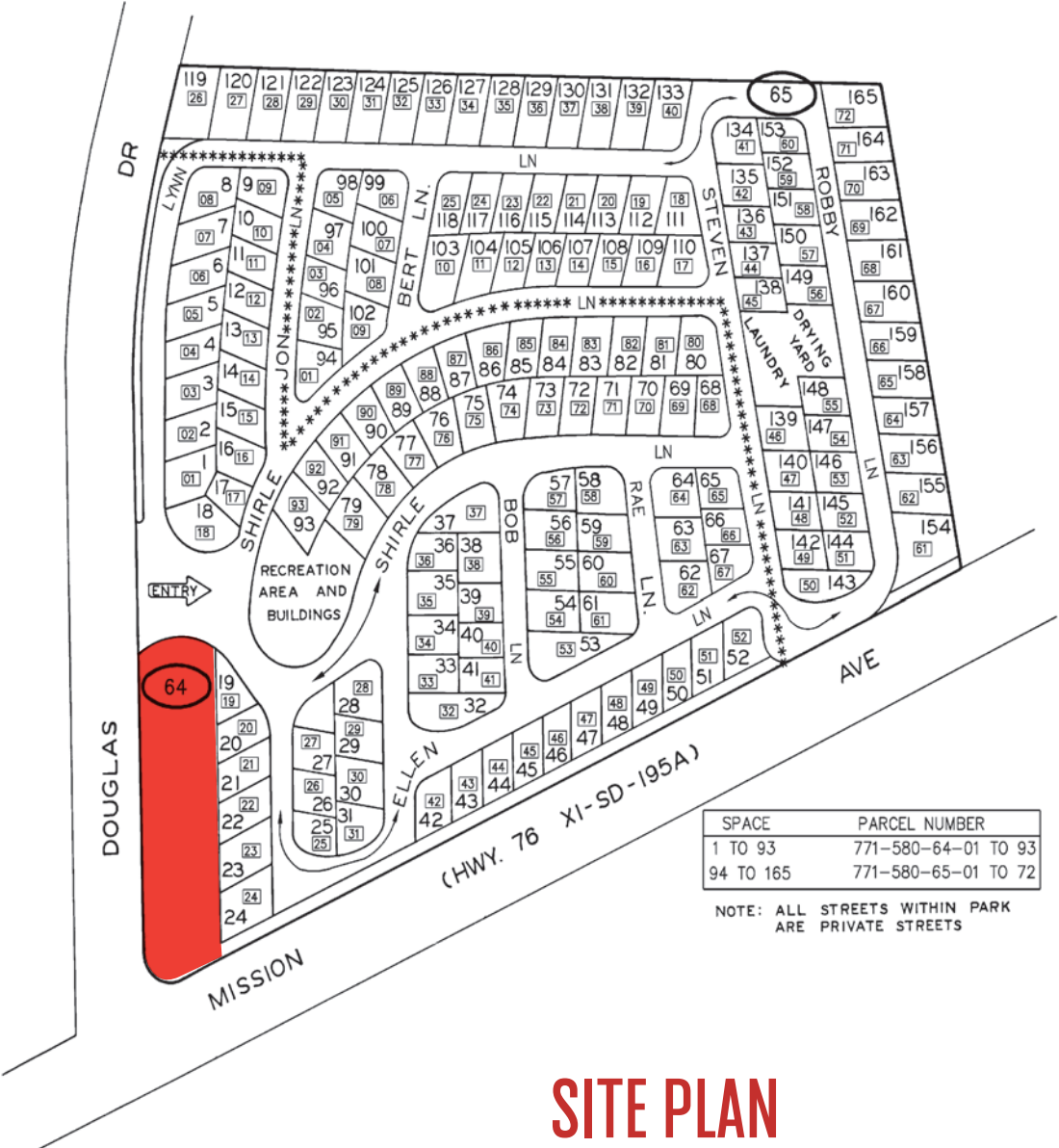
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CONTACT FOR MORE INFO



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SITE PLAN