



For Lease

Douglas & 76 Retail Center

**35, 41 & 47 Douglas Dr
Oceanside, CA 92058**

Property Specifications

RETAIL & RESTAURANT AVAILABLE

±1,000 SF - ±2,428 SF

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

2026 Source: esri



About the Property

- Strong North County trade area with approximately 247,100 residents within 5 miles and 108,800 residents within 3 miles
- Strong daytime employment base with approximately 86,400 workers within 5 miles, supporting lunch, convenience, service and daily-needs demand
- 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 Dr, with traffic counts of up to ±55,000 CPD

Traffic Counts

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

Source: CoStar

Contact

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Site Plan

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