



615 Mission Ave

Oceanside, CA 92054

FOR SALE. UNIQUE COASTAL OCEANSIDE RETAIL/OFFICE BUILDING



FOR SALE
GREAT
OWNER-USER
OPPORTUNITY
*DO NOT DISTURB TENANT

Connor Stevens

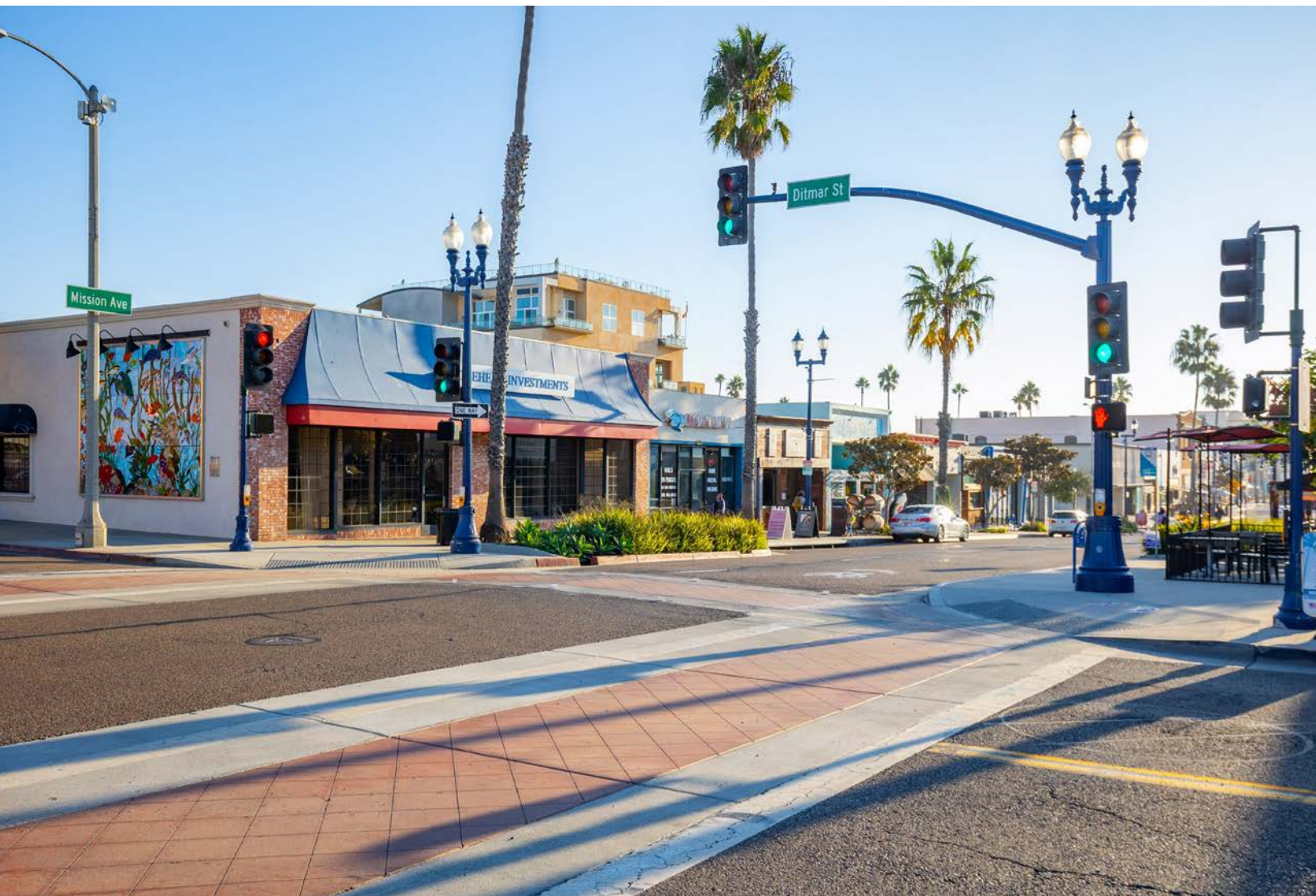
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Jack Avarello

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Property Features.

- + Price: \$3,500,000
- + First Floor: 5,000 SF
Lower Level: 5,000 SF
- + Positioned on the highly trafficked Mission Ave (11,000 ADT)
- + Current Tenant Lease Expiration: 11/30/25 with no renewal options. Contact broker for details.
- + Situated adjacent to free city parking lot
- + Convenient freeway access to I-5 Fwy
- + Great Owner-User or Value Add opportunity
- + Walking distance to Coast Hwy, The Pier, and Oceanside High School





The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.





VALLE
MICHELIN STARRED RESTAURANT

OCEANSIDE PIER

CUCINA ITALIANA
AMALFI
ITALIAN RESTAURANT

FINNEY'S
CRAFTHOUSE
NOW OPEN!

STONE
BREWING

PANNIKIN
COFFEE & TEA

CITY HALL

HARBOR

OCEANSIDE MUSEUM OF ART

MISSION PACIFIC

THE SEABIRD

the **brick**
hotel

Dairy Queen

Bank of America

SITE

OCEANSIDE HIGH SCHOOL

REGAL

CANCEROS
TACOS

CVS
pharmacy

MISSION AVE 11,000 ADT

MISSION AVENUE

PNC BANK



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615 Mission Ave, Oceanside, CA 92058



POPULATION

	1 mile	3 miles	5 miles
Total Population	21,550	69,769	164,922
Projected Population (2028)	22,142	70,487	166,460



HOUSING

Total Households	8,770	27,007	61,955
Projected Total Households (2028)	9,099	27,484	62,803



INCOME

Median Household Income	\$66,803	\$74,111	\$83,667
Average Household Income	\$93,372	\$103,776	\$116,362
Per Capita Income	\$38,183	\$39,952	\$43,489
Median Disposable Income	\$55,657	\$60,172	\$67,860
Average Disposable Income	\$71,014	\$77,503	\$85,227



DAYTIME DEMOS

Total Daytime Population	19,785	65,890	140,971
Daytime Population Workers	9,439	34,424	64,074
Daytime Population Residents	10,346	31,466	76,897



RACE & ETHNICITY

White	9,461 43.90%	38,696 55.46%	90,404 54.82%
Black or African American	855 3.97%	2,913 4.18%	6,727 4.08%
American Indian & Alaska Native Population	397 1.84%	1,024 1.47%	2,293 1.39%
Asian Population	874 4.06%	3,386 4.85%	11,168 6.77%
Pacific Islander Population	201 0.93%	693 0.99%	1,645 1.00%
Other Race Population	6,404 29.72%	12,652 18.13%	26,585 16.12%
Population of Two or More Races	3,358 15.58%	10,406 14.91%	26,099 15.83%
Hispanic Population	10,809 50.16%	26,104 37.41%	57,725 35.00%
Non-Hispanic Population	10,741 49.84%	43,665 62.59%	107,197 65.00%



EDUCATION

Bachelor's Degree	2,724 19.12%	11,115 24.21%	28,862 25.86%
Graduate/Professional Degree	1,658 11.64%	5,730 12.48%	14,953 13.40%



AGE

Median Age	33.4	33.9	35.3
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Oceanside, CA**

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