

OFFERING MEMORANDUM

# *Ocean Breeze*

APARTMENTS

500 North Clementine Street, Oceanside, CA 92054



Marcus & Millichap  
THE REESE GROUP

## NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID:

# *Ocean Breeze*

## APARTMENTS

500 North Clementine Street, Oceanside, CA 92054

EXCLUSIVELY LISTED BY

### **GORDON REESE**

Senior Managing Director Investments

Direct: 949.370.1162

Gordon.Reese@marcusmillichap.com

License: CA #00066435

01

EXECUTIVE SUMMARY

02

FINANCIAL ANALYSIS

03

SALES COMPARABLES

04

MARKET OVERVIEW

*Ocean Breeze*

APARTMENTS

500 North Clementine Street, Oceanside, CA 92054

# 01 EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

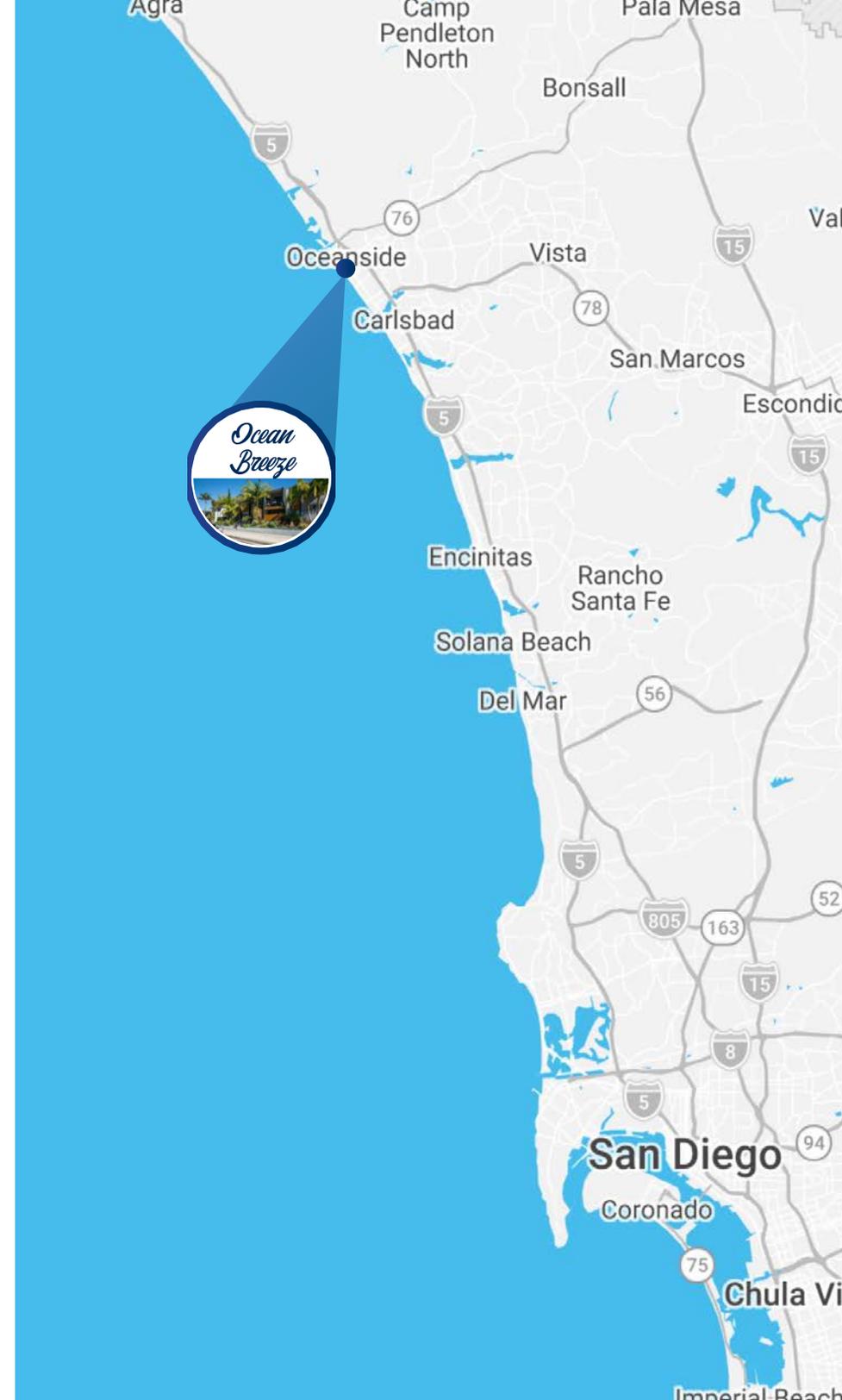
## STERLING TERRACE APARTMENTS

Address	500 North Clementine Street, Oceanside, CA 92054
Number of Units	12+1
Year Built	1965
Year Renovated	2022
Net Rentable Area (SF)	8,706 SF
Lot Size (AC)	0.22 AC

## OFFERING SUMMARY

Listing Price	\$5,400,000
NOI	\$224,018
CAP Rate	4.15%
GRM	14.65
Market CAP Rate	4.75%
Market GRM	13.43
Price/Unit	\$415,385
Price/SF	\$620.26

*Ocean Breeze*



# INVESTMENT OVERVIEW

Ocean Breeze Apartments is a 12+1 unit apartment complex in the downtown area of Oceanside, approximately 6 blocks from the ocean. The project has been completely renovated both exterior and interior wise. Currently there are 12 1B/1B very large units and one 2B/1B unit. Prior to the renovation by current ownership there were 5 2-bedroom units and it since the second bedroom compromised the floor plan the wall was removed and 4 of the 5 units became large 1B/1B units. These units can legally be converted back to 2-bedroom units if a new owner should want to do so. The interior renovations were made using the finest finishes available in the market at that time. A new roof was installed in 2025, and this did increase the maintenance costs for the year. Obviously, this was a one-time expense. It should be noted that the 1B/1B units are very large compared to the majority of similar units built today. 12 of the 13 units have individual garages. One on the 13 units is a non-conforming unit.

The city of Oceanside has an estimated 171,000 people with a median income of \$93,000 per year. It should be noted that there are two Oceanside's. One being east of the 5 freeway and one west of the 5 freeway. Ocean Breeze is west of the 5 freeway and rents in this true beach community are higher than those for similar units west of the freeway. The building is full secure and provides a degree of safety for current residents. In the last 10 years Oceanside has undergone a significant amount of gentrification with many new homes, stores and two international hotels on the coastal side of the city.

The recent renovation of Ocean Breeze Apartments by current ownership must be seen to appreciate the high level of work done. Such that the exterior and interiors are much nicer than those found in most new projects. The location near the ocean is unreplaceable and will provide new ownership with continued increased cash flow in the years to come.

Due to the location and rental rates in this beach community Ocean Breeze attracts professional residents who aspire to live in a true one-of-a-kind beach community with the commensurate beach lifestyle.

*Ocean Breeze*



500

*Ocean Breeze*  
APARTMENTS  
760-729-1777

NO  
PARKING

# INVESTMENT HIGHLIGHTS



Blocks from the Beach, Featuring a Mix of Eleven One-Bedroom One-Bath Units, One Two-Bedroom One-Bath Unit, & One Non-Conforming One-Bedroom One-Bath Unit



All Units Extensively Renovated With New Flooring, Recessed Lighting, Two-Tone Paint, Stainless-Steel Appliances, Ceiling Fans, & Key Pad Access



Full Exterior Renovation, Upgrades Include: New Roof, New Front Facade, New Gates, Updated Landscaping, Two-Tone Paint, & Windows



Controlled Access Community With Garage & Street Parking



Shared Community Laundry Facility







An aerial photograph of a coastal city, likely San Diego, showing a mix of residential and commercial buildings. In the foreground, a large commercial building with solar panels on its roof is prominent. The city extends to a coastline with a beach and the ocean under a clear blue sky. A white star icon points from a callout box to a specific location in the middle of the city.

*Ocean Breeze*  
APARTMENTS



*Ocean Breeze*  
APARTMENTS

*Ocean Breeze*

APARTMENTS

500 North Clementine Street, Oceanside, CA 92054

# FINANCIAL ANALYSIS

Marcus & Millichap  
THE REESE GROUP

# PRICING DETAILS // OCEAN BREEZE

SUMMARY		
<b>Price</b>		<b>\$5,400,000</b>
Down Payment	44%	\$2,400,000
Number of Units		12+1
Price Per Unit		\$415,385
Price Per SqFt		\$620.26
Rentable SqFt		8,706
Lot Size		0.22 Acres
Approx. Year Built		1965
Year Renovated		2022

RETURNS	CURRENT	MARKET
CAP Rate	4.15%	4.75%
GRM	14.65	13.43

FINANCING	
Loan Amount	\$3,000,000
Interest Rate	5.50% I.O.

INCOME		CURRENT		MARKET
Gross Scheduled Rent		\$368,520		\$402,000
Less: Vacancy/Deductions	3.0%	(\$11,056)	3.0%	(\$12,060)
Total Effective Rental Income		\$357,464		\$389,940
Other Income		\$16,524		\$16,524
Effective Gross Income		\$373,988		\$406,464
Less: Expenses	40.7%	(\$149,970)	37.3%	(\$149,970)
Net Operating Income		\$224,018		\$256,494
Less: Loan Payments		(\$165,000)		(\$165,000)
Net Cash Flow After Debt Service	2.5%	\$59,018	3.8%	\$91,494

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$64,800	\$64,800
Insurance	\$17,000	\$17,000
Water & Sewer	\$13,336	\$13,336
Utilities	\$6,791	\$6,791
Trash	\$7,543	\$7,543
Landscaping	\$3,000	\$3,000
Maintenance & Repairs	\$20,000	\$20,000
Management Fee	\$17,500	\$17,500
<b>TOTAL EXPENSES</b>	<b>\$149,970</b>	<b>\$149,970</b>
Expenses/Unit	\$11,536	\$11,536
Expenses/SF	\$17.23	\$17.23

# RENT ROLL SUMMARY // OCEAN BREEZE

UNIT TYPE	# OF UNITS	AVG. SQ FEET	RENTAL RANGE	CURRENT			MARKET		
				AVG. RENT	AVG. RENT/ SF	MONTHLY INCOME	AVG. RENT	AVG. RENT/SF	MONTHLY INCOME
1 Bed 1 Bath	11	670	\$2,310 - \$2,400	\$2,355	\$3.51	\$25,905	\$2,600	\$3.88	\$28,600
2 Bed 1 Bath	1	960	\$2,500	\$2,500	\$2.60	\$2,500	\$2,700	\$2.81	\$2,700
1 Bed 1 Bath Non Conforming	1	450	\$2,050	\$2,050	\$4.56	\$2,050	\$2,200	\$4.89	\$2,200
<b>TOTALS/WEIGHTED AVERAGES</b>	<b>12+1</b>	<b>8,706</b>			<b>\$3.53</b>	<b>\$30,710</b>		<b>\$3.85</b>	<b>\$33,500</b>
GROSS ANNUALIZED RENTS				\$368,520			\$402,000		

## RENT ROLL DETAILS

UNIT	UNIT TYPE	Current Rent / Month	Move-In Date	Market Rent / Month
1	1 Bed 1 Bath	\$2,400	12/1/2025	\$2,600
2	1 Bed 1 Bath	\$2,400	7/1/2025	\$2,600
3	1 Bed 1 Bath	\$2,400	3/1/2021	\$2,600
4	1 Bed 1 Bath	\$2,310	5/4/2021	\$2,600
5	1 Bed 1 Bath	\$2,400	4/12/2025	\$2,600
6	1 Bed 1 Bath	\$2,400	2/15/2025	\$2,600
7	1 Bed 1 Bath	\$2,350	3/1/2021	\$2,600
8	1 Bed 1 Bath	\$2,350	12/20/2024	\$2,600
9	1 Bed 1 Bath	\$2,400	5/15/2025	\$2,600
10	1 Bed 1 Bath	\$2,350	1/1/2025	\$2,600
11	1 Bed 1 Bath	\$2,400	6/1/2024	\$2,600
12	2 Bed 1 Bath	\$2,500	12/15/2024	\$2,700
13	1 Bed 1 Bath Non Conforming	\$2,050	11/1/2025	\$2,200
		<b>\$30,710</b>		<b>\$33,500</b>

*Ocean Breeze*

APARTMENTS

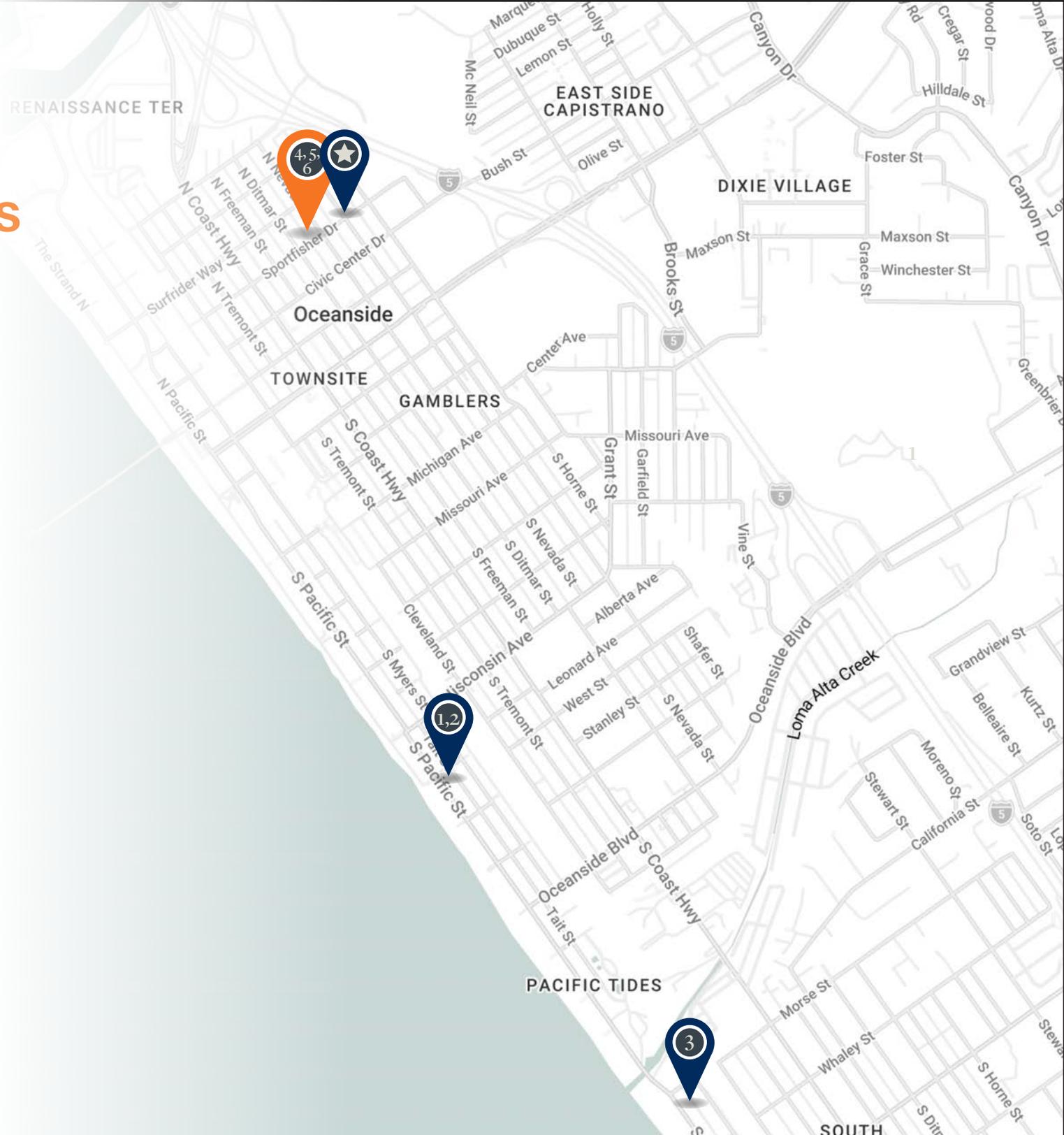
500 North Clementine Street, Oceanside, CA 92054

# SALES COMPARABLES

Marcus & Millichap  
THE REESE GROUP

# SALES COMPARABLES

- ★ Ocean Breeze Apartments
- 1 920 S Pacific St
- 2 930-936 S Pacific St
- 3 1610 S Pacific St
- 4 Beachwalk Apartments-508
- 5 Beachwalk Apartments-515
- 6 Beachwalk Apartments-519



# SALES COMPARABLES SUMMARY // OCEAN BREEZE

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>Ocean Breeze</b> 500 North Clementine Street Oceanside, CA 92054	\$5,400,000	8,706	\$620.26	\$415,385	4.15%	12+1	-
	SALES COMPARABLES	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>920 South Pacific Street</b> Oceanside, CA 92054	\$4,007,500	5,216	\$768.31	\$400,750	3.95%	10	10/20/2025
	<b>930-936 South Pacific Street</b> Oceanside, CA 92054	\$4,092,500	5,480	\$746.81	\$372,045	4.28%	11	10/20/2025
	<b>1610 South Pacific Street</b> Oceanside, CA 92054	\$4,100,000	4,648	\$882.10	\$372,727	-	11	8/8/2028
	<b>Beachwalk Apartments-508</b> 508 North Nevada Street Oceanside, CA 92054	\$4,680,000	7,798	\$600.15	\$390,000	3.83%	12	On Market
	<b>Beachwalk Apartments-515</b> 515 North Nevada Street Oceanside, CA 92054	\$4,680,000	9,573	\$488.87	\$390,000	3.83%	12	On Market
	<b>Beachwalk Apartments-519</b> 519 North Nevada Street Oceanside, CA 92054	\$5,460,000	10,756	\$507.62	\$390,000	3.83%	14	On Market
	<b>3034 Canon Street</b> San Diego, CA 92106	\$6,600,000	12,410	\$531.83	\$366,667	4.34%	18	On Market

# SALES COMPARABLES // OCEAN BREEZE



**OCEAN BREEZE APARTMENTS**  
500 N CLEMENTINE ST  
OCEANSIDE, CA 92054

Sale Price:	\$5,400,000
Building SF:	8,706
Price/SF:	\$620.26
Price/Unit:	\$415,385
CAP Rate:	4.15%



12+1  
TOTAL UNITS



1965  
YEAR BUILT



**920 South Pacific Street**  
OCEANSIDE, CA 92054

Sale Price:	\$4,007,500
Building SF:	5,216
Price/SF:	\$768.31
Price/Unit:	\$400,750
CAP Rate:	3.95%



10  
TOTAL UNITS



1947  
YEAR BUILT

# SALES COMPARABLES // OCEAN BREEZE



930-936 SOUTH PACIFIC STREET  
OCEANSIDE, CA 92054

Sale Price:	\$4,092,500
Building SF:	5,480
Price/SF:	\$746.81
Price/Unit:	\$372,045
CAP Rate:	4.28%



11  
TOTAL UNITS



1939  
YEAR BUILT



1610 SOUTH PACIFIC STREET  
OCEANSIDE, CA 92054

Sale Price:	\$4,100,000
Building SF:	4,648
Price/SF:	\$882.10
Price/Unit:	\$372,727
CAP Rate:	-



11  
TOTAL UNITS



1953  
YEAR BUILT

# SALES COMPARABLES // OCEAN BREEZE



**BEACHWALK APARTMENTS-508**  
508 N NEVADA ST  
OCEANSIDE, CA 92054

Sale Price:	\$4,680,000
Building SF:	7,798
Price/SF:	\$600.15
Price/Unit:	\$390,000
CAP Rate:	3.83%



12  
TOTAL UNITS



1960  
YEAR BUILT



**BEACHWALK APARTMENTS-515**  
515 N NEVADA ST  
OCEANSIDE, CA 92054

Sale Price:	\$4,680,000
Building SF:	9,573
Price/SF:	\$488.87
Price/Unit:	\$390,000
CAP Rate:	3.83%



12  
TOTAL UNITS



1968  
YEAR BUILT

# SALES COMPARABLES // OCEAN BREEZE



**BEACHWALK APARTMENTS-519**  
519 N NEVADA ST  
OCEANSIDE, CA 92054

Sale Price:	\$5,460,000
Building SF:	10,756
Price/SF:	\$507.62
Price/Unit:	\$390,000
CAP Rate:	3.83%



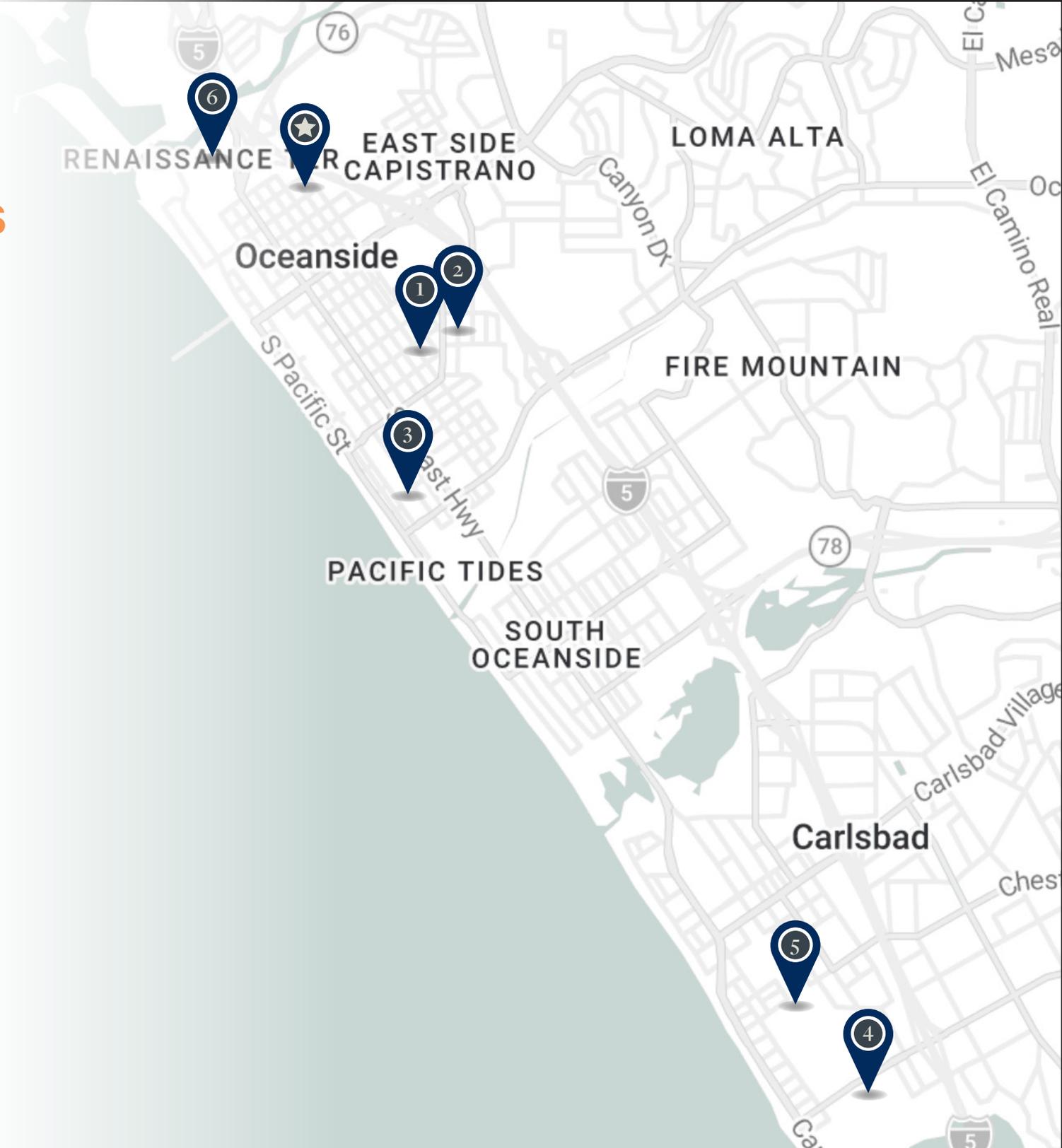
**14**  
TOTAL UNITS



**1970**  
YEAR BUILT

# RENT COMPARABLES

- ★ Ocean Breeze Apartments
- 1 502 South Clementine Street
- 2 536 Grant Street
- 3 1108 Tait Street
- 4 Elan Tamarack Shores
- 5 Carlsbad Coast
- 6 Alta Oceanside



# RENT COMPARABLES // OCEAN BREEZE



 **OCEAN BREEZE APARTMENTS**  
 500 N CLEMENTINE ST  
 OCEANSIDE, CA 92054

UNIT TYPE	SQFT	RENT	RENT/SF
1 Bed/1 Bath	450	\$2,050	\$4.56
1 Bed/1 Bath	670	\$2,310 - \$2,400	\$3.51
2 Bed/1 Bath	1,000	\$2,500	\$2.60

 **12+1**  
 TOTAL UNITS

 **1965**  
 YEAR BUILT



 **502 S CLEMENTINE ST**  
 OCEANSIDE, CA 92054

UNIT TYPE	SQFT	RENT	RENT/SF
1 Bed/1 Bath	500	\$2,550	\$5.00

 **2**  
 TOTAL UNITS

 **1948**  
 YEAR BUILT

# RENT COMPARABLES // OCEAN BREEZE



**2** 536 GRANT STREET  
OCEANSIDE, CA 92054

UNIT TYPE	SQFT	RENT	RENT/SF
1 Bed/1 Bath	750	\$2,500	\$3.33

 **4**  
TOTAL UNITS

 **2003**  
YEAR BUILT



**3** 1108 TAIT STREET  
OCEANSIDE, CA 92054

UNIT TYPE	SQFT	RENT	RENT/SF
1 Bed/1 Bath	600	\$2,595	\$4.33

 **3**  
TOTAL UNITS

 **1953**  
YEAR BUILT

# RENT COMPARABLES // OCEAN BREEZE



**ELAN TAMARACK SHORES**  
 351-357 TAMARACK AVE  
 CARLSBAD, CA 92008

UNIT TYPE	SQFT	RENT	RENT/SF
1 Bed/1 Bath	650	\$2,645	\$4.07
2 Bed/1 Bath	830	\$2,895	\$3.49



27  
TOTAL UNITS



1978  
YEAR BUILT



**CARLSBAD COAST**  
 357 CHESTNUT AVE  
 CARLSBAD, CA 92008

UNIT TYPE	SQFT	RENT	RENT/SF
1 Bed/1 Bath	650	\$2,695	\$4.15



72  
TOTAL UNITS



1974  
YEAR BUILT

# RENT COMPARABLES // OCEAN BREEZE

---



**ALTA OCEANSIDE**  
1001 N COAST HWY  
OCEANSIDE, CA 92054

UNIT TYPE	SQFT	RENT	RENT/SF
1 Bed/1 Bath	788	\$2,900	\$3.68



309  
TOTAL UNITS



2024  
YEAR BUILT

*Ocean Breeze*

APARTMENTS

500 North Clementine Street, Oceanside, CA 92054

# MARKET OVERVIEW

Marcus & Millichap  
THE REESE GROUP

# MARKET OVERVIEW // OCEAN BREEZE

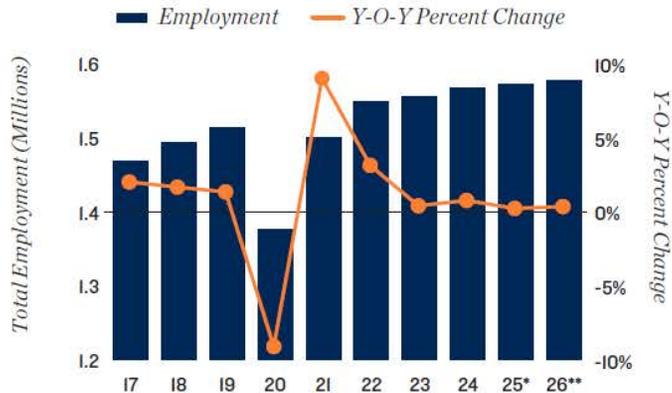
## SAN DIEGO

### Younger Renter Pool, Out-of-Reach Home Prices Allow Apartment Sector to Remain in a Low-Vacancy State

**Completions temper outside of still active Balboa Park.** San Diego's vacancy rate adjusted nominally over the past three years, holding in the low-4 percent band despite the addition of 13,000 units. The size of the metro's 20- to 34-year-old demographic, who face significant homeownership barriers, is partially to credit for this steadfast demand. Entering 2026, this cohort accounted for 22 percent of the local population, the third-largest share nationally. With San Diego State University, Cal State San Marcos, and the University of California San Diego posting record enrollment, the metro's younger renter pool should remain sizable for the foreseeable future. As such, developers are most active in areas popular among recent graduates and other younger professionals, highlighted by the 1,700 units underway in Balboa Park-adjacent neighborhoods, including Bankers Hill. Elsewhere, supply pressure will be modest in 2026, with demand exceeding completions. This will counteract the effects the Balboa Park-centered supply wave has on overall fundamentals, supporting slight vacancy compression.

**Broad price spectrum supports diverse pool of private investors.** San Diego recorded the most multifamily transactions among U.S. secondary markets in each of the past three years, despite having the highest average entry cost among the group. Standout Class C deal flow is to credit, with these complexes accounting for 85 percent of last year's trades. Lower-tier assets should remain coveted among private investors as local Class C vacancy ranks second lowest among West Coast markets. Additionally, the \$500-per-month gap between local Class B and C effective rates will limit renter mobility, aiding property performance. Buyers targeting sub-\$300,000-per-unit pricing will find the most prospects in East County and South Bay. Those undeterred by price tags above \$500,000 per unit will be active in coastal communities and the Balboa Park area.

### Employment Trends



### Supply and Demand



\* Estimate; \*\* Forecast  
Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

# MARKET OVERVIEW // OCEAN BREEZE

## 2026 MARKET FORECAST

- +1.4%**  **Employment:** Hiring improves modestly across San Diego, translating to an additional 6,000 roles. The traditional office-using sector, however, may continue to record job losses over the near term.
- 17,000 units**  **Construction:** For the 14th straight year, developers add more than 2,000 units. The 0.7 percent stock growth projected for 2026, however, ranks as the metro's smallest annual increase since 2012.
- 10 bps**  **Vacancy:** Demand slightly outpaces supply, lowering vacancy to 4.0 percent. While this ranks San Diego among the 15 least vacant major markets, this rate also exceeds the metro's prior 10-year mean.
- +2.1%**  **Rent:** Mirroring the broader national trend, renewals are expected to drive local rent growth in 2026. At \$2,880 per month, the metro's year-end effective rate ranks as the nation's seventh-highest average.

**INVESTMENT:** *Nearly 2,000 affordable units were underway in San Diego to start 2026. This dynamic and stricter immigration policies may impact local Class C demand and, ultimately, private investors' decision-making.*



\* Estimate; \*\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

# MARKET OVERVIEW // OCEAN BREEZE

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	16,287	59,855	139,529
<b>2025 Estimate</b>			
Total Population	16,259	59,283	137,659
<b>2020 Census</b>			
Total Population	16,698	59,914	138,055
<b>2010 Census</b>			
Total Population	17,534	59,889	132,613
<b>Daytime Population</b>			
2025 Estimate	16,521	52,068	130,631
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	7,014	23,248	55,364
<b>2025 Estimate</b>			
Total Households	6,948	22,903	54,478
Average (Mean) Household Size	2.4	2.6	2.5
<b>2020 Census</b>			
Total Households	6,825	22,248	52,798
<b>2010 Census</b>			
Total Households	6,300	21,111	49,922
Growth 2025-2030	0.9%	1.5%	1.6%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2030 Projection	8,657	26,638	61,381
2025 Estimate	8,580	26,249	60,395
Owner Occupied	2,030	8,700	24,994
Renter Occupied	4,923	14,215	29,460
Vacant	1,632	3,347	5,917
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	6,948	22,903	54,478
1 Person Units	35.7%	28.4%	27.7%
2 Person Units	33.2%	34.3%	34.7%
3 Person Units	12.8%	15.8%	16.2%
4 Person Units	8.7%	11.4%	11.9%
5 Person Units	5.7%	6.3%	6.2%
6+ Person Units	4.0%	3.8%	3.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	9.2%	11.2%	13.4%
\$150,000-\$199,999	7.0%	8.7%	10.7%
\$100,000-\$149,999	19.5%	20.1%	20.5%
\$75,000-\$99,999	12.0%	11.5%	11.6%
\$50,000-\$74,999	17.1%	16.9%	15.9%
\$35,000-\$49,999	10.9%	10.5%	9.1%
\$25,000-\$34,999	6.4%	6.7%	6.0%
\$15,000-\$24,999	8.3%	6.8%	5.8%
Under \$15,000	9.7%	7.5%	6.9%
Average Household Income	\$95,425	\$103,966	\$115,569
Median Household Income	\$73,586	\$83,401	\$95,131
Per Capita Income	\$41,377	\$41,472	\$45,789
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	16,259	59,283	137,659
Under 20	21.4%	22.4%	21.9%
20 to 34 Years	26.6%	29.5%	26.3%
35 to 39 Years	8.5%	7.6%	7.2%
40 to 49 Years	12.7%	11.4%	11.6%
50 to 64 Years	17.1%	15.9%	16.6%
Age 65+	13.6%	13.2%	16.4%
Median Age	38.0	37.0	39.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	11,628	39,181	94,591
Elementary (0-8)	11.4%	7.4%	6.2%
Some High School (9-11)	5.8%	5.4%	4.5%
High School Graduate (12)	21.5%	20.2%	18.6%
Some College (13-15)	21.6%	23.7%	24.2%
Associate Degree Only	6.9%	8.2%	8.5%
Bachelor's Degree Only	19.9%	23.4%	25.3%
Graduate Degree	12.8%	11.8%	12.7%
<b>Population by Gender</b>			
2025 Estimate Total Population	16,259	59,283	137,659
Male Population	51.3%	53.9%	52.0%
Female Population	48.7%	46.1%	48.0%

# MARKET OVERVIEW // OCEAN BREEZE



## POPULATION

In 2025, the population in your selected geography is 137,659. The population has changed by 3.81 percent since 2010. It is estimated that the population in your area will be 139,529 five years from now, which represents a change of 1.4 percent from the current year. The current population is 52.0 percent male and 48.0 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,753 people per square mile.



## HOUSEHOLDS

There are currently 54,478 households in your selected geography. The number of households has changed by 9.13 percent since 2010. It is estimated that the number of households in your area will be 55,364 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.5 people.



## INCOME

In 2025, the median household income for your selected geography is \$95,131, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 79.37 percent since 2010. It is estimated that the median household income in your area will be \$113,355 five years from now, which represents a change of 19.2 percent from the current year.

The current year per capita income in your area is \$45,789, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$115,569, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 65,690 people in your selected area were employed. The 2010 Census revealed that 58.7 of employees are in white-collar occupations in this geography, and 20 are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



## HOUSING

The median housing value in your area was \$859,929 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 22,951.00 owner-occupied housing units and 26,973.00 renter-occupied housing units in your area.



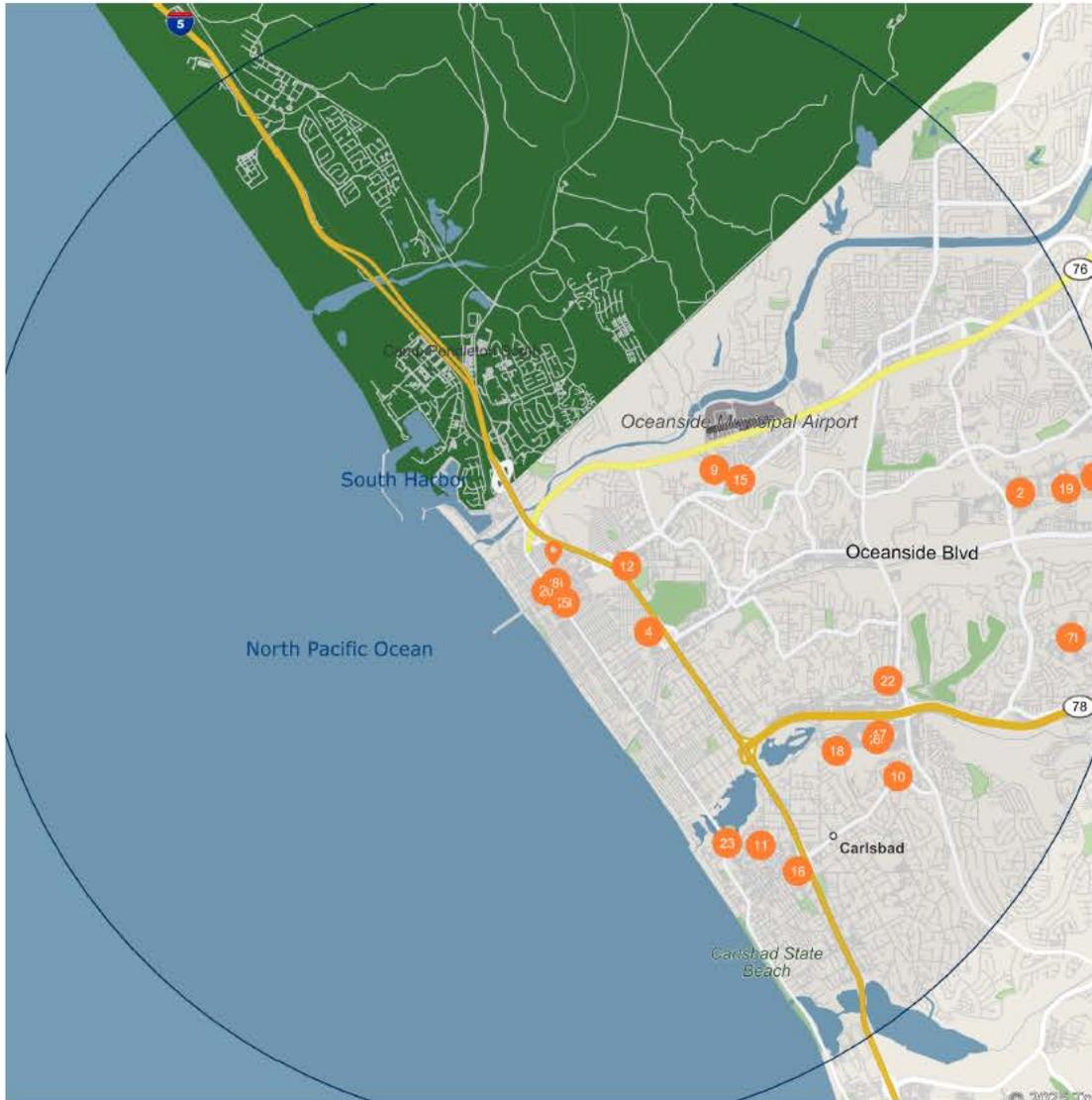
## EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 36.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.8 percent in the selected area compared with the 19.6 percent in the U.S.

# MARKET OVERVIEW // OCEAN BREEZE



## Major Employers

## Employees

1	Genentech Inc-	5,056
2	Kimco Facility Services LLC-Kimco Services	3,517
3	Bergensons Property Svcs Inc-Solve All Facility Services	2,000
4	Go-Staff Inc-	1,234
5	Marine Corps Community Svcs-Marine Corps Exchange	600
6	Yard House Restaurants LLC-	532
7	Miracosta Cmnty College Dst-Miracosta College	520
8	City of Oceanside-Oceanside	440
9	Hydranautics-	400
10	Dei Headquarters Inc-Sound United	385
11	Riolo Transportation Inc-	378
12	Oceans Eleven Casino-Oceans Eleven	367
13	County of San Diego-	333
14	Compass Group Usa Inc-Chartwells	296
15	Mv Transportation Inc-	283
16	Smart Stores Operations LLC-	214
17	Penney Opco LLC-JC Penney	210
18	Gmri Inc-Olive Garden	206
19	Car Sound Exhaust System Inc-Environmental Catalyst Tech	196
20	Stone Brewing Co LLC-Stone Brwing Tap Rm - Ocanside	183
21	RPI Carlsbad LP-Shoppes At Carlsbad The	170
22	Winco Foods LLC-	165
23	Isl Employees Inc-Integral Senior Living	159
24	United States Marine Corps-	150
25	Integral Senior Living LLC-	148

# *Ocean Breeze*

## APARTMENTS

500 North Clementine Street, Oceanside, CA 92054

EXCLUSIVELY LISTED BY

### **GORDON REESE**

Senior Managing Director Investments

Direct: 949.370.1162

[Gordon.Reese@marcusmillichap.com](mailto:Gordon.Reese@marcusmillichap.com)

License: CA #00066435