

HWY 76 EXPRESSWAY & DOUGLAS DRIVE - OCEANSIDE, CA

STREET FRONT RETAIL PAD BUILDINGS



DEVELOPERS
RESOURCE
COMPANIES, INC.
RETAIL CENTER DEVELOPMENT
AND ASSET MANAGEMENT

Daily Needs Grocer/Household Goods Anchored Center



- **Located at 2 Major Signalized Intersections:** The busy 76 Expressway and Douglas Drive & the corner of Mission Avenue and Douglas Drive
- **Passerby Traffic Counts total 89,000 vehicles per day**
- **Gateway to Camp Pendleton Marine Base and the Mission San Luis Rey Historical Landmark**
- **780 ft. of Frontage** along Mission Avenue, Douglas Drive and the Highway 76 Expressway

LEASING

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Chuck Yablon (858) 457-3235 x105 cyablon@developers-resource.com

LOCATED AT A STRATEGIC PATH OF TRAVEL ON/OFF HWY 76

STREET SIDE RETAIL PAD BUILDINGS



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**NO EXPRESSWAY ACCESS
AT EL CAMINO REAL**

**EXPRESSWAY ACCESS FOR EL
CAMINO REAL & DOUGLAS DR.**



**Architectural Tower
Features for High
Impact Signage!**



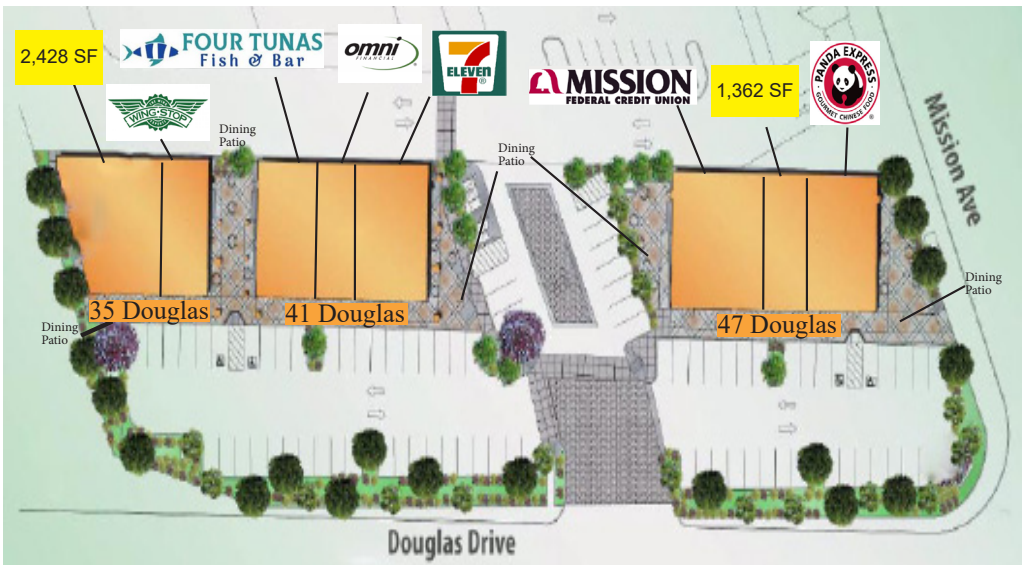
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PRIME 76 EXPRESSWAY SIGNALIZED EXIT LOCATION



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**Lighted Corner
Monument Sign**



Lighted Pylon Sign

Premium corner suite available along 76 HWY with pylon and monument signage, and dual facade signage on south and east storefronts!

TRAFFIC COUNTS

Vehicles Per Day	Current	
Mission Avenue:	21,948	
Douglas Drive:	20,400	
Highway 76:	46,500	
Total:	89,448	Source: esri 2023

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2023	19,214	111,252	250,437
2028 Population Projection	19,442	111,713	251,523
Daytime Population 2023	13,308	83,487	2
Avg. Household Income 2023	\$94,715	\$112,918	\$116,537

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JOIN THESE ESTABLISHED & SUCCESSFUL TENANTS



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AND ASSET MANAGEMENT

“Their highest sales volume Oceanside store!”

“Best of SD County stores!”

“Sales up 14%!”

“Sales close to \$1,000 p.s.f!”



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