

FOR LEASE

Mission Promenade

1527 Mission Ave, Oceanside, CA 92057



3,000 SF & 13,400 SF Available ~ Able to Combine up to 13,400 SF



Property Highlights

- Very Dense residential and daytime populations within the immediate trade area
- Located directly off the 1-5 Freeway, with very strong AM/PM consumer traffic. (Mission Ave: 63,800 ADT)
- Located near several schools, city offices and other civic/community facilities
- Rapidly expanding trade area with multiple retail and residential developments underway

Contact

ANDREW PETERSON

760.305.6195 | andrew.peterson@srsre.com
CA License No. 01493043

Another development brought to you by:



Demographics

| EST. 2020 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| Population | 24,136 | 81,285 | 183,647 |
| Average Household Income | \$66,756 | \$84,611 | \$95,848 |
| Daytime Population | 6,995 | 28,517 | 52,018 |

Source: Esri

TRAFFIC COUNT

| | |
|-------------|------------------------------|
| I-5 Fwy | approx. 181,000 cars per day |
| Mission Ave | approx. 63,800 cars per day |

Source: CoStar

CURRENT TENANTS:



GROCERY OUTLET
bargain market



SRS REAL ESTATE PARTNERS 3131 Camino Del Rio N., Suite 310, San Diego, CA, 92108

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



| Mission Promenade Tenant List | |
|-------------------------------|--------|
| Total GLA: 119,095 SF | |
| TENANT | (SF) |
| Available | 13,400 |
| dd's Discounts | 23,378 |
| LaunderLand | 4,400 |
| El Super | 38,500 |
| Grocery Outlet | 25,000 |
| Available | 3,000 |
| Car Quest Auto Parts | 10,695 |
| Watermill Express | Kiosk |

Contact

ANDREW PETERSON

760.305.6195 | andrew.peterson@srsre.com

CA License No. 01493043

SRS REAL ESTATE PARTNERS

3131 Camino Del Rio N., Suite 310, San Diego, CA, 92108

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Contact

ANDREW PETERSON

619.736.5062

andrew.peterson@srsre.com

CA License No. 01493043

3131 Camino Del Rio N.,
Suite 310
San Diego, CA, 92108

SRSRE.COM



| | 1 MILE | 3 MILES | 5 MILES |
|--|----------|----------|----------|
| POPULATION | | | |
| 2020 Population | 24,136 | 81,285 | 183,647 |
| 2000 Population | 24,198 | 76,422 | 163,320 |
| 2010 Population | 22,575 | 76,040 | 170,315 |
| 2025 Population | 25,339 | 84,278 | 189,441 |
| 2000-2010 Annual Rate | -0.69% | -0.05% | 0.42% |
| 2010-2020 Population: Annual Growth Rate | 0.65% | 0.65% | 0.74% |
| 2020-2025 Population: Annual Growth Rate | 0.98% | 0.73% | 0.62% |
| 2020 Median Age | 31.8 | 32.5 | 34.2 |
| HOUSEHOLDS | | | |
| 2000 Households | 7,491 | 27,121 | 57,792 |
| 2010 Households | 7,775 | 27,748 | 61,206 |
| 2020 Total Households | 8,386 | 29,643 | 65,852 |
| 2025 Total Households | 8,846 | 30,821 | 67,963 |
| 2000-2010 Annual Rate | 0.37% | 0.23% | 0.58% |
| 2010-2020 Households: Annual Growth Rate | 0.74% | 0.65% | 0.72% |
| 2020-2025 Households: Annual Growth Rate | 1.07% | 0.78% | 0.63% |
| HOUSING UNITS | | | |
| 2020 Total Housing Units | 9,049 | 33,404 | 71,810 |
| 2020 Owner Occupied Housing Units | 2,419 | 11,928 | 32,750 |
| 2020 Renter Occupied Housing Units | 5,968 | 17,715 | 33,102 |
| RACE AND ETHNICITY | | | |
| 2020 White Alone | 55.1% | 66.0% | 65.4% |
| 2020 Black Alone | 4.6% | 4.5% | 4.5% |
| 2020 American Indian/Alaska Native Alone | 1.2% | 1.0% | 0.9% |
| 2020 Asian Alone | 3.7% | 5.0% | 6.6% |
| 2020 Pacific Islander Alone | 0.9% | 0.9% | 1.0% |
| INCOME | | | |
| 2020 Median Household Income | \$49,545 | \$59,761 | \$70,394 |
| 2020 Average Household Income | \$66,756 | \$84,611 | \$95,848 |
| 2020 Per Capita Income | \$23,418 | \$31,440 | \$34,616 |
| 2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT | | | |
| Total | 15,342 | 51,526 | 120,649 |
| High School Graduate | 16.5% | 18.2% | 17.7% |
| GED/Alternative Credential | 2.2% | 1.7% | 1.9% |
| Some College, No Degree | 24.4% | 24.9% | 24.0% |
| Associate Degree | 8.8% | 9.5% | 9.6% |
| Bachelor's Degree | 16.9% | 21.2% | 22.6% |
| Graduate/Professional Degree | 8.4% | 11.3% | 12.8% |
| DATA FOR ALL BUSINESSES IN AREA | | | |
| Total Businesses: | 1,068 | 3,882 | 6,616 |
| Total Employees: | 6,995 | 28,517 | 52,018 |
| Total Residential Population: | 24,136 | 81,285 | 183,647 |
| Employee/Residential Population Ratio: | 0:1 | 0:1 | 0:1 |
| 2020 Total Daytime Population | 20,790 | 85,025 | 174,162 |
| Workers | 7,164 | 41,261 | 74,209 |
| Residents | 13,626 | 43,764 | 99,953 |