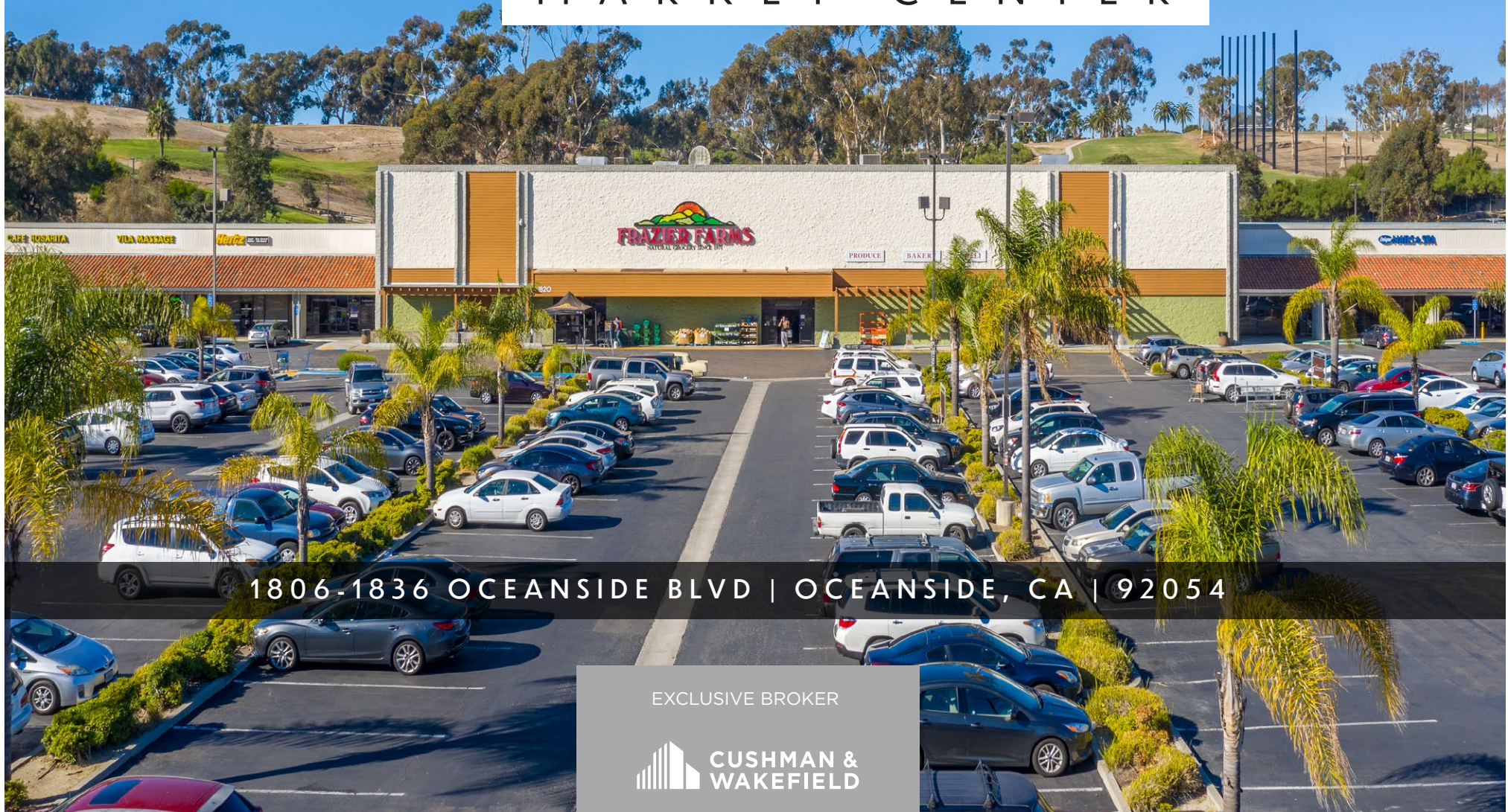


for lease

FRAZIER FARMS

MARKET CENTER



1806-1836 OCEANSIDE BLVD | OCEANSIDE, CA | 92054

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±114,000 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- This Frazier Farms Market anchored center is located on the NEC or Oceanside Boulevard & Saratoga Drive
- Offers retailers excellent accessibility to the I-5 Freeway
- Great exposure to the high traffic counts on Oceanside Boulevard

TRAFFIC COUNTS

- Oceanside Blvd: 34,525 ADT
- I-5: 214,323 ADT

DEMOGRAPHICS

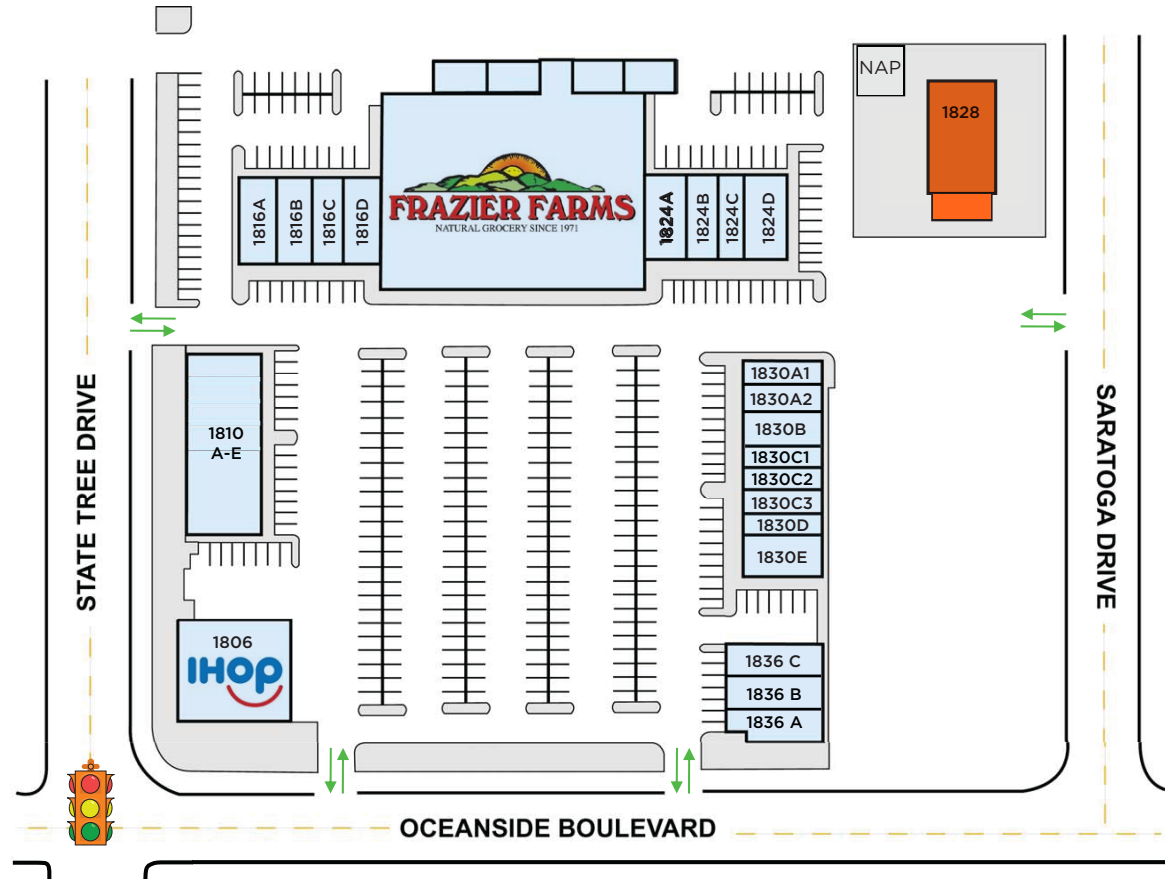
	1 MILE	3 MILES	5 MILES
Pop (2024)	18,117	87,194	190,858
AHH Income	\$115,927	\$114,860	\$126,046
Daytime Pop.	4,769	37,348	64,336

TENANTS



AVAILABILITIES

SUITE	TENANT	SF
1806	IHOP Restaurant	5,000
1810	A-E Oceanside Blvd Antique	8,391
1816	A Café Rosarita	2,018
1816	B Vila Massage	1,801
1816	C Hertz Local	1,752
1816	D Asst. League Thrift Shop	1,833
1820	Frazier Farms	67,104
1824	A AlphaGraphics	2,803
1824	B Nail Salon	1,400
1824	C-D Coin Laundry	3,464
1828	AVAILABLE	4,600
1830	A1-C1 Asst. League Thrift Shop	4,890
1830	C2 Barber	1,130
1830	C3 Hair Salon	1,100
1830	D Ocean Glow Spa	1,210
1830	E Palomar Medical Supply	1,775
1836	A Panda Wok	2,105
1836	B Pizza Hut	1,503



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

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AERIAL



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

1806 Oceanside Blvd, Oceanside, California, 92054

Ring: 1 mile radius



Latitude: 33.19357, Longitude: -117.35855

Summary	Census 2010	Census 2020	2024	2029		
Population	19,060	18,547	18,117	18,688		
Households	6,787	7,085	7,063	7,422		
Families	4,238	-	4,218	4,464		
Average Household Size	2.78	2.58	2.53	2.48		
Owner Occupied Housing Units	2,671	-	2,818	2,904		
Renter Occupied Housing Units	4,117	-	4,245	4,518		
Median Age	32.3	-	37.6	38.8		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.62%	0.09%	0.30%			
Households	1.00%	0.38%	0.49%			
Families	1.14%	0.37%	0.44%			
Owner HHs	0.60%	0.58%	0.66%			
Median Household Income	4.18%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	522	7.4%	467	6.3%		
\$15,000 - \$24,999	475	6.7%	359	4.8%		
\$25,000 - \$34,999	474	6.7%	381	5.1%		
\$35,000 - \$49,999	673	9.5%	569	7.7%		
\$50,000 - \$74,999	1,233	17.5%	1,171	15.8%		
\$75,000 - \$99,999	797	11.3%	851	11.5%		
\$100,000 - \$149,999	1,330	18.8%	1,562	21.0%		
\$150,000 - \$199,999	540	7.6%	757	10.2%		
\$200,000+	1,018	14.4%	1,305	17.6%		
Median Household Income	\$78,876		\$96,816			
Average Household Income	\$115,927		\$136,315			
Per Capita Income	\$45,054		\$53,998			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,533	8.0%	947	5.2%	948	5.1%
5 - 9	1,320	6.9%	947	5.2%	910	4.9%
10 - 14	1,191	6.2%	1,021	5.6%	983	5.3%
15 - 19	1,450	7.6%	999	5.5%	1,018	5.4%
20 - 24	1,765	9.3%	1,240	6.8%	1,205	6.4%
25 - 34	3,035	15.9%	3,151	17.4%	3,066	16.4%
35 - 44	2,551	13.4%	2,727	15.1%	2,916	15.6%
45 - 54	2,623	13.8%	2,252	12.4%	2,377	12.7%
55 - 64	1,807	9.5%	2,146	11.8%	2,065	11.0%
65 - 74	882	4.6%	1,709	9.4%	1,897	10.2%
75 - 84	638	3.3%	704	3.9%	979	5.2%
85+	265	1.4%	274	1.5%	325	1.7%

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3 Mile

Demographic and Income Profile

1806 Oceanside Blvd, Oceanside, California, 92054

Ring: 3 mile radius



Latitude: 33.19357, Longitude: -117.35855

Summary	Census 2010		Census 2020		2024	2029
Population	86,711		88,303		87,194	88,294
Households	33,317		35,156		35,608	36,814
Families	20,415		-		21,199	21,950
Average Household Size	2.47		2.38		2.33	2.28
Owner Occupied Housing Units	13,508		-		14,692	15,228
Renter Occupied Housing Units	19,810		-		20,916	21,586
Median Age	32.8		-		37.1	38.7
Trends: 2023-2028 Annual Rate		Area	State		National	
Population	0.25%		0.09%		0.30%	
Households	0.67%		0.38%		0.49%	
Families	0.70%		0.37%		0.44%	
Owner HHs	0.72%		0.58%		0.66%	
Median Household Income	3.37%		2.70%		2.57%	
Households by Income			2024	2029		
		Number	Percent	Number	Percent	
<\$15,000		2,404	6.8%	2,201	6.0%	
\$15,000 - \$24,999		2,278	6.4%	1,747	4.7%	
\$25,000 - \$34,999		2,305	6.5%	1,899	5.2%	
\$35,000 - \$49,999		3,275	9.2%	2,836	7.7%	
\$50,000 - \$74,999		5,877	16.5%	5,460	14.8%	
\$75,000 - \$99,999		4,627	13.0%	4,662	12.7%	
\$100,000 - \$149,999		6,837	19.2%	7,642	20.8%	
\$150,000 - \$199,999		3,453	9.7%	4,457	12.1%	
\$200,000+		4,551	12.8%	5,908	16.0%	
Median Household Income			\$82,454	\$97,299		
Average Household Income			\$114,860	\$134,498		
Per Capita Income			\$46,570	\$55,571		
		Census 2010		2024	2029	
Population by Age		Number	Percent	Number	Percent	
0 - 4		6,132	7.1%	4,445	5.1%	
5 - 9		4,888	5.6%	4,135	4.7%	
10 - 14		4,558	5.3%	3,934	4.5%	
15 - 19		5,999	6.9%	4,654	5.3%	
20 - 24		10,010	11.5%	8,257	9.5%	
25 - 34		14,550	16.8%	15,405	17.7%	
35 - 44		10,426	12.0%	12,085	13.9%	
45 - 54		10,791	12.4%	9,438	10.8%	
55 - 64		8,835	10.2%	9,759	11.2%	
65 - 74		4,948	5.7%	8,755	10.0%	
75 - 84		3,735	4.3%	4,531	5.2%	
85+		1,839	2.1%	1,795	2.1%	

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

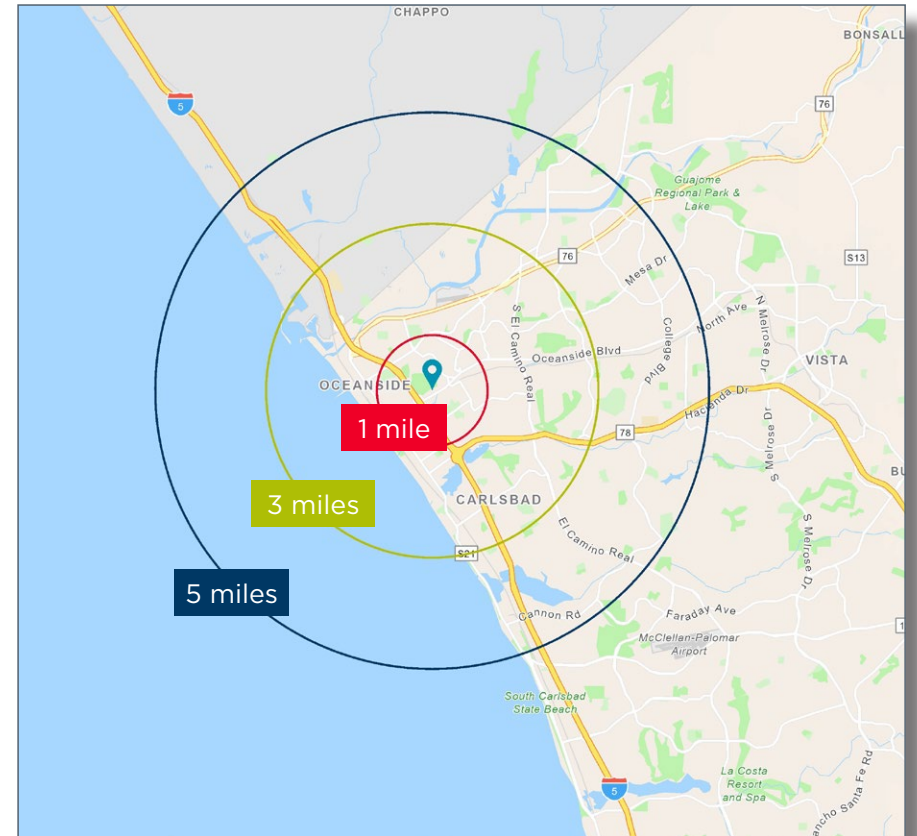
1806 Oceanside Blvd, Oceanside, California, 92054

Ring: 5 mile radius



Latitude: 33.19357, Longitude: -117.35855

Summary	Census 2010	Census 2020	2024	2029
Population	182,392	191,604	190,858	192,593
Households	66,560	70,955	71,953	74,127
Families	43,966	-	46,892	48,396
Average Household Size	2.64	2.59	2.55	2.50
Owner Occupied Housing Units	33,836	-	36,981	38,418
Renter Occupied Housing Units	32,725	-	34,972	35,709
Median Age	33.3	-	37.7	38.9
Trends: 2023-2028 Annual Rate		Area	State	National
Population		0.18%	0.09%	0.30%
Households		0.60%	0.38%	0.49%
Families		0.63%	0.37%	0.44%
Owner HHS		0.77%	0.58%	0.66%
Median Household Income		2.96%	2.70%	2.57%
Households by Income		Number	2024 Percent	2029 Number Percent
<\$15,000		4,579	6.4%	4,154 5.6%
\$15,000 - \$24,999		3,801	5.3%	2,859 3.9%
\$25,000 - \$34,999		4,080	5.7%	3,296 4.4%
\$35,000 - \$49,999		5,838	8.1%	4,968 6.7%
\$50,000 - \$74,999		10,842	15.1%	9,880 13.3%
\$75,000 - \$99,999		9,218	12.8%	9,032 12.2%
\$100,000 - \$149,999		13,879	19.3%	14,934 20.1%
\$150,000 - \$199,999		8,637	12.0%	10,785 14.5%
\$200,000+		11,079	15.4%	14,219 19.2%
Median Household Income		\$92,195		\$106,681
Average Household Income		\$126,046		\$147,164
Per Capita Income		\$47,331		\$56,332
Population by Age		Census 2010 Number Percent	2024 Percent	2029 Number Percent
0 - 4		12,923 7.1%	10,109 5.3%	9,880 5.1%
5 - 9		11,273 6.2%	10,044 5.3%	9,561 5.0%
10 - 14		10,895 6.0%	9,876 5.2%	10,198 5.3%
15 - 19		12,945 7.1%	10,965 5.7%	10,530 5.5%
20 - 24		19,062 10.5%	16,921 8.9%	15,773 8.2%
25 - 34		28,534 15.6%	30,287 15.9%	28,792 14.9%
35 - 44		23,038 12.6%	26,077 13.7%	27,703 14.4%
45 - 54		23,717 13.0%	21,910 11.5%	22,626 11.7%
55 - 64		18,453 10.1%	21,904 11.5%	20,585 10.7%
65 - 74		10,241 5.6%	18,911 9.9%	19,998 10.4%
75 - 84		7,614 4.2%	9,816 5.1%	12,361 6.4%
85+		3,698 2.0%	4,038 2.1%	4,589 2.4%





FRAZIER FARMS

MARKET CENTER

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