

for lease

OCEANSIDE PLAZA

2017-2041 MISSION AVENUE | OCEANSIDE, CA | 92058

EXCLUSIVE BROKER





±122,601 SF SHOPPING CENTER

DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Neighborhood shopping center less than 2 miles from Oceanside Pier & beaches
- Generous parking field, ensuring convenience for customers and tenants alike
- Excellent access to I-5 and Highway 76
- Building facades recently repainted!

TRAFFIC COUNTS

- Mission Avenue: 28,900 ADT
- Canyon Drive: 9,200 ADT

	1 MILE	3 MILES	5 MILES
Pop (2024)	16,923	79,908	188,284
AHH Income	\$89,181	\$110,275	\$125,140
Daytime Pop.	5,831	29,436	57,218

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.
27C	AVAILABLE	3,890
29A	Daisy's Clothing	2,400
29B	Tu Imagen Beauty Salon	1,400
27D-F	UEI College	38,000
35A	Barbershop	1,250
35B	Munecas Desserts	880
37A	BBC Travel & Services	1,056
37B	Same Day Insurance Services	1,500
2007	KFC	2,472
2009	AVAILABLE PAD	4,000
2011	Frida's Taqueria	2,500
2019	Botas Exoticas Yina's	1,442
2021	Cricket Wireless	1,252
2023	Belle Threading Studio	1,875
2025	Oceanside Lawnmowers	1,630
2031	Viva Market	9,375
2033	RAC	4,104
2039	Pearl Laundromat	5,455
41100	Advanced Auto	8,300
41110	Pep Boys	6,434
17100	Dollar Tree	10,894
17150	Children's Paradise	12,492

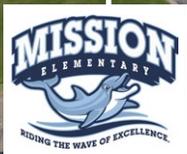


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AERIAL



OCEANSIDE PLAZA
2017-2041 MISSION AVENUE



GALLERY



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

2017 Mission Ave, Oceanside, California, 92058

Ring: 1 mile radius



Latitude: 33.20386, Longitude: -117.36242

Summary	Census 2010	Census 2020	2024	2029		
Population	18,911	17,882	16,923	16,864		
Households	6,037	6,419	6,390	6,516		
Families	3,888	-	3,785	3,876		
Average Household Size	3.07	2.73	2.59	2.53		
Owner Occupied Housing Units	1,690	-	1,826	1,896		
Renter Occupied Housing Units	4,347	-	4,564	4,620		
Median Age	29.0	-	35.4	36.9		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.07%	0.09%	0.30%			
Households	0.39%	0.38%	0.49%			
Families	0.48%	0.37%	0.44%			
Owner HHS	0.76%	0.58%	0.66%			
Median Household Income	3.30%	2.70%	2.57%			
Households by Income	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	560	8.8%	511	7.8%		
\$15,000 - \$24,999	556	8.7%	437	6.7%		
\$25,000 - \$34,999	476	7.4%	404	6.2%		
\$35,000 - \$49,999	766	12.0%	669	10.3%		
\$50,000 - \$74,999	1,211	19.0%	1,162	17.8%		
\$75,000 - \$99,999	852	13.3%	906	13.9%		
\$100,000 - \$149,999	1,175	18.4%	1,355	20.8%		
\$150,000 - \$199,999	329	5.1%	458	7.0%		
\$200,000+	465	7.3%	615	9.4%		
Median Household Income		\$65,115		\$76,575		
Average Household Income		\$89,181		\$104,527		
Per Capita Income		\$34,165		\$40,935		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,615	8.5%	929	5.5%	907	5.4%
5 - 9	1,399	7.4%	901	5.3%	861	5.1%
10 - 14	1,334	7.1%	1,001	5.9%	903	5.4%
15 - 19	1,592	8.4%	1,044	6.2%	986	5.8%
20 - 24	2,100	11.1%	1,283	7.6%	1,279	7.6%
25 - 34	3,226	17.1%	3,186	18.8%	2,911	17.3%
35 - 44	2,449	13.0%	2,599	15.4%	2,789	16.5%
45 - 54	2,252	11.9%	2,009	11.9%	2,042	12.1%
55 - 64	1,423	7.5%	1,798	10.6%	1,690	10.0%
65 - 74	755	4.0%	1,307	7.7%	1,431	8.5%
75 - 84	580	3.1%	616	3.6%	785	4.7%
85+	184	1.0%	250	1.5%	278	1.6%

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Demographic and Income Profile

2017 Mission Ave, Oceanside, California, 92058

Ring: 3 mile radius



Latitude: 33.20386, Longitude: -117.36242

Summary	Census 2010	Census 2020	2024	2029		
Population	79,113	81,072	79,908	81,091		
Households	29,522	31,212	31,613	32,773		
Families	18,559	-	19,239	19,958		
Average Household Size	2.52	2.43	2.37	2.32		
Owner Occupied Housing Units	12,303	-	13,455	13,945		
Renter Occupied Housing Units	17,219	-	18,158	18,828		
Median Age	31.8	-	36.3	37.9		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.29%	0.09%	0.30%			
Households	0.72%	0.38%	0.49%			
Families	0.74%	0.37%	0.44%			
Owner HHS	0.72%	0.58%	0.66%			
Median Household Income	3.26%	2.70%	2.57%			
Households by Income	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,129	6.7%	1,956	6.0%		
\$15,000 - \$24,999	2,049	6.5%	1,573	4.8%		
\$25,000 - \$34,999	2,128	6.7%	1,758	5.4%		
\$35,000 - \$49,999	3,060	9.7%	2,682	8.2%		
\$50,000 - \$74,999	5,532	17.5%	5,171	15.8%		
\$75,000 - \$99,999	4,139	13.1%	4,186	12.8%		
\$100,000 - \$149,999	6,147	19.4%	6,947	21.2%		
\$150,000 - \$199,999	2,731	8.6%	3,644	11.1%		
\$200,000+	3,699	11.7%	4,856	14.8%		
Median Household Income		\$79,363		\$93,162		
Average Household Income		\$110,275		\$129,410		
Per Capita Income		\$43,347		\$51,831		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,946	7.5%	4,250	5.3%	4,153	5.1%
5 - 9	4,658	5.9%	3,860	4.8%	3,769	4.6%
10 - 14	4,168	5.3%	3,622	4.5%	3,763	4.6%
15 - 19	5,510	7.0%	4,455	5.6%	4,376	5.4%
20 - 24	9,952	12.6%	8,443	10.6%	8,057	9.9%
25 - 34	12,928	16.3%	13,862	17.3%	12,568	15.5%
35 - 44	9,341	11.8%	10,797	13.5%	11,931	14.7%
45 - 54	9,564	12.1%	8,308	10.4%	8,865	10.9%
55 - 64	7,697	9.7%	8,748	10.9%	8,100	10.0%
65 - 74	4,480	5.7%	7,929	9.9%	8,488	10.5%
75 - 84	3,294	4.2%	4,084	5.1%	5,217	6.4%
85+	1,575	2.0%	1,550	1.9%	1,804	2.2%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

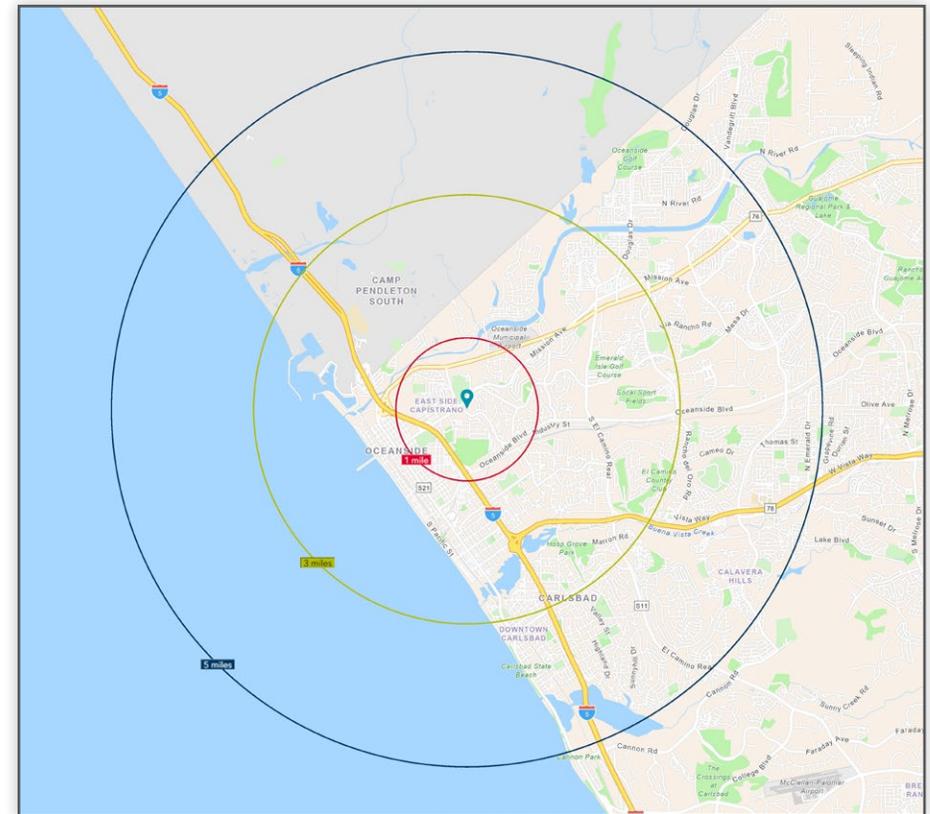
2017 Mission Ave, Oceanside, California, 92058

Ring: 5 mile radius

Latitude: 33.20386, Longitude: -117.36242



Summary	Census 2010	Census 2020	2024	2029		
Population	182,475	189,902	188,284	189,595		
Households	65,699	69,610	70,412	72,389		
Families	43,969	-	46,360	47,728		
Average Household Size	2.67	2.61	2.56	2.51		
Owner Occupied Housing Units	33,115	-	35,878	37,206		
Renter Occupied Housing Units	32,584	-	34,534	35,183		
Median Age	32.7	-	37.1	38.4		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.14%	0.09%	0.30%			
Households	0.56%	0.38%	0.49%			
Families	0.58%	0.37%	0.44%			
Owner HHs	0.73%	0.58%	0.66%			
Median Household Income	2.91%	2.70%	2.57%			
Households by Income	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,381	6.2%	3,956	5.5%		
\$15,000 - \$24,999	3,603	5.1%	2,688	3.7%		
\$25,000 - \$34,999	4,009	5.7%	3,207	4.4%		
\$35,000 - \$49,999	5,679	8.1%	4,833	6.7%		
\$50,000 - \$74,999	10,641	15.1%	9,689	13.4%		
\$75,000 - \$99,999	9,209	13.1%	8,989	12.4%		
\$100,000 - \$149,999	13,758	19.5%	14,774	20.4%		
\$150,000 - \$199,999	8,551	12.1%	10,638	14.7%		
\$200,000+	10,581	15.0%	13,614	18.8%		
Median Household Income			\$92,376		\$106,631	
Average Household Income			\$125,140		\$146,104	
Per Capita Income			\$46,542		\$55,375	
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,226	7.2%	10,115	5.4%	9,862	5.2%
5 - 9	11,398	6.2%	10,025	5.3%	9,536	5.0%
10 - 14	11,032	6.0%	9,846	5.2%	10,142	5.3%
15 - 19	13,224	7.2%	10,985	5.8%	10,528	5.6%
20 - 24	19,497	10.7%	17,352	9.2%	16,184	8.5%
25 - 34	28,643	15.7%	30,080	16.0%	28,605	15.1%
35 - 44	22,994	12.6%	25,861	13.7%	27,387	14.4%
45 - 54	23,650	13.0%	21,435	11.4%	22,143	11.7%
55 - 64	18,149	9.9%	21,405	11.4%	20,012	10.6%
65 - 74	9,879	5.4%	18,161	9.6%	19,251	10.2%
75 - 84	7,293	4.0%	9,216	4.9%	11,641	6.1%
85+	3,490	1.9%	3,805	2.0%	4,304	2.3%



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Nash Johnson
+1 760 431 3831
nash.johnson@cushwake.com
LIC #02188083

Chad Iafrate
+1 760 431 4234
chad.iafrate@cushwake.com
LIC #01329943

Phil Lyons
+1 760 431 4210
phil.lyons@cushwake.com
LIC #01093731

Vince Provenzano
+1 760 431 4212
vince.provenzano@cushwake.com
LIC #01926894



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com

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