

# GREENBRIER SQUARE

FOR LEASE

GREENBRIER SQUARE

YOUR NAME HERE

1950-1980 OCEANSIDE BLVD | OCEANSIDE, CA | 92054

EXCLUSIVE BROKER





# ±20,592 SF SHOPPING CENTER

## PROPERTY HIGHLIGHTS

- Excellent exposure & accessibility to I-5 and Oceanside Blvd
- Directly across the street from the Sprinter Light Rail Station
- Convenient retail/service center featuring great tenant mix
- 295 new residential units adjacent to subject property under construction

## TRAFFIC COUNTS

- Oceanside Blvd: 30,524 ADT
- Crouch St: 7,938 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	16,838	92,368	196,957
AHH Income	\$113,826	\$118,506	\$130,081
Daytime Pop.	4,465	37,661	62,185

## TENANTS (IN THE AREA)

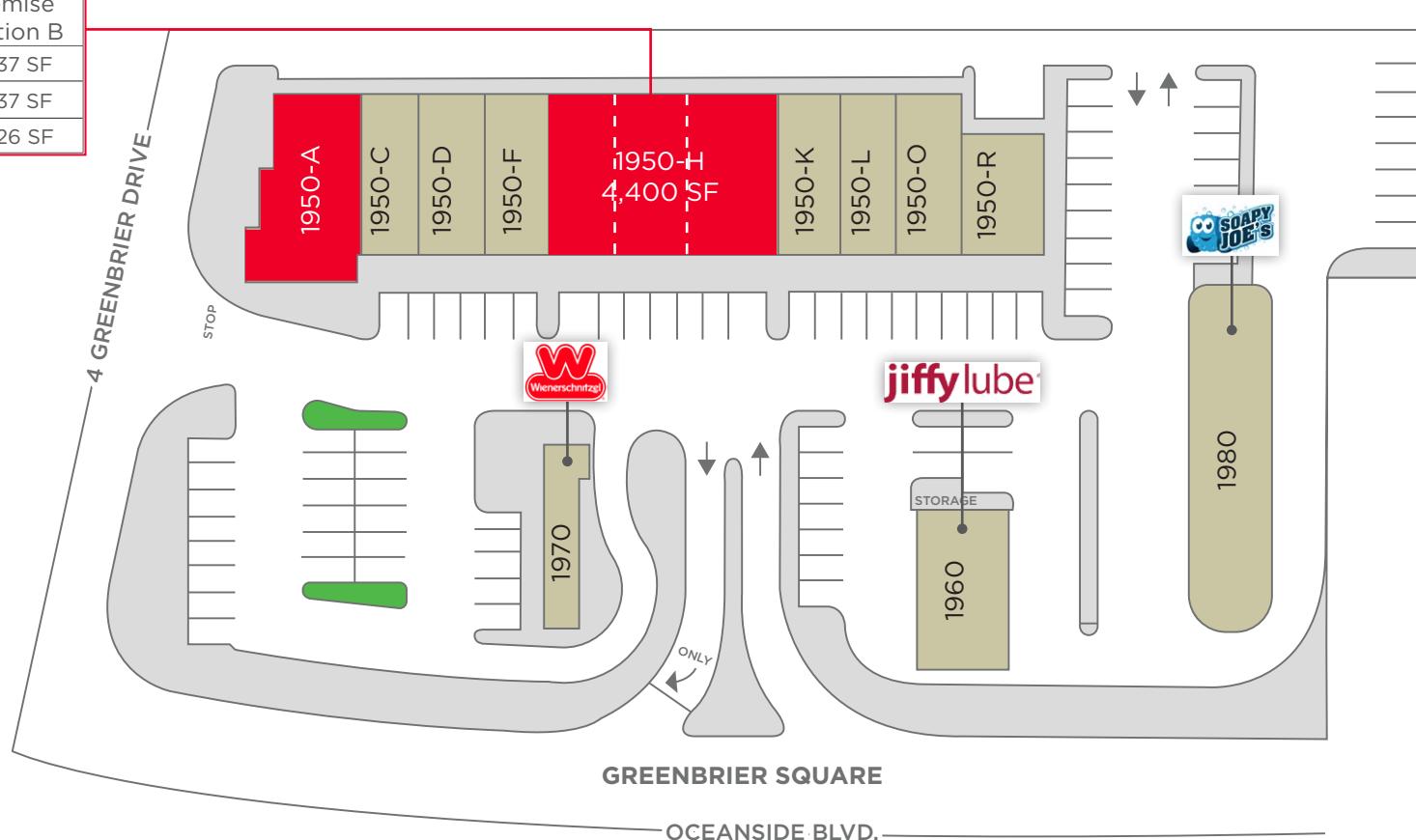


# AVAILABILITIES

SUITE	TENANT	SQ. FT.
<b>1950-A</b>	<b>AVAILABLE</b>	<b>2,269</b>
1950-C	Mr. Donuts	1,100
1950-D	Platinum Hair & Nails	1,100
1950-F	Massage	1,100
<b>1950-H</b>	<b>AVAILABLE (see demising plans)</b>	<b>4,400</b>
1950-K	Front Line Tattoo	1,200

SUITE	TENANT	SQ. FT.
1950-L	Fred Loya Insurance Agency	1,265
1950-O	Smog This	1,372
1950-R	Georgie's Mediterranean Cuisine	1,254
1960	Wienerschnitzel	1,000
1970	Jiffy Lube	1,792
1980	Soapy Joe's Carwash	3,100

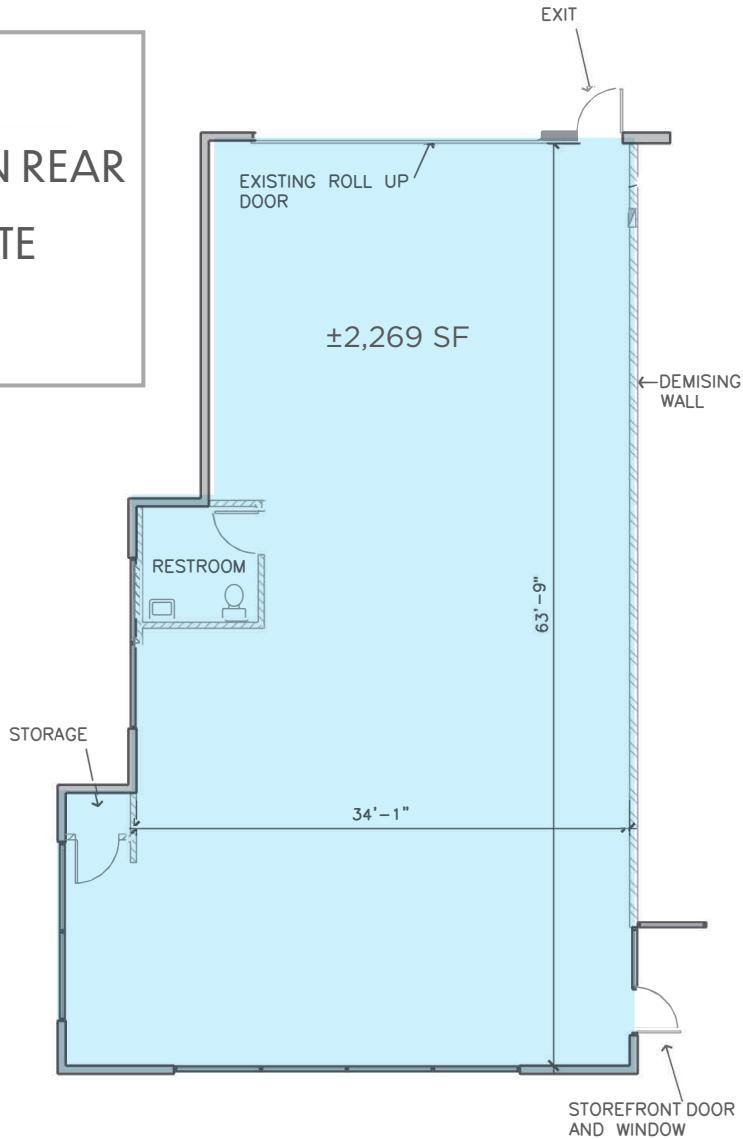
Demise	Demise
Option A	Option B
1,375 SF	1,237 SF
1,375 SF	1,237 SF
1,650 SF	1,926 SF



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

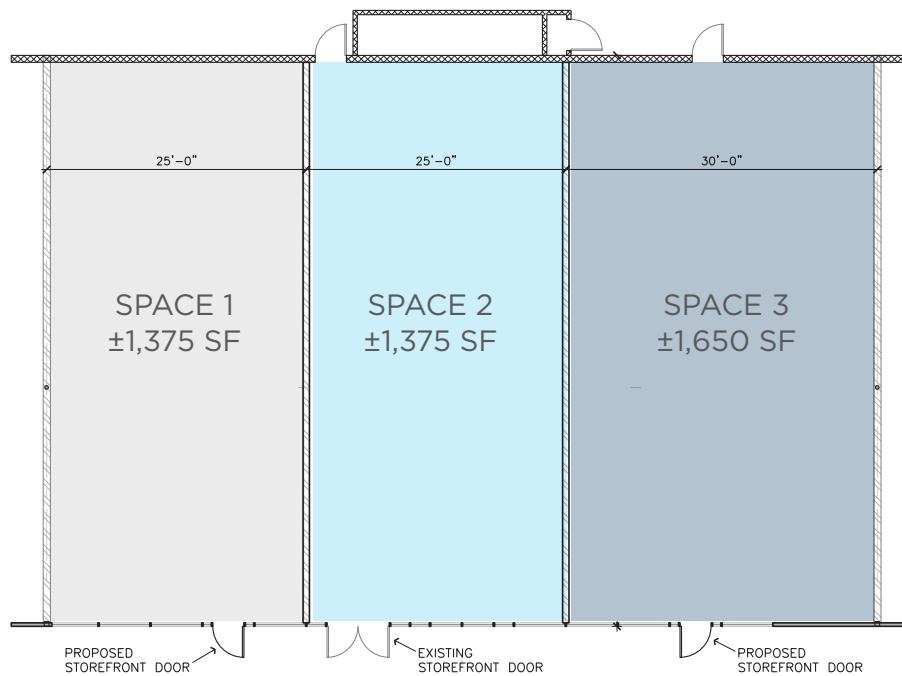
# SUITE 1950-A

- ±2,269 SF
- ROLL-UP DOOR IN REAR
- RESTROOM IN SUITE
- AVAILABLE NOW

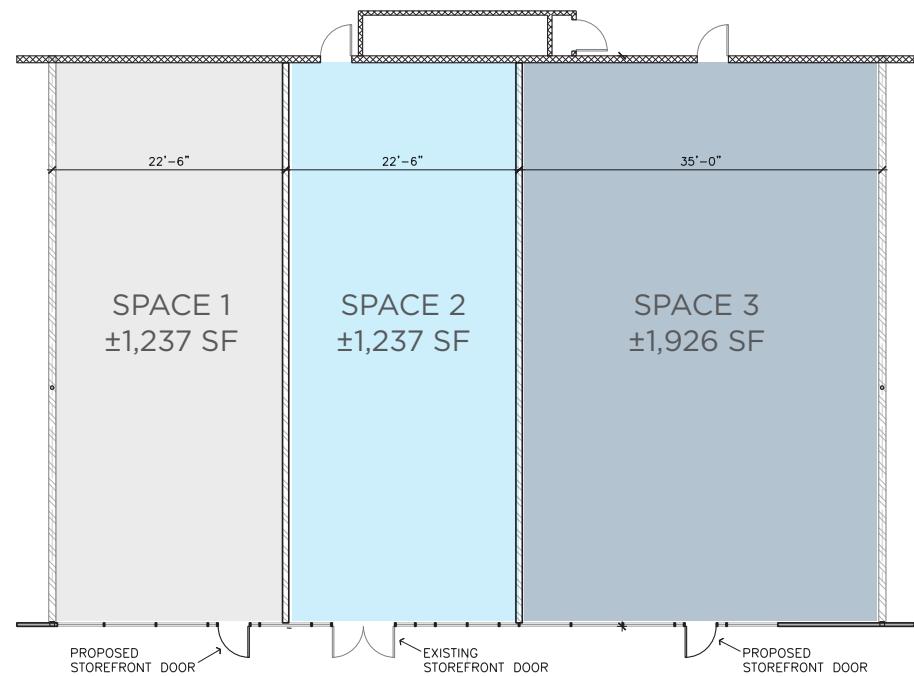


# SUITE 1950-H DEMISING OPTIONS

OPTION  
A



OPTION  
B



# AERIAL



# GALLERY



# DEMOGRAPHICS

1 Mile

## Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 3

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 1 mile radius

Latitude: 33.19440, Longitude: -117.35468



Summary	Census 2010	Census 2020	2025	2030
Population	17,880	17,480	16,838	17,437
Households	6,189	6,475	6,425	6,732
Families	4,020	-	4,019	4,231
Average Household Size	2.86	2.66	2.58	2.55
Owner Occupied Housing Units	2,779	-	2,873	2,931
Renter Occupied Housing Units	3,409	-	3,552	3,802
Median Age	32.9	-	38.7	39.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.70%	0.07%	0.30%	
Households	0.94%	0.33%	0.49%	
Families	1.03%	0.32%	0.44%	
Owner HHs	0.40%	0.49%	0.66%	
Median Household Income	3.27%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	393	6.1%	352	5.2%
\$15,000 - \$24,999	381	5.9%	313	4.6%
\$25,000 - \$34,999	385	6.0%	325	4.8%
\$35,000 - \$49,999	659	10.3%	584	8.7%
\$50,000 - \$74,999	1,189	18.5%	1,135	16.9%
\$75,000 - \$99,999	803	12.5%	814	12.1%
\$100,000 - \$149,999	1,081	16.8%	1,178	17.5%
\$150,000 - \$199,999	550	8.6%	690	10.2%
\$200,000+	984	15.3%	1,342	19.9%
Median Household Income		\$80,152		\$94,138
Average Household Income		\$113,826		\$129,776
Per Capita Income		\$43,731		\$50,454
	Census 2010	2025	2030	
Population by Age	Number	Percent	Number	Percent
0 - 4	1,419	7.9%	863	5.1%
5 - 9	1,251	7.0%	889	5.3%
10 - 14	1,136	6.4%	973	5.8%
15 - 19	1,361	7.6%	1,005	6.0%
20 - 24	1,600	8.9%	1,119	6.6%
25 - 34	2,691	15.1%	2,673	15.9%
35 - 44	2,366	13.2%	2,481	14.7%
45 - 54	2,486	13.9%	2,078	12.3%
55 - 64	1,772	9.9%	1,964	11.7%
65 - 74	889	5.0%	1,734	10.3%
75 - 84	639	3.6%	810	4.8%
85+	268	1.5%	249	1.5%
Median Age		32.9		39.9

3 Mile

## Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 3

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 3 mile radius

Latitude: 33.19440, Longitude: -117.35468



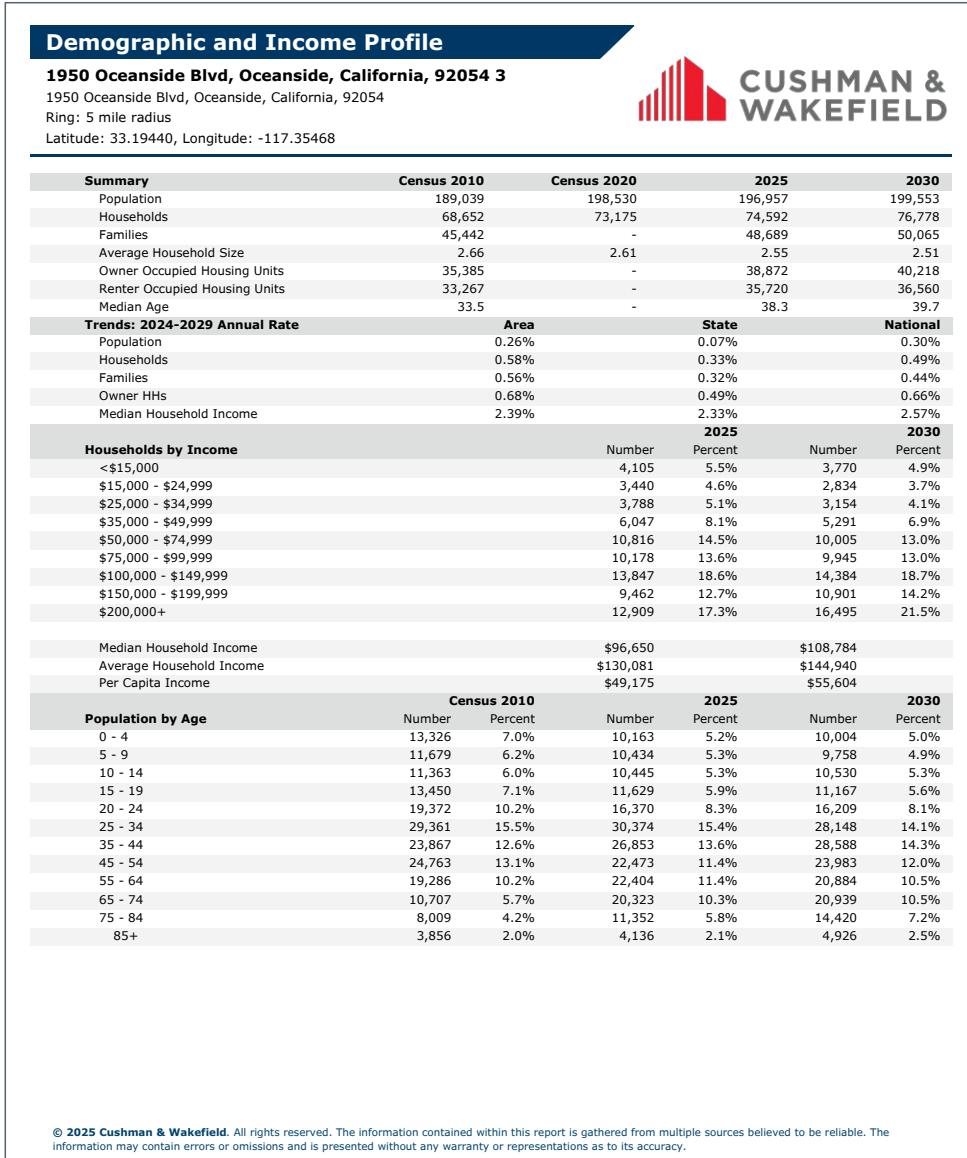
Summary	Census 2010	Census 2020	2025	2030
Population	92,107	94,080	92,368	94,315
Households	35,575	37,479	38,078	39,508
Families	21,801	-	22,671	23,456
Average Household Size	2.47	2.39	2.31	2.28
Owner Occupied Housing Units	14,910	-	16,148	16,680
Renter Occupied Housing Units	20,665	-	21,930	22,827
Median Age	33.1	-	38.0	39.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.42%	0.07%	0.30%	
Households	0.74%	0.33%	0.49%	
Families	0.68%	0.32%	0.44%	
Owner HHs	0.65%	0.49%	0.66%	
Median Household Income	2.57%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,281	6.0%	2,118	5.4%
\$15,000 - \$24,999	2,207	5.8%	1,879	4.8%
\$25,000 - \$34,999	2,094	5.5%	1,783	4.5%
\$35,000 - \$49,999	3,521	9.2%	3,162	8.0%
\$50,000 - \$74,999	6,122	16.1%	5,814	14.7%
\$75,000 - \$99,999	5,212	13.7%	5,245	13.3%
\$100,000 - \$149,999	7,030	18.5%	7,577	19.2%
\$150,000 - \$199,999	4,087	10.7%	4,835	12.2%
\$200,000+	5,525	14.5%	7,095	18.0%
Median Household Income		\$86,758		\$98,491
Average Household Income		\$118,506		\$131,609
Per Capita Income		\$48,567		\$54,737
	Census 2010	2025	2030	
Population by Age	Number	Percent	Number	Percent
0 - 4	6,478	7.0%	4,545	4.9%
5 - 9	5,187	5.6%	4,478	4.8%
10 - 14	4,839	5.3%	4,424	4.8%
15 - 19	6,328	6.9%	5,177	5.6%
20 - 24	10,455	11.4%	8,198	8.9%
25 - 34	15,352	16.7%	15,214	16.5%
35 - 44	11,105	12.1%	12,988	14.1%
45 - 54	11,498	12.5%	10,139	11.0%
55 - 64	9,484	10.3%	10,192	11.0%
65 - 74	5,372	5.8%	9,613	10.4%
75 - 84	4,038	4.4%	5,505	6.0%
85+	1,972	2.1%	1,895	2.1%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

# DEMOGRAPHICS (cont.)

5 Mile





# GREENBRIER SQUARE

1950-1980 OCEANSIDE BLVD | OCEANSIDE, CA | 92054

**CHAD IAFRATE, CCIM**

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

**VINCE PROVENZANO**

+1 760 431 4212

vince.provenzano@cushwake.com

LIC #01926894

**NASH JOHNSON**

+1 760 431 3831

nash.johnson@cushwake.com

LIC #02188083



12830 El Camino Real, Suite 100  
San Diego, CA 92130  
[cushmanwakefield.com](http://cushmanwakefield.com)