

GREENBRIER SQUARE

FOR LEASE

GREENBRIER SQUARE

YOUR NAME HERE

1950-1980 OCEANSIDE BLVD | OCEANSIDE, CA | 92054

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±20,592 SF SHOPPING CENTER

DEMOGRAPHICS

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

	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)

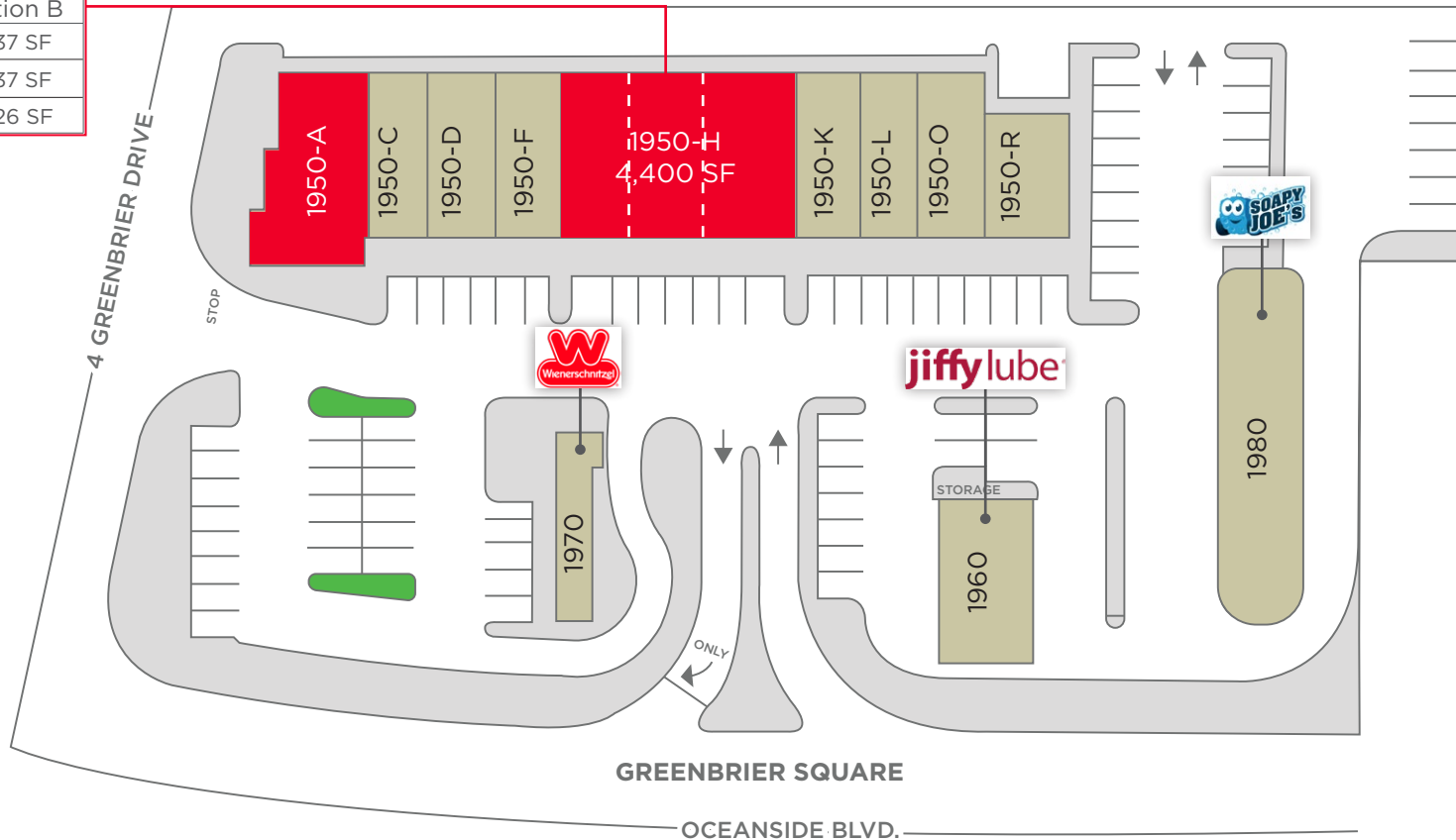


AVAILABILITIES

SUITE	TENANT	SQ. FT.
1950-A	AVAILABLE	2,269
1950-C	Mr. Donuts	1,100
1950-D	Platinum Hair & Nails	1,100
1950-F	Beauty Supply	1,100
1950-H	AVAILABLE (see demising plans)	4,400
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

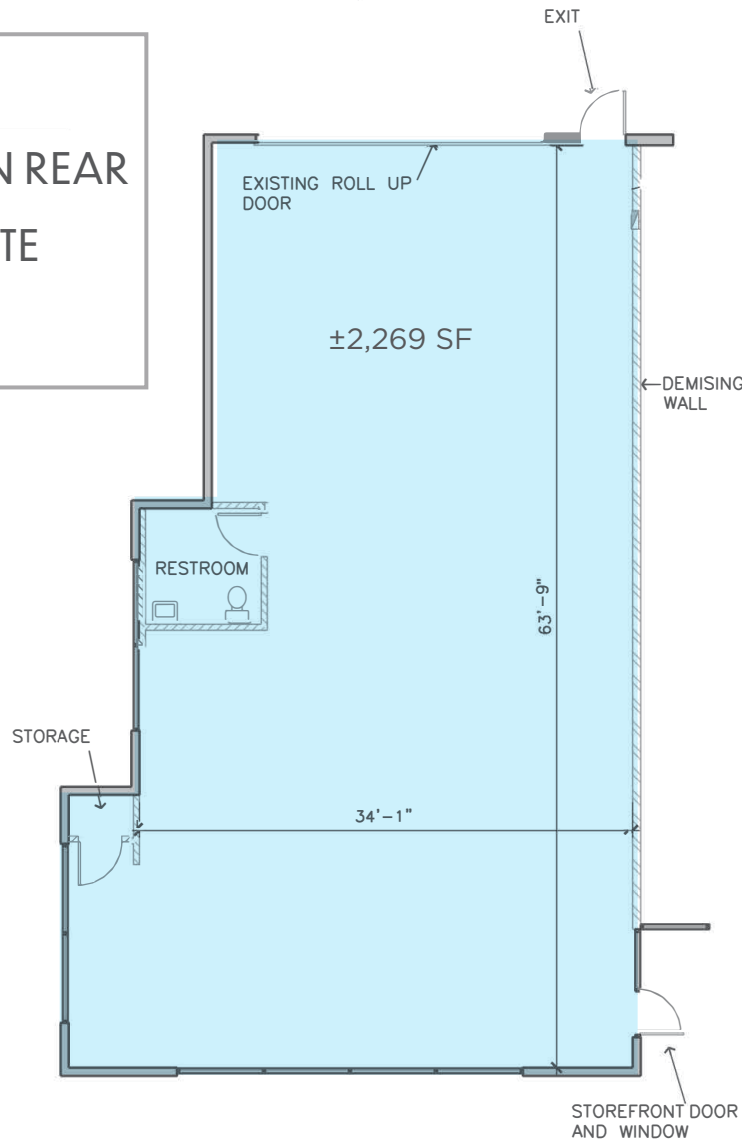
Demise Option A	Demise Option B
1,375 SF	1,237 SF
1,375 SF	1,237 SF
1,650 SF	1,926 SF



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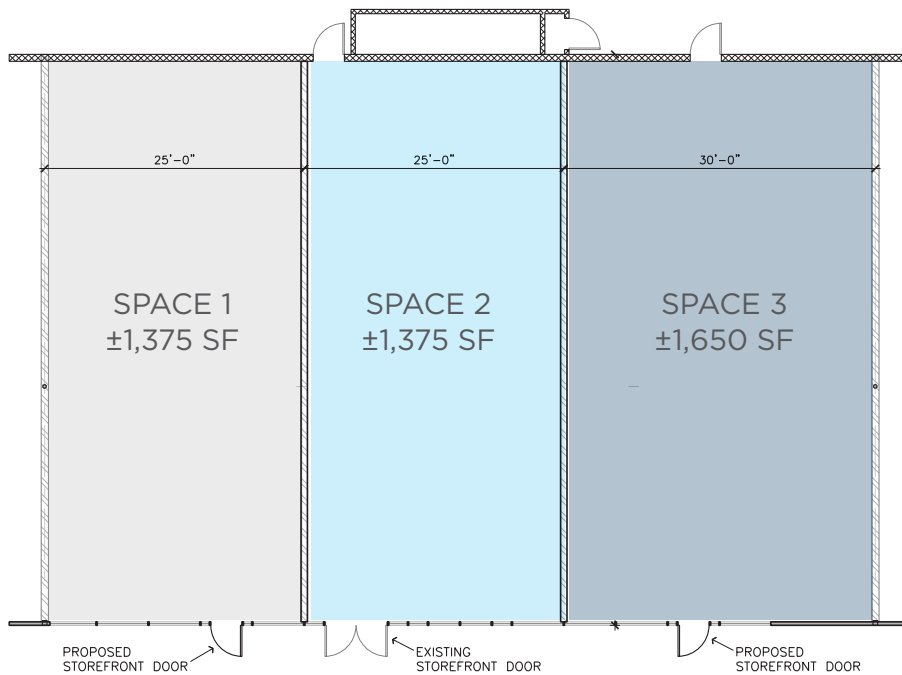
SUITE 1950-A

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

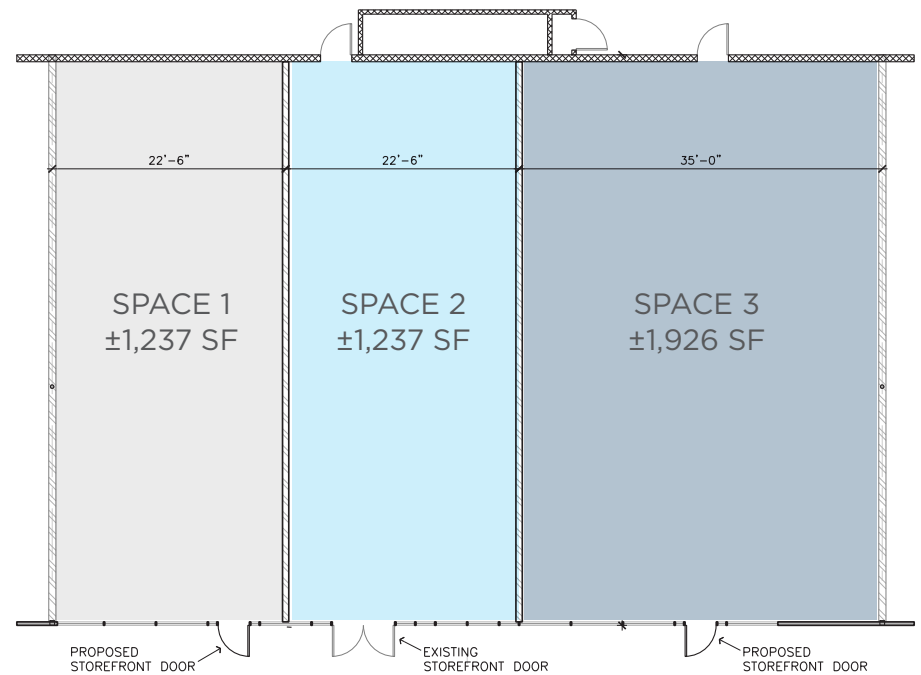


SUITE 1950-H DEMISING OPTIONS

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%				
Households by Income			2025	2030			
	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				
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,419	7.9%	863	5.1%	864	5.0%
	5 - 9	1,251	7.0%	889	5.3%	862	4.9%
	10 - 14	1,136	6.4%	973	5.8%	926	5.3%
	15 - 19	1,361	7.6%	1,005	6.0%	989	5.7%
	20 - 24	1,600	8.9%	1,119	6.6%	1,186	6.8%
	25 - 34	2,691	15.1%	2,673	15.9%	2,434	14.0%
	35 - 44	2,366	13.2%	2,481	14.7%	2,701	15.5%
	45 - 54	2,486	13.9%	2,078	12.3%	2,327	13.3%
	55 - 64	1,772	9.9%	1,964	11.7%	1,933	11.1%
	65 - 74	889	5.0%	1,734	10.3%	1,765	10.1%
	75 - 84	639	3.6%	810	4.8%	1,136	6.5%
	85+	268	1.5%	249	1.5%	315	1.8%

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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%	
Households by Income	2025		2030	
	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				
Population by Age	Number	Percent	2025	2030
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%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 3

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 5 mile radius

Latitude: 33.19440, Longitude: -117.35468



Summary	Census 2010	Census 2020	2025	2030			
Population	189,039	198,530	196,957	199,553			
Households	68,652	73,175	74,592	76,778			
Families	45,442	-	48,689	50,065			
Average Household Size	2.66	2.61	2.55	2.51			
Owner Occupied Housing Units	35,385	-	38,872	40,218			
Renter Occupied Housing Units	33,267	-	35,720	36,560			
Median Age	33.5	-	38.3	39.7			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.26%	0.07%	0.30%				
Households	0.58%	0.33%	0.49%				
Families	0.56%	0.32%	0.44%				
Owner HHS	0.68%	0.49%	0.66%				
Median Household Income	2.39%	2.33%	2.57%				
Households by Income	2025		2030				
	Number	Percent	Number	Percent			
	<\$15,000	4,105	5.5%	3,770	4.9%		
	\$15,000 - \$24,999	3,440	4.6%	2,834	3.7%		
	\$25,000 - \$34,999	3,788	5.1%	3,154	4.1%		
	\$35,000 - \$49,999	6,047	8.1%	5,291	6.9%		
	\$50,000 - \$74,999	10,816	14.5%	10,005	13.0%		
	\$75,000 - \$99,999	10,178	13.6%	9,945	13.0%		
	\$100,000 - \$149,999	13,847	18.6%	14,384	18.7%		
	\$150,000 - \$199,999	9,462	12.7%	10,901	14.2%		
\$200,000+	12,909	17.3%	16,495	21.5%			
Median Household Income	\$96,650		\$108,784				
Average Household Income	\$130,081		\$144,940				
Per Capita Income	\$49,175		\$55,604				
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	13,326	7.0%	10,163	5.2%	10,004	5.0%
	5 - 9	11,679	6.2%	10,434	5.3%	9,758	4.9%
	10 - 14	11,363	6.0%	10,445	5.3%	10,530	5.3%
	15 - 19	13,450	7.1%	11,629	5.9%	11,167	5.6%
	20 - 24	19,372	10.2%	16,370	8.3%	16,209	8.1%
	25 - 34	29,361	15.5%	30,374	15.4%	28,148	14.1%
	35 - 44	23,867	12.6%	26,853	13.6%	28,588	14.3%
	45 - 54	24,763	13.1%	22,473	11.4%	23,983	12.0%
	55 - 64	19,286	10.2%	22,404	11.4%	20,884	10.5%
	65 - 74	10,707	5.7%	20,323	10.3%	20,939	10.5%
	75 - 84	8,009	4.2%	11,352	5.8%	14,420	7.2%
	85+	3,856	2.0%	4,136	2.1%	4,926	2.5%



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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