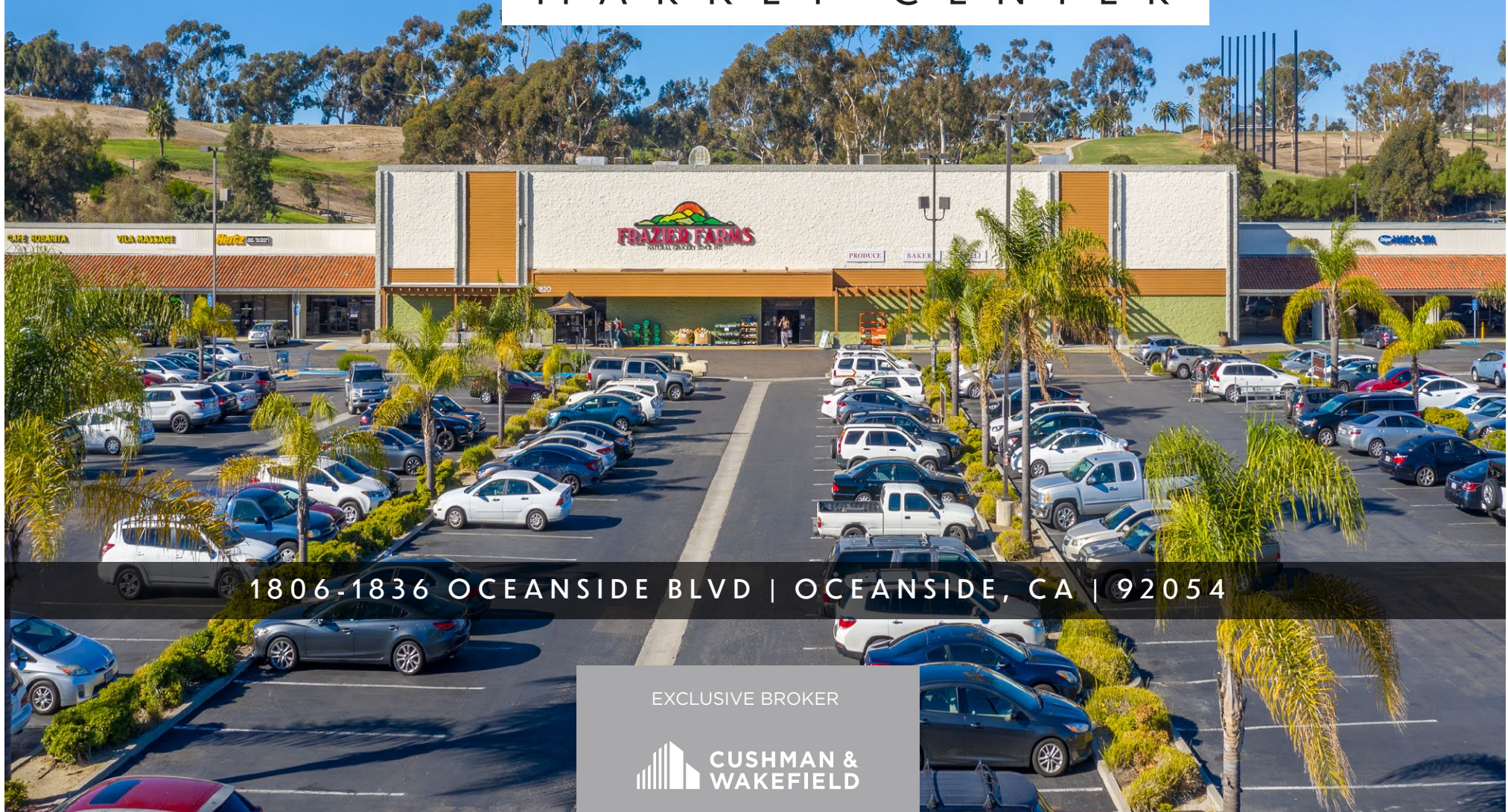


for lease

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 (2026)	19,278	87,451	188,645
AHH Income	\$128,671	\$128,504	\$139,878
Daytime Pop.	5,151	34,232	60,155

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	Habitat Fitness Center	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
1836 C	AVAILABLE (2nd Gen Restaurant)	1,242



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.

MARKET AERIAL



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

1806 Oceanside Blvd, Oceanside, California, 92054 2

1806 Oceanside Blvd, Oceanside, California, 92054

Ring: 1 mile radius

Latitude: 33.19261, Longitude: -117.35883



Summary	Census 2010	Census 2020	2026	2031	
Population	19,669	19,115	19,278	19,979	
Households	7,133	7,393	7,686	8,055	
Families	4,452	-	4,619	4,855	
Average Household Size	2.73	2.55	2.47	2.45	
Owner Occupied Housing Units	2,920	-	3,357	3,425	
Renter Occupied Housing Units	4,213	-	4,329	4,630	
Median Age	32.9	-	39.0	40.3	
Trends: 2024-2029 Annual Rate	Area	State	National		
Population	0.72%	0.17%	0.30%		
Households	0.94%	0.42%	0.49%		
Families	1.00%	0.37%	0.44%		
Owner HHs	0.40%	0.48%	0.66%		
Median Household Income	3.50%	2.75%	2.57%		
Households by Income	2026		2031		
	Number	Percent	Number	Percent	
	<\$15,000	484	6.3%	422	5.2%
	\$15,000 - \$24,999	446	5.8%	371	4.6%
	\$25,000 - \$34,999	378	4.9%	310	3.8%
	\$35,000 - \$49,999	671	8.7%	595	7.4%
	\$50,000 - \$74,999	1,211	15.8%	1,143	14.2%
	\$75,000 - \$99,999	886	11.5%	846	10.5%
	\$100,000 - \$149,999	1,346	17.5%	1,409	17.5%
	\$150,000 - \$199,999	695	9.0%	816	10.1%
	\$200,000+	1,569	20.4%	2,143	26.6%
	Median Household Income	\$92,113		\$109,377	
Average Household Income	\$128,671		\$148,898		
Per Capita Income	\$51,005		\$59,721		
Census 2010					
Population by Age	Number	Percent	Number	Percent	
0 - 4	1,553	7.9%	956	5.0%	
5 - 9	1,345	6.8%	956	5.0%	
10 - 14	1,211	6.2%	1,078	5.6%	
15 - 19	1,481	7.5%	1,099	5.7%	
20 - 24	1,770	9.0%	1,292	6.7%	
25 - 34	3,094	15.7%	3,147	16.3%	
35 - 44	2,633	13.4%	2,847	14.8%	
45 - 54	2,752	14.0%	2,389	12.4%	
55 - 64	1,929	9.8%	2,262	11.7%	
65 - 74	938	4.8%	2,015	10.5%	
75 - 84	678	3.4%	957	5.0%	
85+	286	1.5%	279	1.4%	

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3 Mile

Demographic and Income Profile

1806 Oceanside Blvd, Oceanside, California, 92054 2

1806 Oceanside Blvd, Oceanside, California, 92054

Ring: 3 mile radius

Latitude: 33.19261, Longitude: -117.35883



Summary	Census 2010		Census 2020		2026	2031
Population	86,208		87,771		87,451	88,855
Households	33,113		34,942		36,221	37,338
Families	20,254		-		21,527	22,123
Average Household Size	2.48		2.39		2.30	2.27
Owner Occupied Housing Units	13,450		-		15,032	15,518
Renter Occupied Housing Units	19,663		-		21,189	21,821
Median Age	33.0		-		38.2	39.9
Trends: 2024-2029 Annual Rate		Area	State		National	
Population		0.32%	0.17%		0.30%	
Households		0.61%	0.42%		0.49%	
Families		0.55%	0.37%		0.44%	
Owner HHs		0.64%	0.48%		0.66%	
Median Household Income		2.72%	2.75%		2.57%	
Households by Income			2026	2031		
			Number	Percent	Number	Percent
<\$15,000			2,213	6.1%	2,065	5.5%
\$15,000 - \$24,999			2,083	5.8%	1,775	4.8%
\$25,000 - \$34,999			1,856	5.1%	1,516	4.1%
\$35,000 - \$49,999			3,175	8.8%	2,817	7.5%
\$50,000 - \$74,999			5,403	14.9%	5,030	13.5%
\$75,000 - \$99,999			4,468	12.3%	4,287	11.5%
\$100,000 - \$149,999			6,782	18.7%	7,112	19.0%
\$150,000 - \$199,999			3,829	10.6%	4,372	11.7%
\$200,000+			6,411	17.7%	8,364	22.4%
Median Household Income			\$92,638		\$105,943	
Average Household Income			\$128,504		\$145,720	
Per Capita Income			\$52,736		\$60,635	
Census 2010			2026		2031	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,058	7.0%	4,268	4.9%	4,174	4.7%
5 - 9	4,855	5.6%	4,166	4.8%	3,939	4.4%
10 - 14	4,549	5.3%	4,164	4.8%	4,145	4.7%
15 - 19	5,958	6.9%	4,878	5.6%	4,753	5.3%
20 - 24	9,771	11.3%	7,711	8.8%	7,878	8.9%
25 - 34	14,475	16.8%	14,420	16.5%	12,495	14.1%
35 - 44	10,440	12.1%	12,391	14.2%	13,446	15.1%
45 - 54	10,829	12.6%	9,656	11.0%	10,751	12.1%
55 - 64	8,829	10.2%	9,689	11.1%	9,125	10.3%
65 - 74	4,914	5.7%	9,035	10.3%	9,176	10.3%
75 - 84	3,708	4.3%	5,303	6.1%	6,789	7.6%
85+	1,822	2.1%	1,768	2.0%	2,181	2.5%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

1806 Oceanside Blvd, Oceanside, California, 92054 2

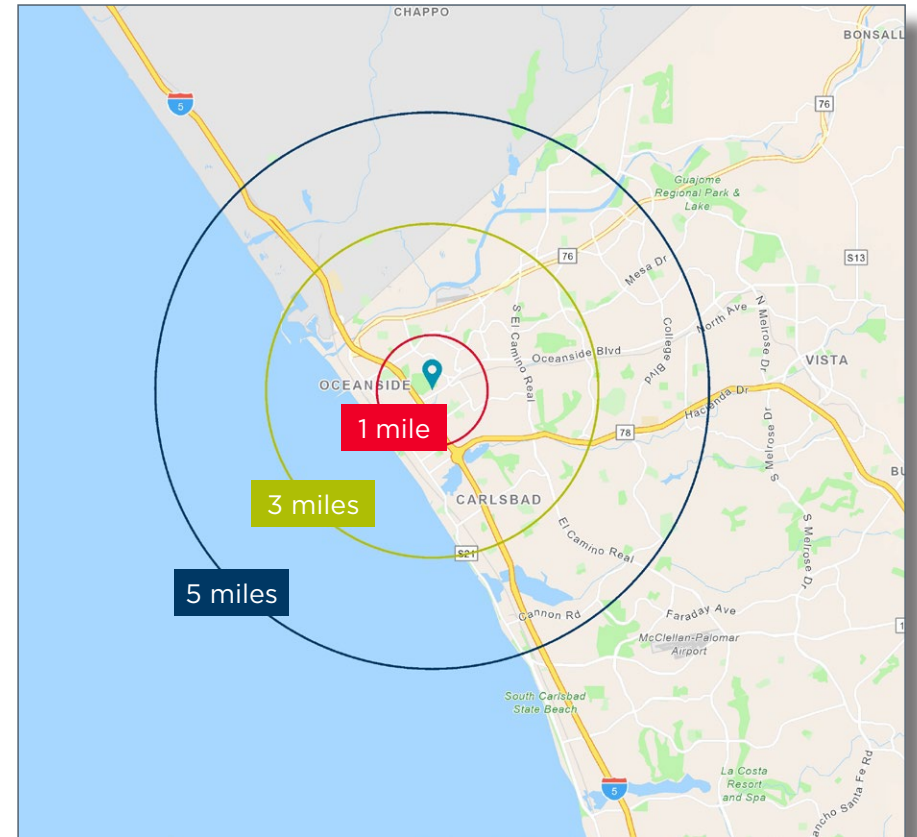
1806 Oceanside Blvd, Oceanside, California, 92054

Ring: 5 mile radius

Latitude: 33.19261, Longitude: -117.35883



Summary	Census 2010	Census 2020	2026	2031			
Population	179,340	188,278	188,645	190,155			
Households	65,474	69,743	72,144	73,748			
Families	43,228	-	47,021	47,963			
Average Household Size	2.64	2.60	2.52	2.48			
Owner Occupied Housing Units	33,291	-	37,100	38,068			
Renter Occupied Housing Units	32,183	-	35,044	35,679			
Median Age	33.3	-	38.2	39.8			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.16%	0.17%	0.30%				
Households	0.44%	0.42%	0.49%				
Families	0.40%	0.37%	0.44%				
Owner HHS	0.52%	0.48%	0.66%				
Median Household Income	2.66%	2.75%	2.57%				
Households by Income	2026		2031				
	Number	Percent	Number	Percent			
	<\$15,000	4,131	5.7%	3,821	5.2%		
	\$15,000 - \$24,999	3,356	4.7%	2,794	3.8%		
	\$25,000 - \$34,999	3,378	4.7%	2,698	3.7%		
	\$35,000 - \$49,999	5,479	7.6%	4,726	6.4%		
	\$50,000 - \$74,999	9,829	13.6%	8,839	12.0%		
	\$75,000 - \$99,999	8,751	12.1%	8,138	11.0%		
	\$100,000 - \$149,999	13,594	18.8%	13,866	18.8%		
	\$150,000 - \$199,999	9,063	12.6%	10,072	13.7%		
	\$200,000+	14,562	20.2%	18,793	25.5%		
	Median Household Income	\$102,966		\$117,383			
Average Household Income	\$139,878		\$158,579				
Per Capita Income	\$53,208		\$61,130				
Population by Age	Census 2010		2026		2031		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	12,716	7.1%	9,663	5.1%	9,450	5.0%
	5 - 9	11,098	6.2%	9,911	5.3%	9,228	4.9%
	10 - 14	10,734	6.0%	9,823	5.2%	9,874	5.2%
	15 - 19	12,730	7.1%	11,096	5.9%	10,623	5.6%
	20 - 24	18,676	10.4%	15,887	8.4%	15,796	8.3%
	25 - 34	27,999	15.6%	29,292	15.5%	26,556	14.0%
	35 - 44	22,638	12.6%	25,731	13.6%	27,308	14.4%
	45 - 54	23,298	13.0%	21,461	11.4%	23,020	12.1%
	55 - 64	18,175	10.1%	21,219	11.2%	19,819	10.4%
	65 - 74	10,106	5.6%	19,482	10.3%	19,715	10.4%
	75 - 84	7,511	4.2%	11,129	5.9%	14,041	7.4%
	85+	3,658	2.0%	3,951	2.1%	4,724	2.5%





FRAZIER FARMS

MARKET CENTER

1806-1836 OCEANSIDE BLVD. | OCEANSIDE, CA | 92054

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