

FOR LEASE

2216-2224 El Camino Real
Oceanside, CA 92056

NORTH COUNTY PLACE

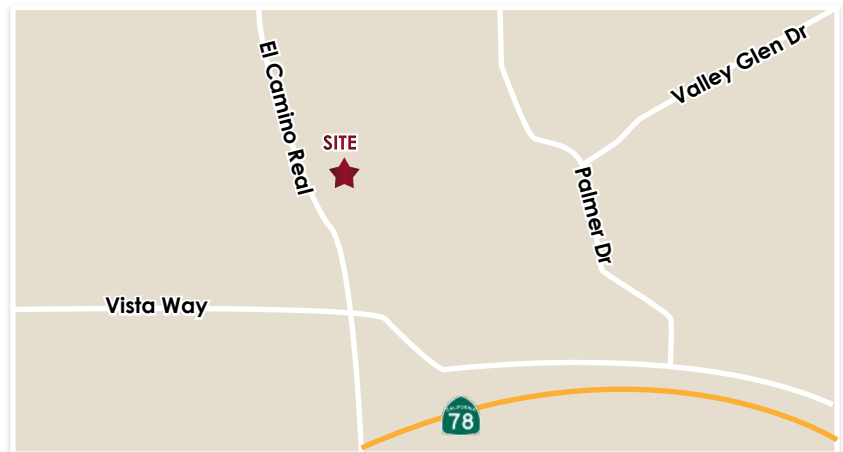


FEATURES

- Shop space in 47,000 sq. ft. shopping center
- Some office suites with ocean views
- Over 2.5 million square feet of retail nearby:

Target	Walmart
LA Fitness	Michael's
Barnes & Noble	Vons
24-Hour Fitness	...and many others!

- Great accessibility to Highways 5 & 78
- Monument signage available
- Traffic Counts: 49,800 ADT El Camino & Vista Way
- Located centrally to: Oceanside, Carlsbad & Vista



	1 Mile	2 Miles	3 Miles
Total Pop. (2019)	10,096	128,360	263,241
Avg. HH Income	\$94,550	\$96,555	\$97,181



Marc Dudzik
(760) 448-2456
mdudzik@lee-associates.com
DRE Lic# 01070445

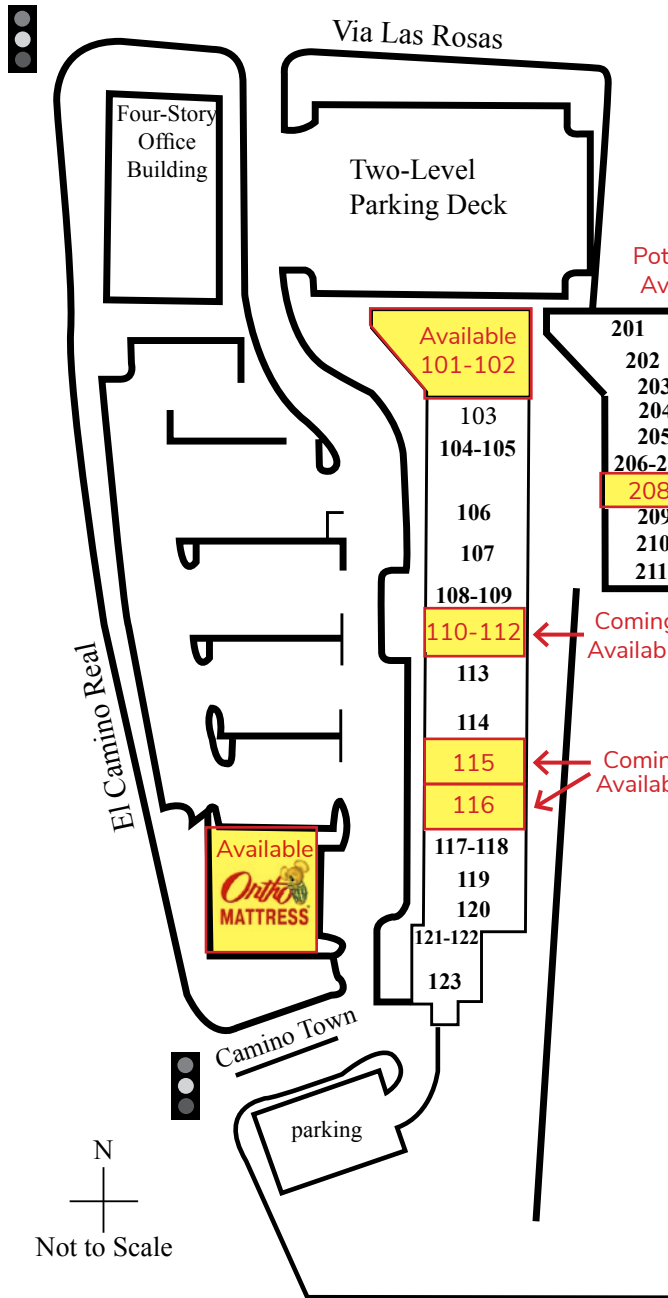
Victor Aquilina
(760) 448-1370
vaquilina@lee-associates.com
DRE Lic# 01936761

Lee & Associates-North San Diego County | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

FOR LEASE

2216-2224 El Camino Real
Oceanside, CA 92056



SUITE#	TENANT	SQ. FT.
101-102	Discount Dance	3,802
103	E-Cigarettes	1,000
104-105	Rookies Sports Bar	3,780
106	Barber Shop	945
107	Crystal Rose Nail	945
108-109	Korean BBQ	1,874
110-112	US Navy	2,835
113-114	Salon Centric	2,805
115	US Army/Marine	1,968
116	US Air Force	867
117-118	Weight Loss Center	1,890
119	I Love Threading	945
120	Dippity-Dog	975
121-122	Dentist	1,955
123	Teri Cafe	3,115
201	Foot Reflexology	1,924
202	Living Better Wellness Chiropractor	1,815
203-205	Fit Body Boot Camp	2,872
206-207	Escape Room	1,890
208	Omni Financial	945
209	All Access Insurance Services	945
210	Supreme Sports Nutrition	945
211	R & R Medical Staffing	945
Building 1	Ortho Mattress	5,075

N
Not to Scale

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Marc Dudzik
(760) 448-2456
mdudzik@lee-associates.com
DRE Lic# 01070445

Victor Aquilina
(760) 448-1370
vaquilina@lee-associates.com
DRE Lic# 01936761

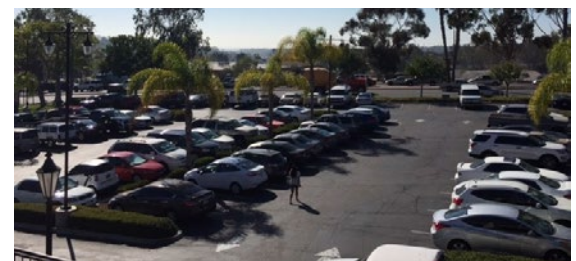
Lee & Associates-North San Diego County | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

FOR LEASE

2216-2224 El Camino Real
Oceanside, CA 92056

PHOTOS



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Marc Dudzik
(760) 448-2456
mdudzik@lee-associates.com
DRE Lic# 01070445

Victor Aquilina
(760) 448-1370
vaquilina@lee-associates.com
DRE Lic# 01936761

Lee & Associates-North San Diego County | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

FOR LEASE

2216-2224 El Camino Real
Oceanside, CA 92056

AERIAL



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Marc Dudzik
(760) 448-2456
mdudzik@lee-associates.com
DRE Lic# 01070445

Victor Aquilina
(760) 448-1370
vaquilina@lee-associates.com
DRE Lic# 01936761

Lee & Associates-North San Diego County | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

FOR LEASE

2216-2224 El Camino Real
Oceanside, CA 92056

DEMOGRAPHICS

2216 El Camino Real		1 mi radius	3 mi radius	5 mi radius
Oceanside, CA 92054				
POPULATION	2019 Estimated Population	10,096	128,360	263,241
	2024 Projected Population	10,331	131,708	269,879
	2010 Census Population	9,380	119,485	245,133
	2000 Census Population	9,242	117,336	233,527
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.5%	0.5%	0.7%
	2019 Median Age	37.4	37.3	36.1
HOUSEHOLDS	2019 Estimated Households	4,279	49,184	92,962
	2024 Projected Households	4,424	51,051	96,500
	2010 Census Households	3,946	45,502	86,097
	2000 Census Households	3,772	43,443	81,371
	Projected Annual Growth 2019 to 2024	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	0.7%	0.7%	0.7%
RACE AND ETHNICITY	2019 Estimated White	72.2%	67.6%	65.6%
	2019 Estimated Black or African American	4.8%	4.0%	4.7%
	2019 Estimated Asian or Pacific Islander	9.0%	7.4%	8.2%
	2019 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.9%
	2019 Estimated Other Races	13.2%	20.1%	20.6%
	2019 Estimated Hispanic	22.1%	34.7%	36.2%
INCOME	2019 Estimated Average Household Income	\$94,550	\$96,555	\$97,181
	2019 Estimated Median Household Income	\$82,583	\$79,839	\$79,341
	2019 Estimated Per Capita Income	\$40,134	\$37,105	\$34,867
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.5%	7.1%	7.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.3%	5.6%
	2019 Estimated High School Graduate	13.8%	17.8%	20.1%
	2019 Estimated Some College	25.0%	24.2%	23.7%
	2019 Estimated Associates Degree Only	10.2%	10.0%	10.4%
	2019 Estimated Bachelors Degree Only	22.8%	21.9%	20.5%
	2019 Estimated Graduate Degree	20.1%	13.7%	12.4%
BUSINESS	2019 Estimated Total Businesses	1,038	6,531	11,639
	2019 Estimated Total Employees	9,138	47,684	101,375
	2019 Estimated Employee Population per Business	8.8	7.3	8.7
	2019 Estimated Residential Population per Business	9.7	19.7	22.6



Marc Dudzik
(760) 448-2456
mdudzik@lee-associates.com
DRE Lic# 01070445

Victor Aquilina
(760) 448-1370
vaquilina@lee-associates.com
DRE Lic# 01936761

Lee & Associates-North San Diego County | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.