

FOR LEASE

Mission Promenade

1527 Mission Ave, Oceanside, CA 92057

Up to ±23,000 SF Available



Property Highlights

- Very dense residential and daytime populations within the immediate trade area
- Located directly off the 1-5 Freeway, with very strong AM/PM consumer traffic. (Mission Ave: 63,800 ADT)
- Located near several schools, city offices and other civic/community facilities
- Rapidly expanding trade area with multiple retail and residential developments underway

Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	24,136	81,285	183,647
Average Household Income	\$66,756	\$84,611	\$95,848
Daytime Population	6,995	28,517	52,018

Source: Esri

TRAFFIC COUNT

I-5 Fwy	approx. 181,000 cars per day
Mission Ave	approx. 63,800 cars per day

Source: CoStar

Contact

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Another development brought to you by:



CURRENT TENANTS:



SRS REAL ESTATE PARTNERS 3131 Camino Del Rio N., Suite 310, San Diego, CA, 92108

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3,000 SF Available

13,400 - 20,000 SF Available

Able to Combine

Mission Promenade Tenant List	
Total GLA: 119,095 SF	
TENANT	(SF)
Available	13,400 - 20,000
dd's Discounts	23,378
LaunderLand	4,400
El Super	38,500
Grocery Outlet	25,000
Available	3,000
Car Quest Auto Parts	10,695
Watermill Express	Kiosk

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SRSRE.COM



Site

Oceanside Municipal Airport

OCEANSIDE

CARLSBAD

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	24,136	81,285	183,647
2000 Population	24,198	76,422	163,320
2010 Population	22,575	76,040	170,315
2025 Population	25,339	84,278	189,441
2000-2010 Annual Rate	-0.69%	-0.05%	0.42%
2010-2020 Population: Annual Growth Rate	0.65%	0.65%	0.74%
2020-2025 Population: Annual Growth Rate	0.98%	0.73%	0.62%
2020 Median Age	31.8	32.5	34.2
HOUSEHOLDS			
2000 Households	7,491	27,121	57,792
2010 Households	7,775	27,748	61,206
2020 Total Households	8,386	29,643	65,852
2025 Total Households	8,846	30,821	67,963
2000-2010 Annual Rate	0.37%	0.23%	0.58%
2010-2020 Households: Annual Growth Rate	0.74%	0.65%	0.72%
2020-2025 Households: Annual Growth Rate	1.07%	0.78%	0.63%
HOUSING UNITS			
2020 Total Housing Units	9,049	33,404	71,810
2020 Owner Occupied Housing Units	2,419	11,928	32,750
2020 Renter Occupied Housing Units	5,968	17,715	33,102
RACE AND ETHNICITY			
2020 White Alone	55.1%	66.0%	65.4%
2020 Black Alone	4.6%	4.5%	4.5%
2020 American Indian/Alaska Native Alone	1.2%	1.0%	0.9%
2020 Asian Alone	3.7%	5.0%	6.6%
2020 Pacific Islander Alone	0.9%	0.9%	1.0%
INCOME			
2020 Median Household Income	\$49,545	\$59,761	\$70,394
2020 Average Household Income	\$66,756	\$84,611	\$95,848
2020 Per Capita Income	\$23,418	\$31,440	\$34,616
2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	15,342	51,526	120,649
High School Graduate	16.5%	18.2%	17.7%
GED/Alternative Credential	2.2%	1.7%	1.9%
Some College, No Degree	24.4%	24.9%	24.0%
Associate Degree	8.8%	9.5%	9.6%
Bachelor's Degree	16.9%	21.2%	22.6%
Graduate/Professional Degree	8.4%	11.3%	12.8%
DATA FOR ALL BUSINESSES IN AREA			
Total Businesses:	1,068	3,882	6,616
Total Employees:	6,995	28,517	52,018
Total Residential Population:	24,136	81,285	183,647
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	20,790	85,025	174,162
Workers	7,164	41,261	74,209
Residents	13,626	43,764	99,953