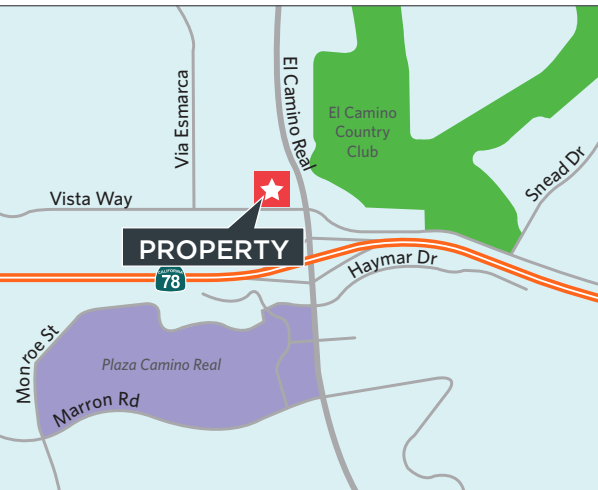


# FOR LEASE

CAMINO TOWN &amp; COUNTRY

NWC HIGHWAY 78 &amp; EL CAMINO REAL, OCEANSIDE, CA 92054



Another development brought to you by:



## For Lease

**2,200 SF RESTAURANT W/ PATIO AVAILABLE**

## Property Highlights

- Camino Town & Country's strategically located at the major Oceanside/Carlsbad retailing hub of Highway 78 & El Camino Real. New shop buildings facing the recently remodeled Target are available. Plus a major remodel was just completed on the rest of the shopping center.

## Location

- NWC Highway 78 & El Camino Real, Oceanside, CA 92054

## Traffic Counts

- El Camino Real & Vista Way: 56,400 ADT

## Demographics

	1 MILE	3 MILES	5 MILES
Pop (2019)	12,977	123,850	255,591
AHH Income	\$110,612	\$95,796	\$95,546
Daytime Pop.	8,215	46,200	96,213

## Anchored By:

**WinCo  
FOODS**

**TARGET**

## Current Tenants:

**JOANN**  
stores inc.

**noodles**  
company

**STARBUCKS**  
COFFEE

**SportClips**  
HAIRCUTS

**Andrew Peterson**  
+1 760 431 3827  
andrew.peterson@cushwake.com  
LIC #01493043

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011

T: +1 760 431 4200 F: +1 760 454 3869

[cushmanwakefield.com](http://cushmanwakefield.com)

## Availabilities & Site Plan

SUITE	TENANT	SQ. FT.
SUITE 3A	COMING AVAILABLE (FORMER RESTAURANT)	2,200SF



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. Cushman & Wakefield Copyright 2015. 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... K:\Retail Packages\Camino Town & Country\Flyers\caminotowncountry-flyer-DTZ.indd

**Andrew Peterson**  
+1 760 431 3827  
andrew.peterson@cushwake.com  
LIC #01493043

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011

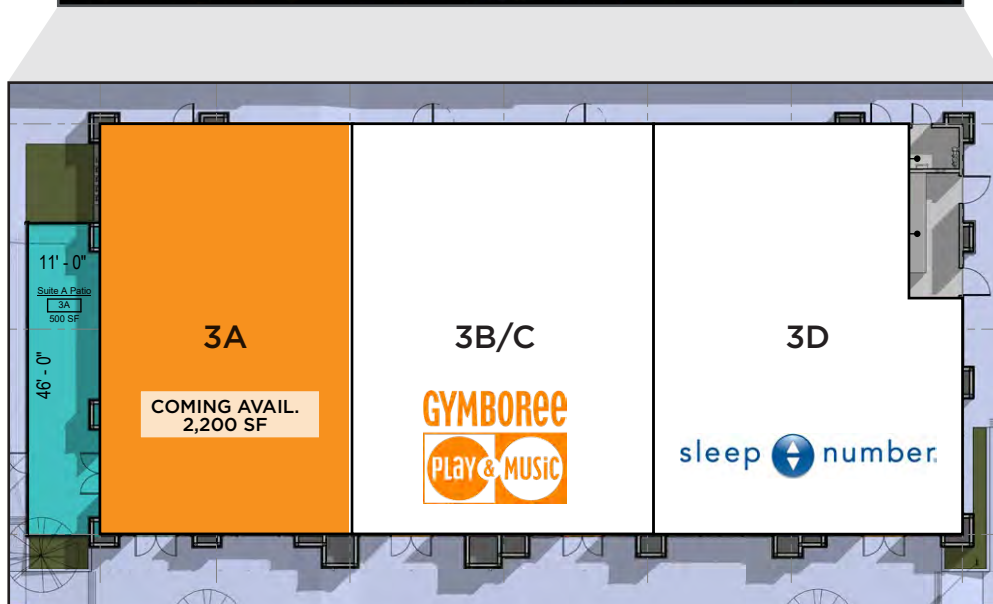
T: +1 760 431 4200 F: +1 760 454 3869

[cushmanwakefield.com](http://cushmanwakefield.com)

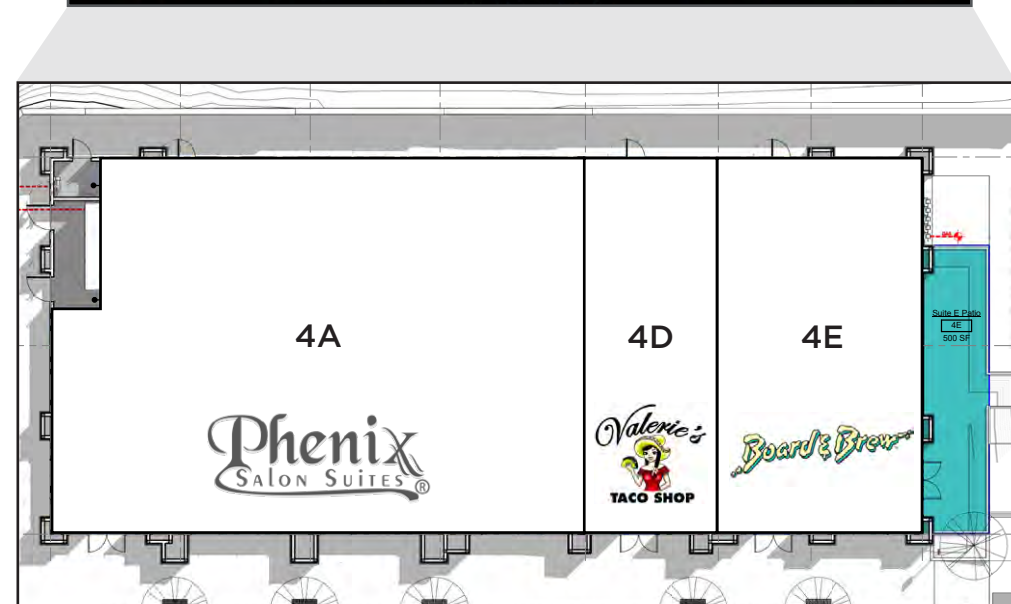


Remodel Renderings - Buildings 3 & 4

Building 3



Building 4



**Andrew Peterson**  
+1 760 431 3827  
andrew.peterson@cushwake.com  
LIC #01493043

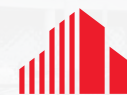
1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
[cushmanwakefield.com](http://cushmanwakefield.com)

Retail Division

FOR LEASE

CAMINO TOWN & COUNTRY

NWC HIGHWAY 78 & EL CAMINO REAL, OCEANSIDE, CA 92054



CUSHMAN &  
WAKEFIELD

2,200 SF Former Restaurant w/ Patio Available



Andrew Peterson

+1 760 431 3827

andrew.peterson@cushwake.com

LIC #01493043

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011

T: +1 760 431 4200 F: +1 760 454 3869

[cushmanwakefield.com](http://cushmanwakefield.com)



# FOR LEASE

CAMINO TOWN & COUNTRY  
NWC HIGHWAY 78 & EL CAMINO REAL, OCEANSIDE, CA 92054

## Aerial



**Andrew Peterson**  
+1 760 431 3827  
andrew.peterson@cushwake.com  
LIC #01493043

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
[cushmanwakefield.com](http://cushmanwakefield.com)



## Demographics

Camino Town and Country 2			Prepared by Esri		
Camino Town and Country			Latitude: 33.18531		
Ring: 1 mile radius			Longitude: -117.32987		
Summary		Census 2010	2019		2024
Population		11,908	12,744		13,350
Households		5,057	5,406		5,648
Families		3,147	3,370		3,534
Average Household Size		2.33	2.34		2.34
Owner Occupied Housing Units		2,305	2,427		2,522
Renter Occupied Housing Units		2,752	2,979		3,126
Median Age		36.6	38.0		38.7
Trends: 2019 - 2024 Annual Rate		Area	State		National
Population		0.93%	0.67%		0.77%
Households		0.88%	0.62%		0.75%
Families		0.95%	0.62%		0.68%
Owner HHs		0.77%	0.79%		0.92%
Median Household Income		2.89%	2.99%		2.70%
Households by Income		2019		2024	
		Number	Percent	Number	Percent
<\$15,000		285	5.3%	226	4.0%
\$15,000 - \$24,999		228	4.2%	169	3.0%
\$25,000 - \$34,999		376	7.0%	295	5.2%
\$35,000 - \$49,999		507	9.4%	424	7.5%
\$50,000 - \$74,999		1,111	20.6%	1,046	18.5%
\$75,000 - \$99,999		873	16.1%	918	16.3%
\$100,000 - \$149,999		939	17.4%	1,108	19.6%
\$150,000 - \$199,999		453	8.4%	620	11.0%
\$200,000+		633	11.7%	841	14.9%
Median Household Income		\$79,324		\$91,490	
Average Household Income		\$110,392		\$130,245	
Per Capita Income		\$46,172		\$54,332	
Population by Age		Census 2010		2019	
		Number	Percent	Number	Percent
0 - 4		674	5.7%	661	5.2%
5 - 9		541	4.5%	641	5.0%
10 - 14		570	4.8%	630	4.9%
15 - 19		642	5.4%	551	4.3%
20 - 24		1,115	9.4%	824	6.5%
25 - 34		2,176	18.3%	2,447	19.2%
35 - 44		1,431	12.0%	1,828	14.3%
45 - 54		1,677	14.1%	1,366	10.7%
55 - 64		1,454	12.2%	1,602	12.6%
65 - 74		787	6.6%	1,248	9.8%
75 - 84		570	4.8%	601	4.7%
85+		269	2.3%	347	2.7%
Race and Ethnicity		Census 2010		2019	
		Number	Percent	Number	Percent
White Alone		9,168	77.0%	9,423	73.9%
Black Alone		458	3.8%	504	4.0%
American Indian Alone		89	0.7%	97	0.8%
Asian Alone		749	6.3%	951	7.5%
Pacific Islander Alone		86	0.7%	92	0.7%
Some Other Race Alone		740	6.2%	909	7.1%
Two or More Races		618	5.2%	769	6.0%
Hispanic Origin (Any Race)		2,168	18.2%	2,658	20.9%
				3,028	22.7%

Camino Town and Country 2				Prepared by Esri					
Camino Town and Country				Latitude: 33.18531					
Ring: 3 mile radius				Longitude: -117.32987					
Summary		Census 2010		2019		2024			
Population		115,045		123,850		128,748			
Households		43,888		47,210		48,984			
Families		27,182		29,324		30,512			
Average Household Size		2.59		2.59		2.60			
Owner Occupied Housing Units		21,680		23,459		24,685			
Renter Occupied Housing Units		22,208		23,751		24,300			
Median Age		35.9		37.7		38.8			
Trends: 2019 - 2024 Annual Rate		Area		State		National			
Population		0.78%		0.67%		0.77%			
Households		0.74%		0.62%		0.75%			
Families		0.80%		0.62%		0.68%			
Owner HHs		1.02%		0.79%		0.92%			
Median Household Income		3.20%		2.99%		2.70%			
				2019		2024			
Households by Income		Number		Percent		Number		Percent	
<\$15,000		3,751		7.9%		3,066		6.3%	
\$15,000 - \$24,999		2,925		6.2%		2,362		4.8%	
\$25,000 - \$34,999		4,051		8.6%		3,484		7.1%	
\$35,000 - \$49,999		5,422		11.5%		4,812		9.8%	
\$50,000 - \$74,999		8,931		18.9%		8,642		17.6%	
\$75,000 - \$99,999		6,421		13.6%		6,860		14.0%	
\$100,000 - \$149,999		7,766		16.4%		9,079		18.5%	
\$150,000 - \$199,999		3,840		8.1%		5,151		10.5%	
\$200,000+		4,104		8.7%		5,528		11.3%	
Median Household Income		\$69,432				\$81,275			
Average Household Income		\$95,796				\$112,933			
Per Capita Income		\$36,628				\$43,048			
		Census 2010		2019		2024			
Population by Age		Number		Percent		Number		Percent	
0 - 4		7,385		6.4%		7,329		5.9%	
5 - 9		6,641		5.8%		7,196		5.8%	
10 - 14		6,782		5.9%		7,325		5.9%	
15 - 19		7,694		6.7%		6,895		5.6%	
20 - 24		9,384		8.2%		8,031		6.5%	
25 - 34		18,216		15.8%		20,182		16.3%	
35 - 44		14,926		13.0%		16,909		13.7%	
45 - 54		15,887		13.8%		14,430		11.7%	
55 - 64		12,814		11.1%		15,050		12.2%	
65 - 74		7,158		6.2%		11,192		9.0%	
75 - 84		5,391		4.7%		5,895		4.8%	
85+		2,767		2.4%		3,416		2.8%	
		Census 2010		2019		2024			
Race and Ethnicity		Number		Percent		Number		Percent	
White Alone		81,314		70.7%		84,005		67.8%	
Black Alone		3,831		3.3%		4,200		3.4%	
American Indian Alone		1,036		0.9%		1,091		0.9%	
Asian Alone		5,681		4.9%		7,169		5.8%	
Pacific Islander Alone		1,042		0.9%		1,092		0.9%	
Some Other Race Alone		16,219		14.1%		19,052		15.4%	
Two or More Races		5,922		5.1%		7,241		5.8%	
Hispanic Origin (Any Race)		37,523		32.6%		44,120		35.6%	
						48,389		37.6%	

**Andrew Peterson**  
+1 760 431 3827  
andrew.peterson@cushwake.com  
LIC #01493043

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011

T: +1 760 431 4200 F: +1 760 454 3869

**cushmanwakefield.com**

## Demographics

Camino Town and Country 2				Prepared by Esri			
Camino Town and Country				Latitude: 33.18531			
Ring: 5 mile radius				Longitude: -117.32987			
Summary		Census 2010		2019		2024	
Population		238,003		255,591		265,174	
Households		85,051		91,032		94,329	
Families		57,240		61,317		63,676	
Average Household Size		2.71		2.72		2.73	
Owner Occupied Housing Units		46,520		49,204		51,436	
Renter Occupied Housing Units		38,531		41,828		42,892	
Median Age		33.9		35.4		36.6	
Trends: 2019 - 2024 Annual Rate		Area		State		National	
Population		0.74%		0.67%		0.77%	
Households		0.71%		0.62%		0.75%	
Families		0.76%		0.62%		0.68%	
Owner HHs		0.89%		0.79%		0.92%	
Median Household Income		3.23%		2.99%		2.70%	
				2019		2024	
Households by Income				Number	Percent	Number	Percent
<\$15,000				6,920	7.6%	5,606	5.9%
\$15,000 - \$24,999				5,508	6.1%	4,379	4.6%
\$25,000 - \$34,999				7,805	8.6%	6,607	7.0%
\$35,000 - \$49,999				10,717	11.8%	9,467	10.0%
\$50,000 - \$74,999				16,843	18.5%	16,203	17.2%
\$75,000 - \$99,999				12,557	13.8%	13,386	14.2%
\$100,000 - \$149,999				15,472	17.0%	18,175	19.3%
\$150,000 - \$199,999				7,584	8.3%	10,312	10.9%
\$200,000+				7,626	8.4%	10,195	10.8%
Median Household Income				\$70,403		\$82,535	
Average Household Income				\$95,546		\$112,575	
Per Capita Income				\$34,129		\$40,078	
		Census 2010		2019		2024	
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		16,583	7.0%	16,562	6.5%	17,300	6.5%
5 - 9		14,875	6.2%	15,720	6.2%	15,677	5.9%
10 - 14		14,689	6.2%	15,454	6.0%	15,623	5.9%
15 - 19		17,054	7.2%	15,357	6.0%	15,708	5.9%
20 - 24		23,392	9.8%	20,911	8.2%	20,459	7.7%
25 - 34		35,972	15.1%	42,502	16.6%	41,171	15.5%
35 - 44		30,138	12.7%	32,596	12.8%	37,654	14.2%
45 - 54		32,135	13.5%	28,544	11.2%	28,365	10.7%
55 - 64		24,211	10.2%	29,500	11.5%	28,321	10.7%
65 - 74		13,383	5.6%	20,934	8.2%	24,254	9.1%
75 - 84		10,538	4.4%	11,133	4.4%	14,057	5.3%
85+		5,033	2.1%	6,380	2.5%	6,585	2.5%
		Census 2010		2019		2024	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
White Alone		163,872	68.9%	168,259	65.8%	170,560	64.3%
Black Alone		9,705	4.1%	10,686	4.2%	11,025	4.2%
American Indian Alone		2,107	0.9%	2,221	0.9%	2,263	0.9%
Asian Alone		14,043	5.9%	17,314	6.8%	19,481	7.3%
Pacific Islander Alone		2,278	1.0%	2,418	0.9%	2,486	0.9%
Some Other Race Alone		33,048	13.9%	39,001	15.3%	42,148	15.9%
Two or More Races		12,949	5.4%	15,692	6.1%	17,213	6.5%
Hispanic Origin (Any Race)		79,153	33.3%	93,216	36.5%	102,038	38.5%

## Business Summary:

	1 MILE	3 MILES	5 MILES
Total Businesses:	850	5,669	10,096
Total Employees:	8,215	46,200	96,213
Total Residential Population:	12,744	123,850	255,591
Employee/Residential Population Ratio:	0.64:1	0.37:1	0.38:1

**Andrew Peterson**

+1 760 431 3827

andrew.peterson@cushwake.com

LIC #01493043

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011

T: +1 760 431 4200 F: +1 760 454 3869

**cushmanwakefield.com**