

FOR LEASE

CAMINO TOWN & COUNTRY

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



For Lease: Phase II

NOW UNDER CONSTRUCTION!

ESTIMATED DELIVERY NOVEMBER 2017

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. A major remodel is planned for the rest of the shopping center.

Location

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

Traffic Counts

- El Camino Real & Vista Way: 49,800 ADT

Demographics

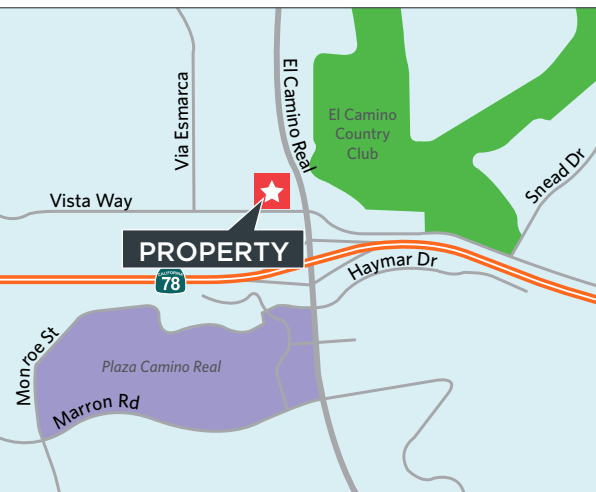
	1 MILE	3 MILES	5 MILES
Pop (2016)	12,667	120,840	250,731
AHH Income	\$86,315	\$79,130	\$81,051
Daytime Pop.	8,020	50,090	100,387

Anchored By:

WinCo
FOODS


Current Tenants:

JOANN
stores inc.

SportClips
HAIRCUTS

Another development brought to you by:

Bruce Schiff, CCIM

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Availabilities & Site Plan



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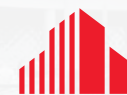
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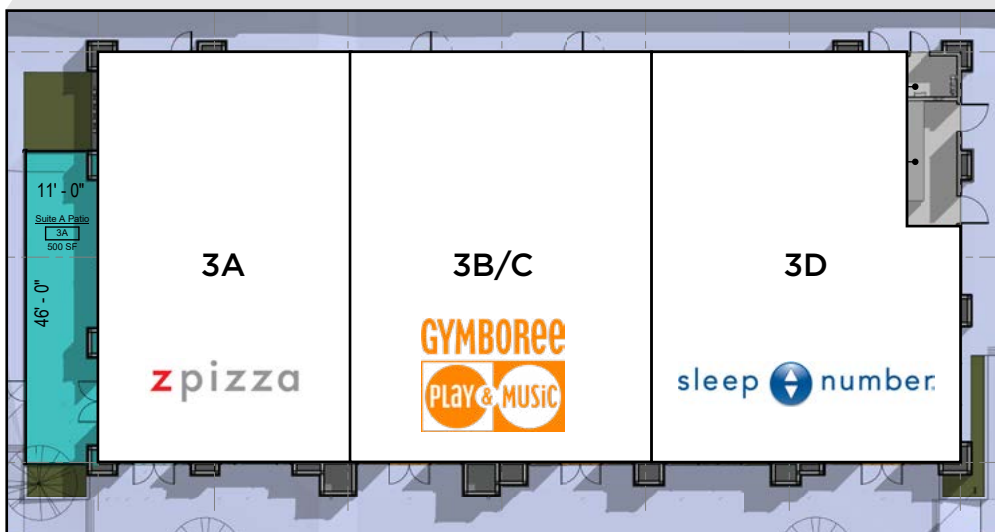
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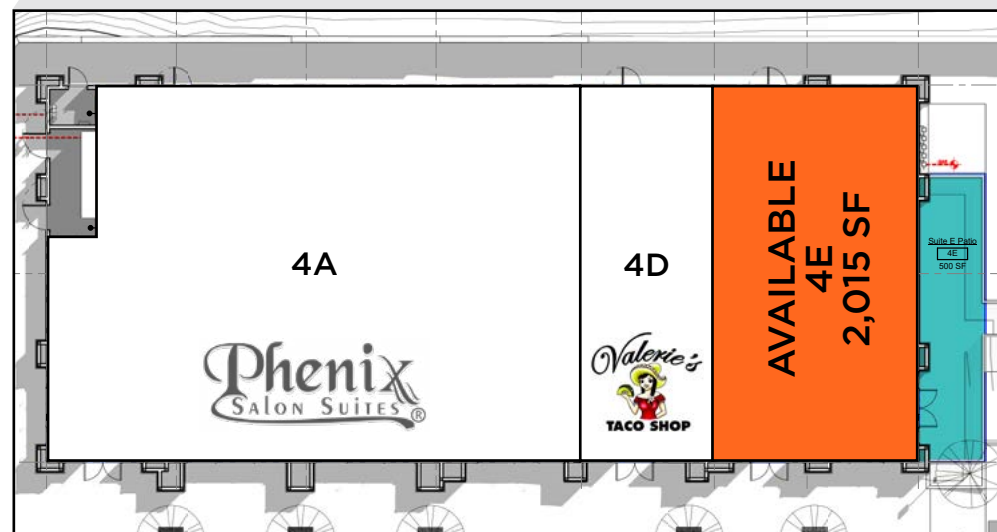


Remodel Renderings - Buildings 3 & 4

Building 3



Building 4



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Remodel Renderings - Buildings 5



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Remodel Renderings - Street View



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Aerial



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Demographics

2253 S El Camino Real, Oceanside, California, 92054 Ring: 1 mile radius				Prepared by Esri Latitude: 33.18503 Longitude: -117.32942			
Summary		Census 2010		2016		2021	
Population		12,126		12,667		13,307	
Households		5,137		5,290		5,527	
Families		3,204		3,303		3,455	
Average Household Size		2.34		2.37		2.39	
Owner Occupied Housing Units		2,350		2,343		2,440	
Renter Occupied Housing Units		2,787		2,947		3,087	
Median Age		36.7		37.4		37.7	
Trends: 2016 - 2021 Annual Rate		Area		State		National	
Population		0.99%		0.87%		0.84%	
Households		0.88%		0.79%		0.79%	
Families		0.90%		0.79%		0.72%	
Owner HHs		0.81%		0.69%		0.73%	
Median Household Income		3.29%		2.73%		1.89%	
Households by Income		2016		2021			
		Number	Percent	Number	Percent		
<\$15,000		384	7.3%	431	7.8%		
\$15,000 - \$24,999		318	6.0%	291	5.3%		
\$25,000 - \$34,999		572	10.8%	570	10.3%		
\$35,000 - \$49,999		729	13.8%	708	12.8%		
\$50,000 - \$74,999		963	18.2%	717	13.0%		
\$75,000 - \$99,999		886	16.7%	1,030	18.6%		
\$100,000 - \$149,999		826	15.6%	1,028	18.6%		
\$150,000 - \$199,999		275	5.2%	344	6.2%		
\$200,000+		336	6.4%	408	7.4%		
Median Household Income		\$64,453		\$75,793			
Average Household Income		\$86,315		\$95,227			
Per Capita Income		\$35,931		\$39,346			
Population by Age		Census 2010		2016		2021	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		684	5.6%	671	5.3%	720	5.4%
5 - 9		553	4.6%	653	5.2%	648	4.9%
10 - 14		584	4.8%	578	4.6%	654	4.9%
15 - 19		657	5.4%	582	4.6%	550	4.1%
20 - 24		1,128	9.3%	917	7.2%	872	6.6%
25 - 34		2,205	18.2%	2,502	19.8%	2,633	19.8%
35 - 44		1,454	12.0%	1,649	13.0%	1,937	14.6%
45 - 54		1,712	14.1%	1,479	11.7%	1,384	10.4%
55 - 64		1,487	12.3%	1,641	13.0%	1,570	11.8%
65 - 74		802	6.6%	1,124	8.9%	1,330	10.0%
75 - 84		585	4.8%	532	4.2%	667	5.0%
85+		276	2.3%	340	2.7%	343	2.6%
Race and Ethnicity		Census 2010		2016		2021	
		Number	Percent	Number	Percent	Number	Percent
White Alone		9,346	77.1%	9,477	74.8%	9,714	73.0%
Black Alone		462	3.8%	500	3.9%	533	4.0%
American Indian Alone		93	0.8%	95	0.7%	97	0.7%
Asian Alone		760	6.3%	893	7.0%	1,036	7.8%
Pacific Islander Alone		86	0.7%	92	0.7%	100	0.8%
Some Other Race Alone		750	6.2%	876	6.9%	995	7.5%
Two or More Races		628	5.2%	734	5.8%	832	6.3%
Hispanic Origin (Any Race)		2,206	18.2%	2,569	20.3%	2,958	22.2%

2253 S El Camino Real, Oceanside, California, 92054 Ring: 3 mile radius				Prepared by Esri Latitude: 33.18503 Longitude: -117.32942			
Summary		Census 2010		2016		2021	
Population		115,256		120,840		127,256	
Households		44,006		45,486		47,653	
Families		27,254		28,215		29,572	
Average Household Size		2.59		2.63		2.64	
Owner Occupied Housing Units		21,712		21,728		22,660	
Renter Occupied Housing Units		22,294		23,758		24,992	
Median Age		35.9		37.0		38.0	
Trends: 2016 - 2021 Annual Rate		Area		State		National	
Population		1.04%		0.87%		0.84%	
Households		0.94%		0.79%		0.79%	
Families		0.94%		0.79%		0.72%	
Owner HHs		0.84%		0.69%		0.73%	
Median Household Income		2.29%		2.73%		1.89%	
Households by Income		2016		2021			
		Number	Percent	Number	Percent		
<\$15,000		5,068	11.1%	5,670	11.9%		
\$15,000 - \$24,999		3,675	8.1%	3,404	7.1%		
\$25,000 - \$34,999		4,486	9.9%	4,348	9.1%		
\$35,000 - \$49,999		6,325	13.9%	6,273	13.2%		
\$50,000 - \$74,999		7,864	17.3%	6,161	12.9%		
\$75,000 - \$99,999		6,287	13.8%	7,560	15.9%		
\$100,000 - \$149,999		6,776	14.9%	8,294	17.4%		
\$150,000 - \$199,999		2,631	5.8%	3,166	6.6%		
\$200,000+		2,374	5.2%	2,775	5.8%		
Median Household Income		\$57,932		\$64,872			
Average Household Income		\$79,130		\$86,103			
Per Capita Income		\$30,257		\$32,686			
Population by Age		Census 2010		2016		2021	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		7,407	6.4%	7,386	6.1%	7,767	6.1%
5 - 9		6,651	5.8%	7,054	5.8%	7,072	5.6%
10 - 14		6,788	5.9%	6,971	5.8%	7,230	5.7%
15 - 19		7,702	6.7%	7,006	5.8%	6,858	5.4%
20 - 24		9,459	8.2%	8,782	7.3%	8,172	6.4%
25 - 34		18,266	15.8%	19,952	16.5%	20,839	16.4%
35 - 44		14,939	13.0%	15,789	13.1%	17,832	14.0%
45 - 54		15,888	13.8%	14,816	12.3%	14,441	11.3%
55 - 64		12,819	11.1%	14,715	12.2%	15,216	12.0%
65 - 74		7,165	6.2%	9,736	8.1%	12,104	9.5%
75 - 84		5,399	4.7%	5,449	4.5%	6,352	5.0%
85+		2,772	2.4%	3,183	2.6%	3,373	2.7%
Race and Ethnicity		Census 2010		2016		2021	
		Number	Percent	Number	Percent	Number	Percent
White Alone		81,445	70.7%	82,918	68.6%	85,343	67.1%
Black Alone		3,843	3.3%	4,084	3.4%	4,303	3.4%
American Indian Alone		1,038	0.9%	1,059	0.9%	1,095	0.9%
Asian Alone		5,686	4.9%	6,624	5.5%	7,607	6.0%
Pacific Islander Alone		1,045	0.9%	1,100	0.9%	1,162	0.9%
Some Other Race Alone		16,262	14.1%	18,235	15.1%	20,085	15.8%
Two or More Races		5,937	5.2%	6,821	5.6%	7,660	6.0%
Hispanic Origin (Any Race)		37,611	32.6%	42,264	35.0%	47,269	37.1%

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Demographics

2253 S El Camino Real, Oceanside, California, 92054 Ring: 5 mile radius				Prepared by Esri Latitude: 33.18503 Longitude: -117.32942							
Summary		Census 2010		2016		2021					
Population		239,553		250,731		263,334					
Households		85,560		88,251		92,281					
Families		57,627		59,502		62,238					
Average Household Size		2.71		2.75		2.77					
Owner Occupied Housing Units		46,883		46,699		48,499					
Renter Occupied Housing Units		38,677		41,552		43,782					
Median Age		33.9		34.7		35.9					
Trends: 2016 - 2021 Annual Rate		Area		State		National					
Population		0.99%		0.87%		0.84%					
Households		0.90%		0.79%		0.79%					
Families		0.90%		0.79%		0.72%					
Owner HHs		0.76%		0.69%		0.73%					
Median Household Income		2.38%		2.73%		1.89%					
						2016		2021			
Households by Income				Number		Percent		Number		Percent	
<\$15,000				8,875		10.1%		9,938		10.8%	
\$15,000 - \$24,999				6,805		7.7%		6,355		6.9%	
\$25,000 - \$34,999				8,378		9.5%		8,151		8.8%	
\$35,000 - \$49,999				12,118		13.7%		11,755		12.7%	
\$50,000 - \$74,999				15,920		18.0%		12,939		14.0%	
\$75,000 - \$99,999				12,352		14.0%		14,594		15.8%	
\$100,000 - \$149,999				13,544		15.3%		16,393		17.8%	
\$150,000 - \$199,999				5,545		6.3%		6,713		7.3%	
\$200,000+				4,715		5.3%		5,443		5.9%	
Median Household Income				\$60,106				\$67,603			
Average Household Income				\$81,051				\$87,960			
Per Capita Income				\$29,162				\$31,400			
						2016		2021			
Population by Age		Census 2010		Number		Percent		Number		Percent	
0 - 4		16,679 7.0%		16,651		6.6%		17,455		6.6%	
5 - 9		14,976 6.3%		15,534		6.2%		15,481		5.9%	
10 - 14		14,809 6.2%		14,950		6.0%		15,432		5.9%	
15 - 19		17,172 7.2%		15,745		6.3%		15,466		5.9%	
20 - 24		23,502 9.8%		22,732		9.1%		21,301		8.1%	
25 - 34		36,170 15.1%		40,905		16.3%		43,285		16.4%	
35 - 44		30,346 12.7%		30,759		12.3%		34,852		13.2%	
45 - 54		32,394 13.5%		30,052		12.0%		28,702		10.9%	
55 - 64		24,399 10.2%		28,715		11.5%		30,131		11.4%	
65 - 74		13,461 5.6%		18,224		7.3%		22,891		8.7%	
75 - 84		10,590 4.4%		10,509		4.2%		12,048		4.6%	
85+		5,056 2.1%		5,956		2.4%		6,290		2.4%	
						2016		2021			
Race and Ethnicity		Census 2010		Number		Percent		Number		Percent	
White Alone		164,953 68.9%		167,127		66.7%		171,232		65.0%	
Black Alone		9,747 4.1%		10,400		4.1%		10,912		4.1%	
American Indian Alone		2,124 0.9%		2,177		0.9%		2,252		0.9%	
Asian Alone		14,115 5.9%		16,210		6.5%		18,435		7.0%	
Pacific Islander Alone		2,289 1.0%		2,425		1.0%		2,558		1.0%	
Some Other Race Alone		33,275 13.9%		37,475		14.9%		41,298		15.7%	
Two or More Races		13,049 5.4%		14,917		5.9%		16,647		6.3%	
						2016		2021			
Hispanic Origin (Any Race)		79,653 33.3%		89,653		35.8%		100,095		38.0%	

Business Summary:

	1 MILE	3 MILES	5 MILES
Total Businesses:	875	5,762	10,035
Total Employees:	8,165	49,107	104,059
Total Residential Population:	12,005	118,370	110,673
Employee/Residential Population Ratio:	0.68:1	0.41:1	0.42:1

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