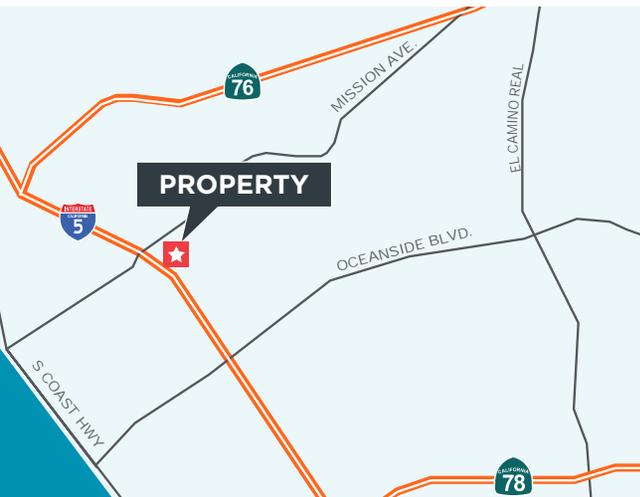
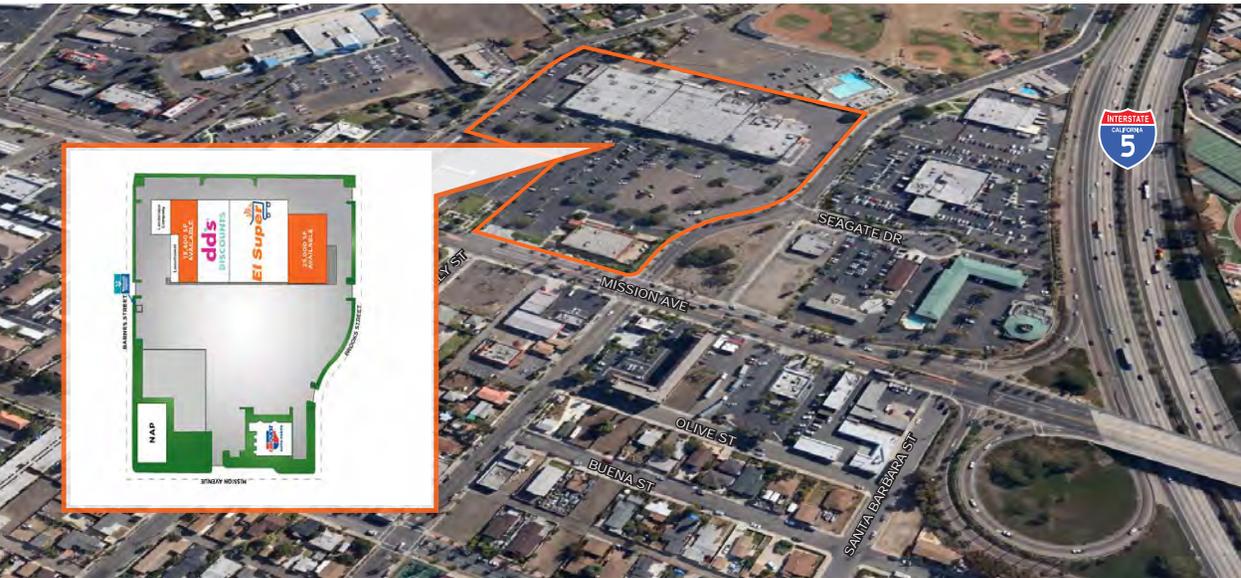


FOR LEASE

MISSION PROMENADE
1527 MISSION AVE., OCEANSIDE, CA 92057



For Lease / Under New Ownership

±108,400 SF SHOPPING CENTER

13,400 SF - 40,000 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.

Location

- SEQ Mission Ave & Brooks St, Oceanside, CA 92057

Traffic Counts

- Interstate 5: 184,800 ADT
- Mission Ave: 63,800 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2019)	24,087	81,980	184,312
Daytime Pop.	7,182	28,636	51,921
AHH Income	\$67,212	\$82,773	\$93,066

Current Tenants



El Super



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Property owned
& managed by:



Availabilities & Site Plan

SUITE	TENANT	SQ. FT.
1527-A	AVAILABLE*	13,400
1527-A1	dd's Discounts	23,378
1527-B	LaundryLand	4,400
1527-C	El Super	38,500
1527-D	AVAILABLE*	25,000
1527-E	AVAILABLE	3,000
1531	Car Quest	10,695
KIOSK	Watermill Express	KIOSK

*Can reposition delivering ±40,000 SF of space



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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.

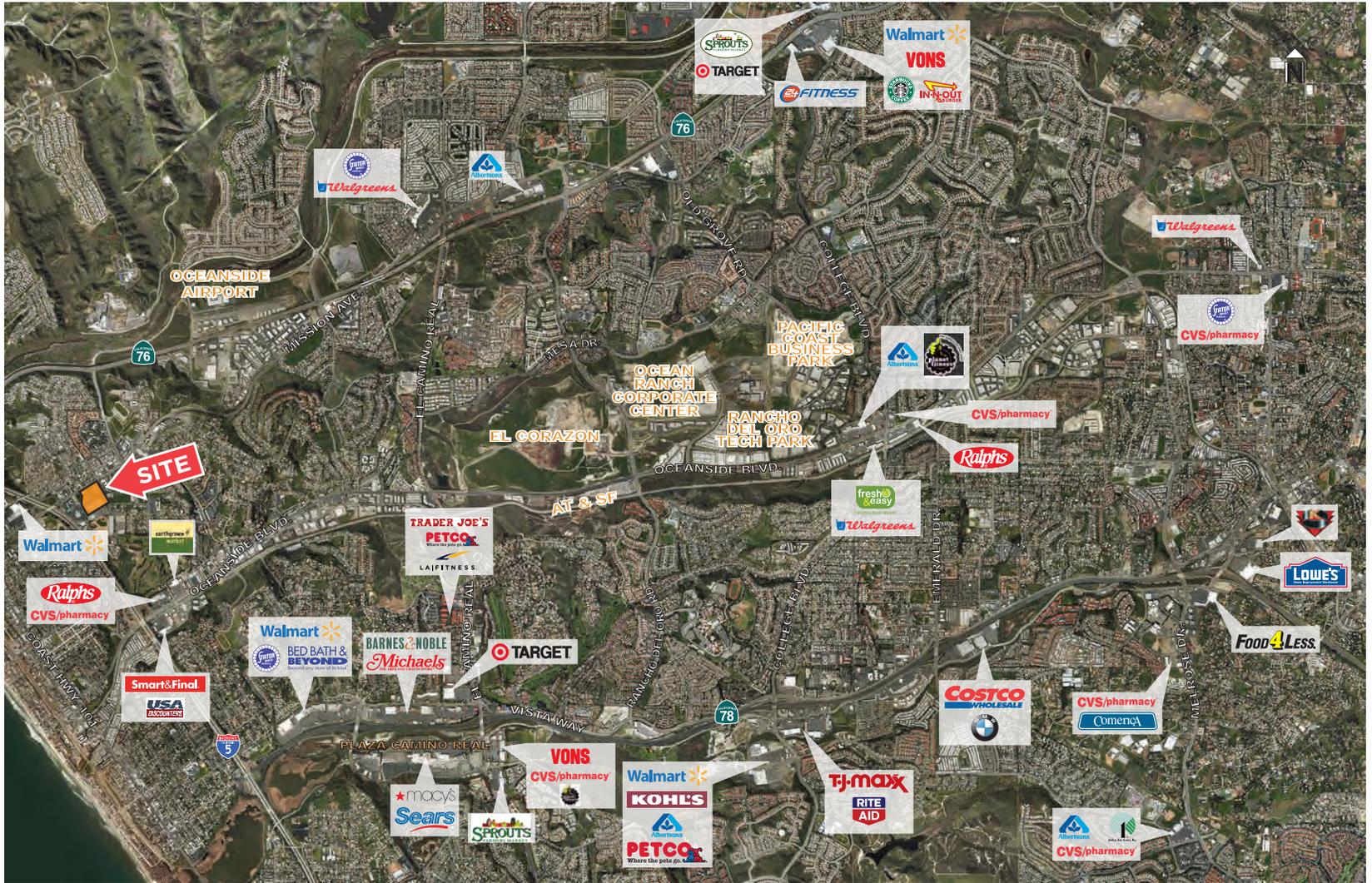
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Property owned
 & managed by: MILAN CAPITAL MANAGEMENT

Demographics

1527 Mission Ave, Oceanside, California, 92058
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.20061
Longitude: -117.36719

Summary	Census 2010	2019	2024			
Population	22,575	24,087	25,100			
Households	7,775	8,328	8,690			
Families	4,682	4,989	5,202			
Average Household Size	2.85	2.84	2.84			
Owner Occupied Housing Units	2,166	2,385	2,552			
Renter Occupied Housing Units	5,609	5,943	6,139			
Median Age	30.3	31.8	32.6			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.83%	0.67%	0.77%			
Households	0.85%	0.62%	0.75%			
Families	0.84%	0.62%	0.68%			
Owner HHs	1.36%	0.79%	0.92%			
Median Household Income	3.36%	2.99%	2.70%			
Households by Income	2019	2024				
	Number	Percent	Number	Percent		
<\$15,000	1,012	12.2%	831	9.6%		
\$15,000 - \$24,999	871	10.5%	723	8.3%		
\$25,000 - \$34,999	1,123	13.5%	1,031	11.9%		
\$35,000 - \$49,999	1,289	15.5%	1,237	14.2%		
\$50,000 - \$74,999	1,470	17.7%	1,509	17.4%		
\$75,000 - \$99,999	982	11.8%	1,188	13.7%		
\$100,000 - \$149,999	947	11.4%	1,242	14.3%		
\$150,000 - \$199,999	328	3.9%	481	5.5%		
\$200,000+	306	3.7%	447	5.1%		
Median Household Income	\$47,986	\$56,605				
Average Household Income	\$67,212	\$80,727				
Per Capita Income	\$23,456	\$28,232				
Population by Age	Census 2010	2019	2024			
	Number	Percent	Number	Percent		
0 - 4	1,818	8.1%	1,832	7.6%	1,929	7.7%
5 - 9	1,551	6.9%	1,643	6.8%	1,674	6.7%
10 - 14	1,453	6.4%	1,571	6.5%	1,587	6.3%
15 - 19	1,775	7.9%	1,554	6.5%	1,546	6.2%
20 - 24	2,400	10.6%	2,227	9.2%	2,236	8.9%
25 - 34	4,004	17.7%	4,623	19.2%	4,676	18.6%
35 - 44	2,946	13.0%	3,241	13.5%	3,647	14.5%
45 - 54	2,827	12.5%	2,563	10.6%	2,629	10.5%
55 - 64	1,899	8.4%	2,371	9.8%	2,303	9.2%
65 - 74	983	4.4%	1,489	6.2%	1,774	7.1%
75 - 84	692	3.1%	694	2.9%	823	3.3%
85+	227	1.0%	281	1.2%	277	1.1%
Race and Ethnicity	Census 2010	2019	2024			
	Number	Percent	Number	Percent		
White Alone	13,001	57.6%	13,271	55.1%	13,561	54.0%
Black Alone	1,065	4.7%	1,119	4.6%	1,139	4.5%
American Indian Alone	292	1.3%	296	1.2%	301	1.2%
Asian Alone	735	3.3%	885	3.7%	1,002	4.0%
Pacific Islander Alone	205	0.9%	211	0.9%	216	0.9%
Some Other Race Alone	6,119	27.1%	6,961	28.9%	7,423	29.6%
Two or More Races	1,158	5.1%	1,344	5.6%	1,458	5.8%
Hispanic Origin (Any Race)	12,389	54.9%	14,011	58.2%	15,087	60.1%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1527 Mission Ave, Oceanside, California, 92058
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.20061
Longitude: -117.36719

Summary	Census 2010	2019	2024			
Population	76,040	81,980	85,254			
Households	27,748	29,854	31,066			
Families	17,374	18,695	19,505			
Average Household Size	2.53	2.55	2.55			
Owner Occupied Housing Units	11,096	11,927	12,577			
Renter Occupied Housing Units	16,652	17,926	18,489			
Median Age	30.7	32.4	33.3			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.79%	0.67%	0.77%			
Households	0.80%	0.62%	0.75%			
Families	0.85%	0.62%	0.68%			
Owner HHs	1.07%	0.79%	0.92%			
Median Household Income	3.48%	2.99%	2.70%			
Households by Income	2019	2024				
	Number	Percent	Number	Percent		
<\$15,000	2,538	8.5%	2,046	6.6%		
\$15,000 - \$24,999	2,199	7.4%	1,763	5.7%		
\$25,000 - \$34,999	3,099	10.4%	2,684	8.6%		
\$35,000 - \$49,999	4,271	14.3%	3,836	12.3%		
\$50,000 - \$74,999	6,137	20.6%	6,099	19.6%		
\$75,000 - \$99,999	3,786	12.7%	4,264	13.7%		
\$100,000 - \$149,999	4,292	14.4%	5,386	17.3%		
\$150,000 - \$199,999	1,713	5.7%	2,470	8.0%		
\$200,000+	1,819	6.1%	2,519	8.1%		
Median Household Income	\$58,990	\$69,996				
Average Household Income	\$82,773	\$98,699				
Per Capita Income	\$30,588	\$36,228				
Population by Age	Census 2010	2019	2024			
	Number	Percent	Number	Percent		
0 - 4	5,843	7.7%	5,905	7.2%	6,226	7.3%
5 - 9	4,458	5.9%	4,956	6.0%	5,053	5.9%
10 - 14	3,981	5.2%	4,467	5.4%	4,643	5.4%
15 - 19	5,524	7.3%	5,126	6.3%	5,315	6.2%
20 - 24	10,280	13.5%	9,582	11.7%	9,574	11.2%
25 - 34	12,535	16.5%	14,335	17.5%	14,058	16.5%
35 - 44	8,802	11.6%	9,784	11.9%	11,054	13.0%
45 - 54	8,871	11.7%	8,038	9.8%	8,155	9.6%
55 - 64	7,133	9.4%	8,376	10.2%	7,904	9.3%
65 - 74	4,084	5.4%	6,274	7.7%	7,142	8.4%
75 - 84	3,021	4.0%	3,308	4.0%	4,200	4.9%
85+	1,507	2.0%	1,830	2.2%	1,933	2.3%
Race and Ethnicity	Census 2010	2019	2024			
	Number	Percent	Number	Percent		
White Alone	52,322	68.8%	54,138	66.0%	55,097	64.6%
Black Alone	3,404	4.5%	3,740	4.6%	3,860	4.5%
American Indian Alone	831	1.1%	875	1.1%	891	1.0%
Asian Alone	3,274	4.3%	4,046	4.9%	4,575	5.4%
Pacific Islander Alone	736	1.0%	780	1.0%	808	0.9%
Some Other Race Alone	11,428	15.0%	13,478	16.4%	14,599	17.1%
Two or More Races	4,045	5.3%	4,922	6.0%	5,424	6.4%
Hispanic Origin (Any Race)	26,384	34.7%	31,164	38.0%	34,239	40.2%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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Property owned
& managed by:  MILAN CAPITAL
MANAGEMENT

Demographics

1527 Mission Ave, Oceanside, California, 92058		Prepared by Esri			
Ring: 5 mile radius		Latitude: 33.20061			
		Longitude: -117.36719			
Summary	Census 2010	2019	2024		
Population	170,315	184,312	191,426		
Households	61,206	65,997	68,495		
Families	40,481	43,806	45,591		
Average Household Size	2.66	2.67	2.68		
Owner Occupied Housing Units	30,406	32,609	34,264		
Renter Occupied Housing Units	30,800	33,389	34,231		
Median Age	32.6	34.2	35.3		
Trends: 2019 - 2024 Annual Rate	Area	State	National		
Population	0.76%	0.67%	0.77%		
Households	0.75%	0.62%	0.75%		
Families	0.80%	0.62%	0.68%		
Owner HHs	1.00%	0.79%	0.92%		
Median Household Income	3.44%	2.99%	2.70%		
		2019	2024		
Households by Income		Number	Percent	Number	Percent
<\$15,000		5,108	7.7%	4,127	6.0%
\$15,000 - \$24,999		4,084	6.2%	3,232	4.7%
\$25,000 - \$34,999		5,686	8.6%	4,833	7.1%
\$35,000 - \$49,999		8,245	12.5%	7,283	10.6%
\$50,000 - \$74,999		12,554	19.0%	12,163	17.8%
\$75,000 - \$99,999		8,924	13.5%	9,580	14.0%
\$100,000 - \$149,999		10,942	16.6%	12,972	18.9%
\$150,000 - \$199,999		5,264	8.0%	7,237	10.6%
\$200,000+		5,191	7.9%	7,067	10.3%
Median Household Income		\$67,927		\$80,452	
Average Household Income		\$93,066		\$110,184	
Per Capita Income		\$33,498		\$39,460	
	Census 2010	2019	2024		
Population by Age	Number	Percent	Number	Percent	Number
0 - 4	12,333	7.2%	12,495	6.8%	13,123
5 - 9	10,470	6.1%	11,409	6.2%	11,456
10 - 14	10,027	5.9%	10,857	5.9%	11,066
15 - 19	12,329	7.2%	11,200	6.1%	11,581
20 - 24	18,837	11.1%	17,446	9.5%	17,139
25 - 34	26,943	15.8%	31,190	16.9%	30,554
35 - 44	21,291	12.5%	23,632	12.8%	26,822
45 - 54	21,794	12.8%	19,745	10.7%	19,980
55 - 64	16,858	9.9%	20,234	11.0%	19,346
65 - 74	9,264	5.4%	14,518	7.9%	16,623
75 - 84	6,869	4.0%	7,490	4.1%	9,463
85+	3,298	1.9%	4,095	2.2%	4,274
	Census 2010	2019	2024		
Race and Ethnicity	Number	Percent	Number	Percent	Number
White Alone	116,618	68.5%	120,853	65.6%	122,647
Black Alone	7,470	4.4%	8,262	4.5%	8,521
American Indian Alone	1,582	0.9%	1,676	0.9%	1,707
Asian Alone	9,698	5.7%	12,053	6.5%	13,588
Pacific Islander Alone	1,751	1.0%	1,848	1.0%	1,903
Some Other Race Alone	23,685	13.9%	28,001	15.2%	30,290
Two or More Races	9,511	5.6%	11,617	6.3%	12,769
Hispanic Origin (Any Race)	56,058	32.9%	66,312	36.0%	72,726

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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