

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


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

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 | LaunderLand | 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 $\pm 40,000$ SF of space



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\Flyers On Mission\Flyers\flags-mission_flyer2-cw.indd

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.

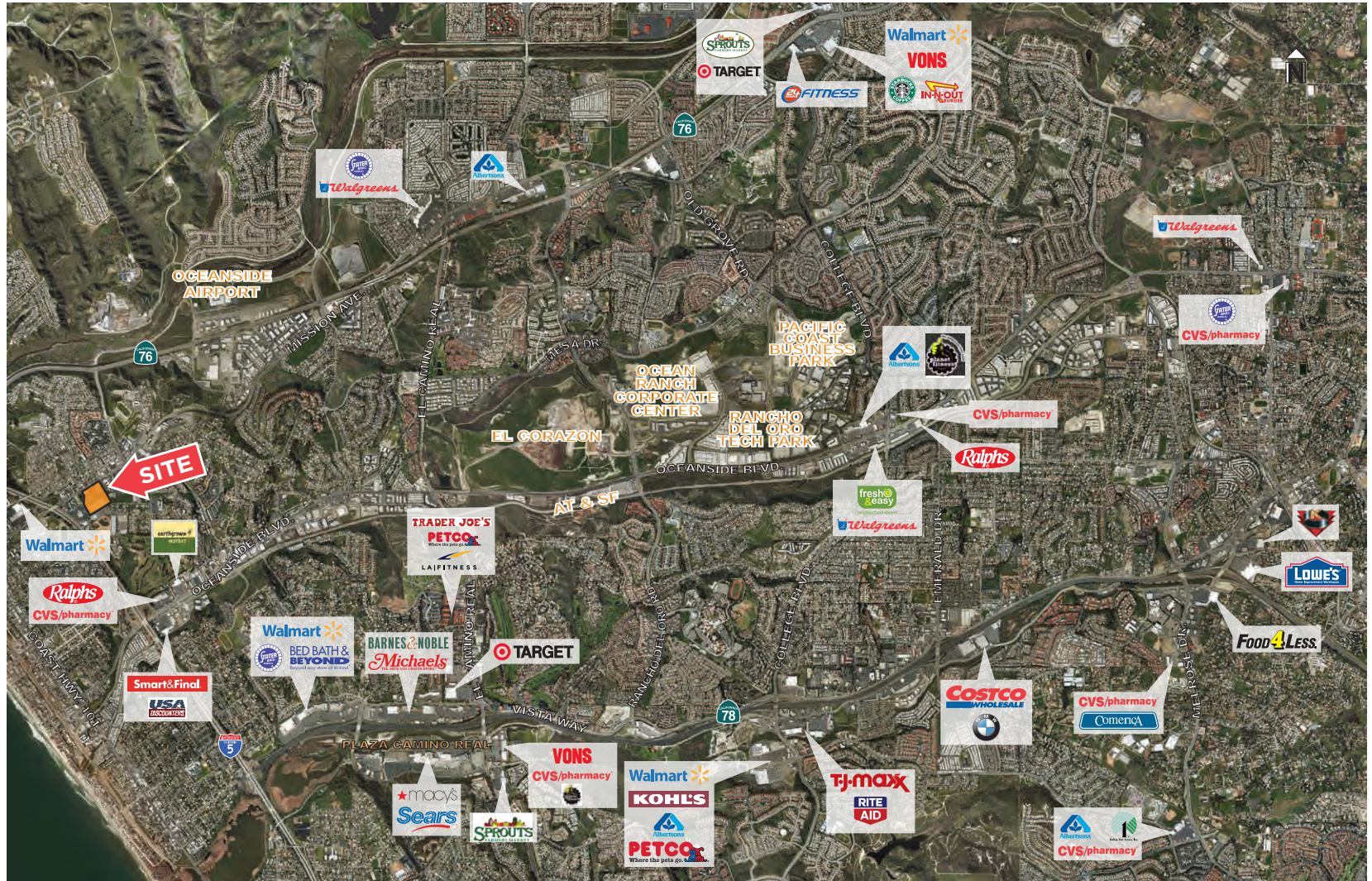
Andrew Peterson
+1 760 431 3827
Andrew.Peterson@cushwake.com
LIC #01493043

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011
T: +1 760 431 4200 F: +1 760 454 3869
cushmanwakefield.com

Property owned
& managed by:



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

Property owned
& managed by:



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 | 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 | 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 | 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 | 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.

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

Property owned
& managed by:



Demographics

| | | | | | |
|---|--------------------|--------------|---|---------|-------|
| 1527 Mission Ave, Oceanside, California, 92058 Ring: 5 mile radius | | | Prepared by Esri 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% | | |
| Households by Income | 2019 | | 2024 | | |
| | 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 | | |
| Population by Age | Census 2010 | 2019 | 2024 | | |
| | Number | Percent | Number | Percent | |
| 0 - 4 | 12,333 | 7.2% | 12,495 | 6.8% | 6.9% |
| 5 - 9 | 10,470 | 6.1% | 11,409 | 6.2% | 6.0% |
| 10 - 14 | 10,027 | 5.9% | 10,857 | 5.9% | 5.8% |
| 15 - 19 | 12,329 | 7.2% | 11,200 | 6.1% | 6.0% |
| 20 - 24 | 18,837 | 11.1% | 17,446 | 9.5% | 9.0% |
| 25 - 34 | 26,943 | 15.8% | 31,190 | 16.9% | 16.0% |
| 35 - 44 | 21,291 | 12.5% | 23,632 | 12.8% | 14.0% |
| 45 - 54 | 21,794 | 12.8% | 19,745 | 10.7% | 10.4% |
| 55 - 64 | 16,858 | 9.9% | 20,234 | 11.0% | 10.1% |
| 65 - 74 | 9,264 | 5.4% | 14,518 | 7.9% | 8.7% |
| 75 - 84 | 6,869 | 4.0% | 7,490 | 4.1% | 4.9% |
| 85+ | 3,298 | 1.9% | 4,095 | 2.2% | 2.2% |
| Race and Ethnicity | Census 2010 | 2019 | 2024 | | |
| | Number | Percent | Number | Percent | |
| White Alone | 116,618 | 68.5% | 120,853 | 65.6% | 64.1% |
| Black Alone | 7,470 | 4.4% | 8,262 | 4.5% | 4.5% |
| American Indian Alone | 1,582 | 0.9% | 1,676 | 0.9% | 0.9% |
| Asian Alone | 9,698 | 5.7% | 12,053 | 6.5% | 7.1% |
| Pacific Islander Alone | 1,751 | 1.0% | 1,848 | 1.0% | 1.0% |
| Some Other Race Alone | 23,685 | 13.9% | 28,001 | 15.2% | 15.8% |
| Two or More Races | 9,511 | 5.6% | 11,617 | 6.3% | 6.7% |
| Hispanic Origin (Any Race) | 56,058 | 32.9% | 66,312 | 36.0% | 38.0% |

Data Note: Income is expressed in current dollars.

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

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

Property owned
& managed by:

