

RETAIL FOR LEASE

±1,280 - 1,500 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Located at the signalized intersection of Douglas Drive and Mission Avenue with excellent accessibility to Highway 76.
- Located within close proximity to notable retailers such as Target, Lowe's, Ralphs, Stater Bros., Walgreens, Bank of America, McDonald's, Starbucks, Taco Bell, Panda Express and more!
- Convenient access via three ingress/egress points.
- Attractive new monument signage.

TRAFFIC COUNTS

Mission Avenue	± 16,300
Douglas Drive	± 20,400
Highway 76	± 43,000

ESRI 2019



MISSION DOUGLAS PLAZA
3905-3935 MISSION AVENUE, OCEANSIDE, CA 92058



JUSTIN WESSEL
Associate Director
T +1 858 875 5929
jwessel@ngkf.com
CA RE Lic #01946177

JOHN JENNINGS
Senior Managing Director
T +1 858 875 5927
jjennings@ngkf.com
CA RE Lic #01215740

4655 Executive Drive, Suite 800
San Diego, CA 92121
T +1 858 875 3600
CA RE Lic #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

MISSION DOUGLAS PLAZA

SITE PLAN AND TENANT ROSTER



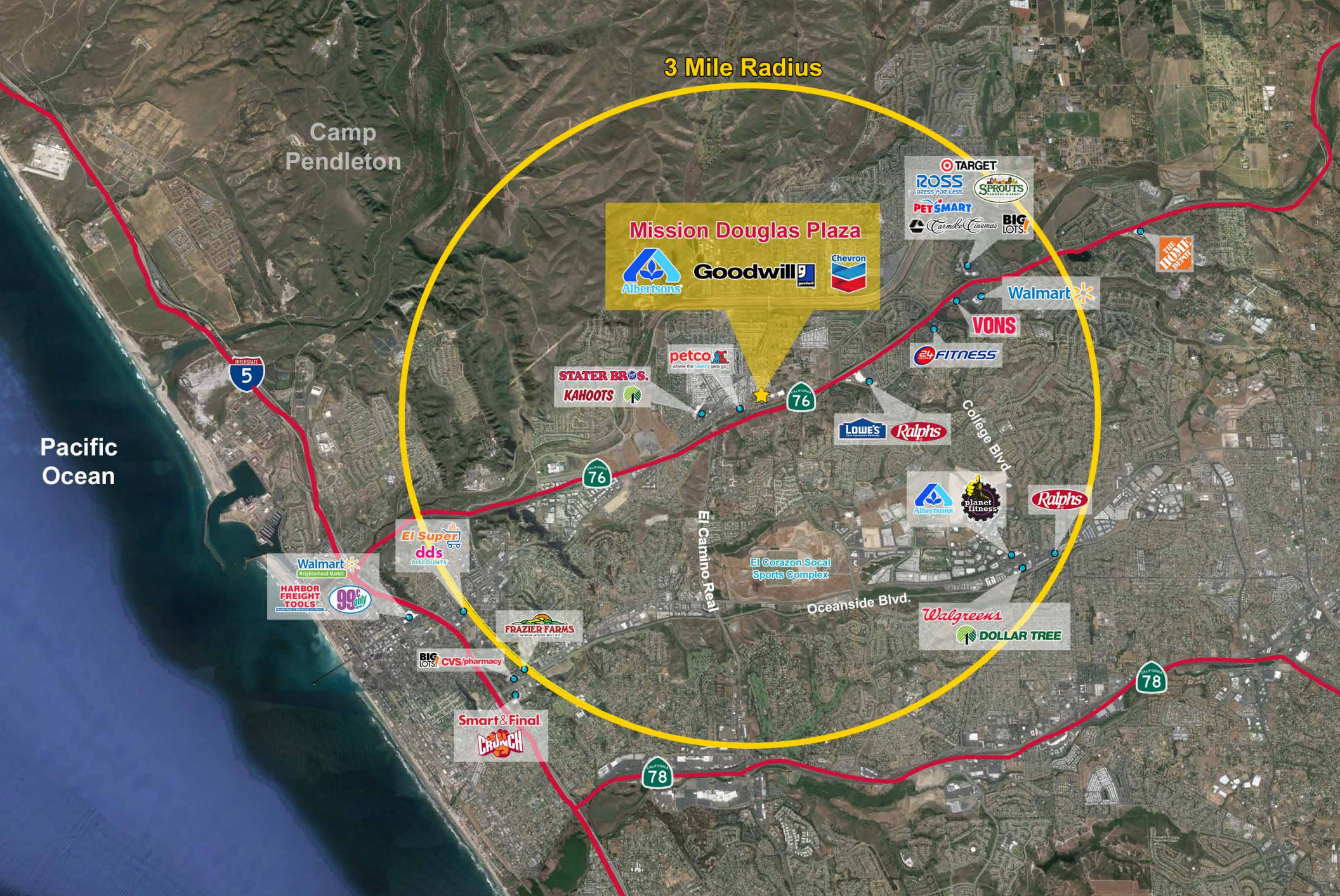
Tenant Roster

SUITE	TENANT	SF
3905	Pho Ha Cali	6,000
3909	Jack in the Box	2,467
3925	Albertsons/Sav-on	44,127
3945	Chevron	5,000
3915-D1	AVAILABLE	1,280
3915-D2	North Coast Optometry	1,200
3915-D3/4	AVAILABLE	1,500
3915-D5	Water Zone	900
3915-D6/7	T-Shirts & Fashions	2,400

SUITE	TENANT	SF
3915-D8/9	Lovely Nails	2,100
3915-D10/12	Fratelli's	3,982
3935-F1/7	Goodwill	7,755
3935-F8	El Tucan Mexican Restaurant	1,080
3935-F9	Mission Family Dentistry	1,500
3935-F10/11	Coin Laundry	2,400
3935-F12	H&R Block	1,500
3935-F13	Discount Tire (Coming Soon)	7,934

MISSION DOUGLAS PLAZA

TRADE AREA AERIAL



MISSION DOUGLAS PLAZA

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Total Population	17,553	113,877	260,770
2024 Total Population	18,174	117,781	271,549
2019-2024 Annual Rate	0.70%	0.68%	0.81%
Total Businesses	394	2,719	7,811
Total Employees	2,484	22,768	67,685
Total Daytime Population	13,437	85,976	221,376
2019 Median Age	39.3	34.2	33.6
HOUSEHOLDS			
2019 Household	6,965	38,124	87,298
2019 Average Household Size	2.52	2.92	2.87
2019 Housing Units	7,324	39,765	93,168
Owner Occupied Housing Units	4,062	22,102	46,623
Renter Occupied Housing Units	2,903	16,021	40,675
Vacant Housing Units	359	1,641	5,870
2019 Median Home Value	\$359,915	\$478,881	\$510,768
INCOME			
Household Income Base	6,965	38,124	87,298
<\$15,000	9.7%	7.6%	7.6%
\$15,000-\$24,999	9.9%	6.1%	6.3%
\$25,000-\$34,999	9.3%	8.4%	8.9%
\$35,000-\$49,999	14.7%	11.8%	12.2%
\$50,000-\$74,999	20.6%	19.3%	19.1%
\$75,000-\$99,999	11.3%	14.0%	14.0%
\$100,000-\$149,999	14.1%	17.7%	16.4%
\$150,000-\$199,999	6.7%	8.1%	8.0%
\$200,000+	3.5%	7.1%	7.5%
2019 Median Household Income	\$55,542	\$69,407	\$67,921
2019 Per Capita Income	\$29,930	\$30,726	\$30,967
2019 Average Household Income	\$74,158	\$91,525	\$91,814

113,877
3 Mile Total
Population

85,975
3 Mile Total
Daytime Pop.

\$91,525
3 Mile Avg. H.H.
Income

\$510,768
3 Mile Median Home
Value