

FOR LEASE

GREENBRIER SQUARE



1950-1980 OCEANSIDE BLVD | OCEANSIDE, CA | 92054

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±20,592 SF SHOPPING CENTER

DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Excellent exposure & accessibility to I-5 and Oceanside Blvd
- Directly across the street from the Sprinter Light Rail Station
- Convenient retail/service center featuring great tenant mix
- 295 new residential units adjacent to subject property under construction

TRAFFIC COUNTS

- Oceanside Blvd: 30,524 ADT
- Crouch St: 7,938 ADT

	1 MILE	3 MILES	5 MILES
Pop (2026)	17,019	92,690	198,395
AHH Income	\$122,118	\$127,293	\$139,762
Daytime Pop.	4,826	36,424	60,180

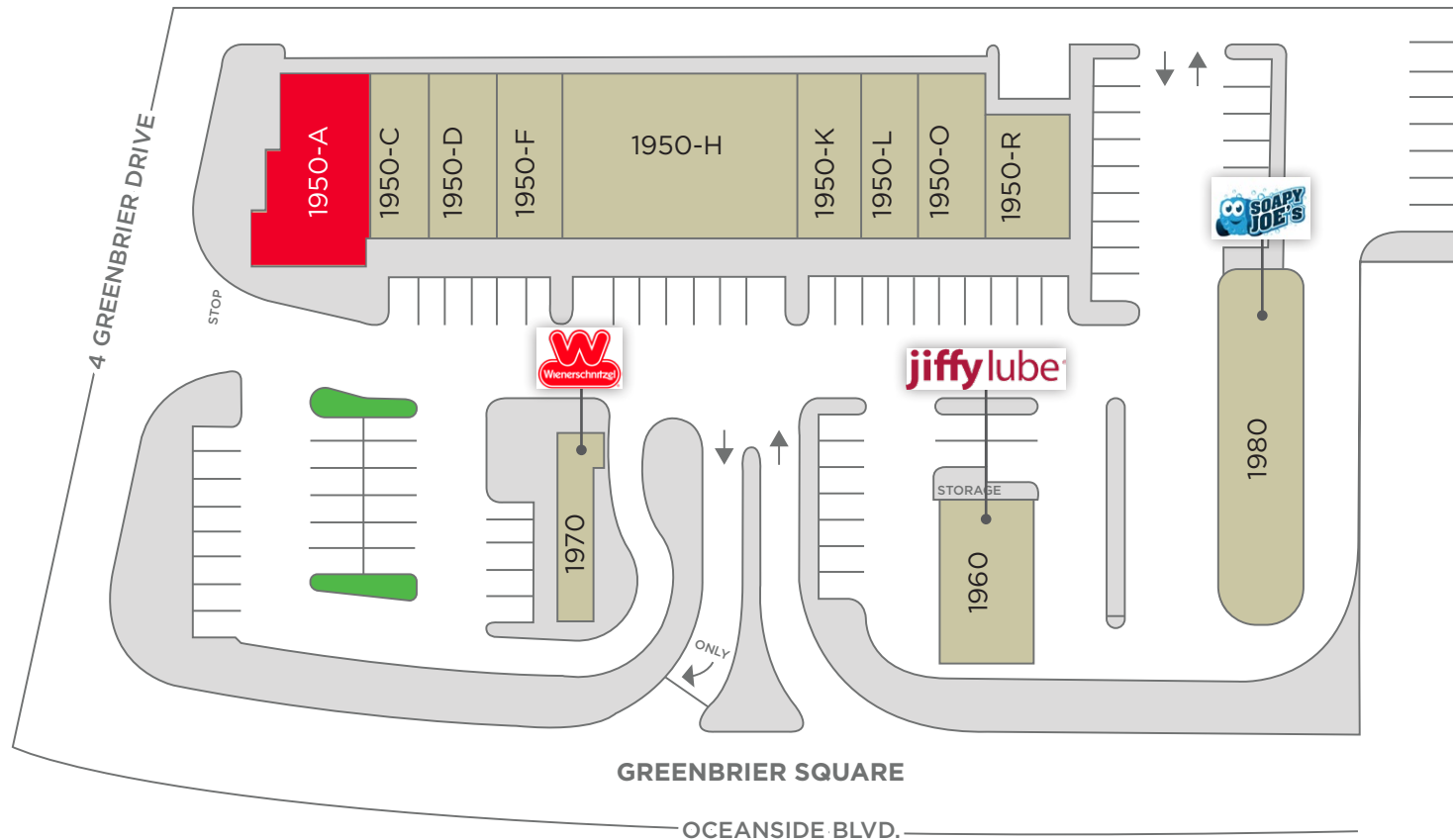
TENANTS (IN THE AREA)



AVAILABILITIES

SUITE	TENANT	SQ. FT.
1950-A	AVAILABLE	2,269
1950-C	Mr. Donuts	1,100
1950-D	Platinum Hair & Nails	1,100
1950-F	Massage	1,100
1950-H	Resale Store	4,400
1950-K	Front Line Tattoo	1,200

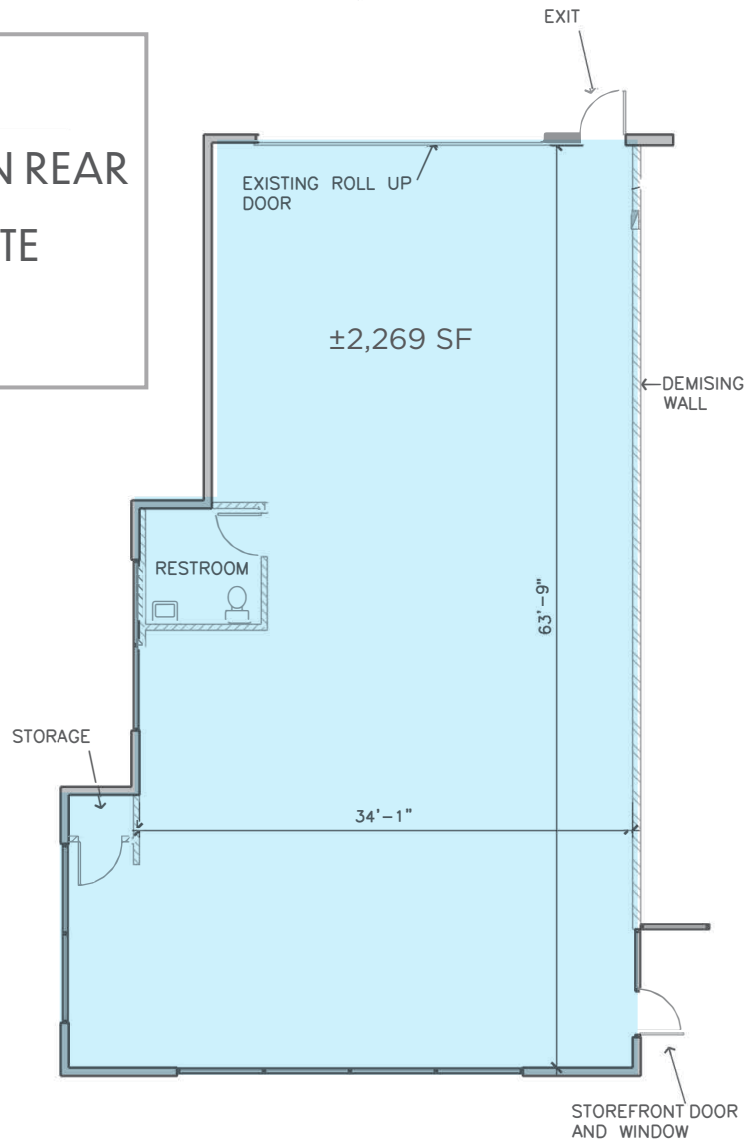
SUITE	TENANT	SQ. FT.
1950-L	Fred Loya Insurance Agency	1,265
1950-O	Smog This	1,372
1950-R	Georgie's Mediterranean Cuisine	1,254
1960	Wienerschnitzel	1,000
1970	Jiffy Lube	1,792
1980	Soapy Joe's Carwash	3,100



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SUITE 1950-A

- ±2,269 SF
- ROLL-UP DOOR IN REAR
- RESTROOM IN SUITE
- AVAILABLE NOW



AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 7

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 1 mile radius

Latitude: 33.19499, Longitude: -117.35456



CUSHMAN & WAKEFIELD

Summary	Census 2010	Census 2020	2026	2031
Population	17,363	16,998	17,019	17,558
Households	5,965	6,246	6,459	6,740
Families	3,877	-	4,057	4,240
Average Household Size	2.88	2.68	2.59	2.57
Owner Occupied Housing Units	2,635	-	2,970	3,001
Renter Occupied Housing Units	3,330	-	3,489	3,739
Median Age	32.7	-	38.9	40.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.63%	0.17%	0.30%	
Households	0.86%	0.42%	0.49%	
Families	0.89%	0.37%	0.44%	
Owner HHs	0.21%	0.48%	0.66%	
Median Household Income	3.91%	2.75%	2.57%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	417	6.5%	366	5.4%
\$15,000 - \$24,999	384	5.9%	318	4.7%
\$25,000 - \$34,999	351	5.4%	288	4.3%
\$35,000 - \$49,999	624	9.7%	555	8.2%
\$50,000 - \$74,999	1,113	17.2%	1,054	15.6%
\$75,000 - \$99,999	723	11.2%	688	10.2%
\$100,000 - \$149,999	1,114	17.2%	1,171	17.4%
\$150,000 - \$199,999	554	8.6%	662	9.8%
\$200,000+	1,180	18.3%	1,638	24.3%
Median Household Income	\$85,226		\$103,218	
Average Household Income	\$122,118		\$142,281	
Per Capita Income	\$46,940		\$55,367	
Population by Age	Number	Percent	Number	Percent
0 - 4	1,385	8.0%	868	5.1%
5 - 9	1,219	7.0%	880	5.2%
10 - 14	1,117	6.4%	992	5.8%
15 - 19	1,331	7.7%	1,018	6.0%
20 - 24	1,573	9.1%	1,115	6.6%
25 - 34	2,609	15.0%	2,695	15.8%
35 - 44	2,279	13.1%	2,501	14.7%
45 - 54	2,394	13.8%	2,083	12.2%
55 - 64	1,720	9.9%	1,965	11.5%
65 - 74	860	5.0%	1,775	10.4%
75 - 84	622	3.6%	874	5.1%
85+	254	1.5%	254	1.5%

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Source: Esri, U.S. Census

3 Mile

Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 7

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 3 mile radius

Latitude: 33.19499, Longitude: -117.35456



CUSHMAN & WAKEFIELD

Summary	Census 2010	Census 2020	2026	2031
Population	90,878	93,035	92,690	94,082
Households	35,044	36,993	38,291	39,426
Families	21,576	-	22,913	23,516
Average Household Size	2.47	2.40	2.31	2.28
Owner Occupied Housing Units	14,703	-	16,249	16,788
Renter Occupied Housing Units	20,341	-	22,042	22,639
Median Age	33.0	-	38.2	39.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.30%	0.17%	0.30%	
Households	0.59%	0.42%	0.49%	
Families	0.52%	0.37%	0.44%	
Owner HHs	0.65%	0.48%	0.66%	
Median Household Income	2.73%	2.75%	2.57%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,360	6.2%	2,204	5.6%
\$15,000 - \$24,999	2,202	5.8%	1,874	4.8%
\$25,000 - \$34,999	1,919	5.0%	1,568	4.0%
\$35,000 - \$49,999	3,329	8.7%	2,953	7.5%
\$50,000 - \$74,999	5,816	15.2%	5,402	13.7%
\$75,000 - \$99,999	4,707	12.3%	4,514	11.4%
\$100,000 - \$149,999	7,251	18.9%	7,595	19.3%
\$150,000 - \$199,999	4,082	10.7%	4,662	11.8%
\$200,000+	6,625	17.3%	8,654	21.9%
Median Household Income	\$92,389		\$105,706	
Average Household Income	\$127,293		\$144,320	
Per Capita Income	\$52,032		\$59,803	
Population by Age	Number	Percent	Number	Percent
0 - 4	6,424	7.1%	4,538	4.9%
5 - 9	5,144	5.7%	4,445	4.8%
10 - 14	4,792	5.3%	4,435	4.8%
15 - 19	6,215	6.8%	5,176	5.6%
20 - 24	10,325	11.4%	8,112	8.8%
25 - 34	15,133	16.7%	15,217	16.4%
35 - 44	10,978	12.1%	13,103	14.1%
45 - 54	11,371	12.5%	10,189	11.0%
55 - 64	9,338	10.3%	10,228	11.0%
65 - 74	5,288	5.8%	9,668	10.4%
75 - 84	3,959	4.4%	5,684	6.1%
85+	1,909	2.1%	1,894	2.0%

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Source: Esri, U.S. Census

DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 7

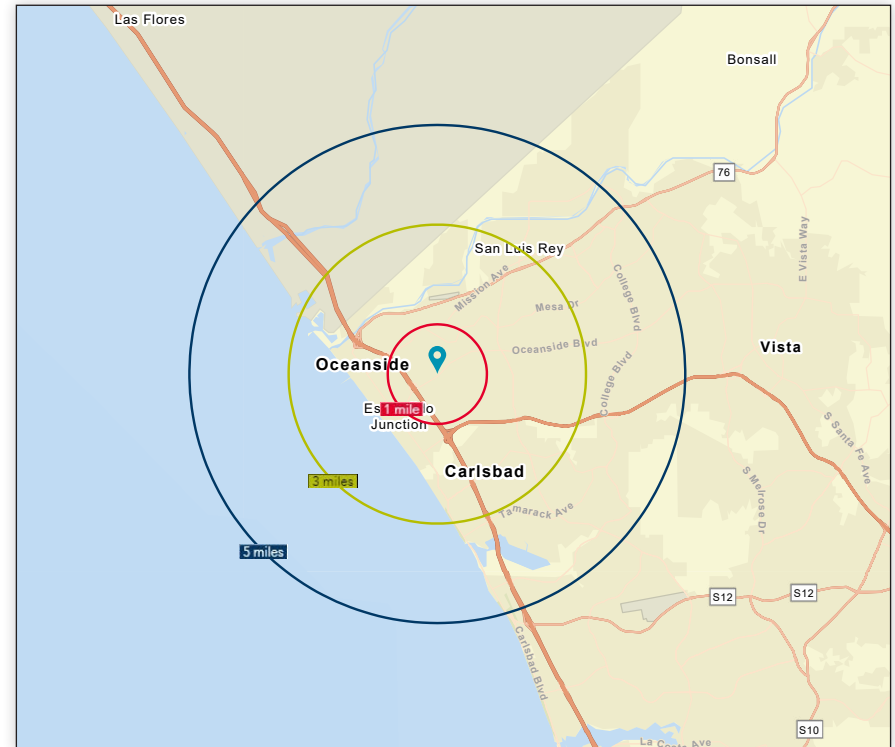
1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 5 mile radius

Latitude: 33.19499, Longitude: -117.35456



Summary	Census 2010	Census 2020	2026	2031
Population	188,867	198,091	198,395	199,804
Households	68,524	72,946	75,407	77,030
Families	45,447	-	49,367	50,317
Average Household Size	2.66	2.62	2.54	2.50
Owner Occupied Housing Units	35,507	-	39,433	40,412
Renter Occupied Housing Units	33,017	-	35,974	36,617
Median Age	33.5	-	38.5	40.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.14%	0.17%	0.30%	
Households	0.43%	0.42%	0.49%	
Families	0.38%	0.37%	0.44%	
Owner HHs	0.49%	0.48%	0.66%	
Median Household Income	2.65%	2.75%	2.57%	
Households by Income		2026	2031	
	Number	Percent	Number	Percent
<\$15,000	4,256	5.6%	3,936	5.1%
\$15,000 - \$24,999	3,508	4.7%	2,918	3.8%
\$25,000 - \$34,999	3,495	4.6%	2,797	3.6%
\$35,000 - \$49,999	5,698	7.6%	4,912	6.4%
\$50,000 - \$74,999	10,235	13.6%	9,189	11.9%
\$75,000 - \$99,999	9,232	12.2%	8,571	11.1%
\$100,000 - \$149,999	14,273	18.9%	14,525	18.9%
\$150,000 - \$199,999	9,505	12.6%	10,539	13.7%
\$200,000+	15,205	20.2%	19,645	25.5%
Median Household Income		\$103,156		\$117,560
Average Household Income		\$139,762		\$158,461
Per Capita Income		\$52,934		\$60,835
Population by Age	Census 2010		2026	2031
	Number	Percent	Number	Percent
0 - 4	13,320	7.1%	10,162	5.1%
5 - 9	11,697	6.2%	10,479	5.3%
10 - 14	11,390	6.0%	10,398	5.2%
15 - 19	13,450	7.1%	11,644	5.9%
20 - 24	19,239	10.2%	16,165	8.1%
25 - 34	29,194	15.5%	30,564	15.4%
35 - 44	23,818	12.6%	27,085	13.7%
45 - 54	24,764	13.1%	22,615	11.4%
55 - 64	19,314	10.2%	22,498	11.3%
65 - 74	10,752	5.7%	20,777	10.5%
75 - 84	8,059	4.3%	11,803	5.9%
85+	3,870	2.0%	4,206	2.1%



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Source: Esri, U.S. Census



GREENBRIER SQUARE

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