

CBRE

805-835 COLLEGE BLVD | OCEANSIDE, CA 92057

HIGH TRAFFIC INTERSECTION OF HWY 76 AND COLLEGE BLVD

Town Center

N O R T H



LAST SUITE AVAILABLE | 2,000 SF SHOP SPACE

JOIN Walmart  VONS petco

I.

Property Highlights

805-835 COLLEGE BOULEVARD, OCEANSIDE, CALIFORNIA 92057



Town Center North is a ±247,000 SF power center anchored by Walmart and Vons.



Offers convenient freeway access and tremendous freeway exposure to Highway 76.



Located near Camp Pendleton



Located near Cesar Chavez Middle School, Alamoso Park Elementary School, and Roosevelt Middle School



Traffic Count
Hwy 76 - 40,498 MPSI
College Blvd - 30,895 MPSI

II.

Site Plan

805-835 COLLEGE BOULEVARD OCEANSIDE, CALIFORNIA 92057

BUILDING A		
SUITE	TENANT	SF
1	TONY PEPPERONI	4,200
2	TONY PEPPERONI	3,150
3	REMAXX	3,150
4A	NAVY FEDERAL CREDIT UNION	4,200
4B-6	PETCO	9,200
7	AVAILABLE	2,000
8	DENTIST	1,600
9	CHEN'S KITCHEN	1,400
10	STARBUCKS	1,200

BUILDING B		
SUITE	TENANT	SF
1	SUPERCUTS	1,100
2	POSTAL ANNEX	1,300
3	SALLY BEAUTY	2,250
4	NAILS FOR YOU	1,800
5	GNC	1,600
6	CLEANERS	1,800

SUITE	TENANT	SF
ANCHOR STORES		
N/A	WALMART	126,249
N/A	VONS	56,458

PAD BUILDINGS		
SUITE	TENANT	SF
PAD A	CHEVRON	
PAD B	CARLS JR.	3,035
PAD C	TACO BELL	2,400
PAD D	DENNY'S	6,000
PAD E	CHASE BANK	5,689
PAD F	SDCCU	7,000



III.

Nearby Retailers

805-835 COLLEGE BOULEVARD OCEANSIDE, CALIFORNIA 92057



IV.

Area Overview

805-835 COLLEGE BOULEVARD, OCEANSIDE, CALIFORNIA 92057



Shopping Center Visitor Statistics

5.1M
VISITS
PER YEAR

580.3K
UNIQUE
VISITORS

34 MIN
AVERAGE
DWELL TIME



Demographics

805-835 COLLEGE BOULEVARD OCEANSIDE, CALIFORNIA 92057

5-Min Drive 10-Min Drive 15-Min Drive

POPULATION

2024 Population - Current Year Estimate	20,612	115,987	244,523
2029 Population - Five Year Projection	20,589	116,292	245,949
2020 Population - Census	20,764	117,115	244,619
2010 Population - Census	19,635	109,680	233,048
2020-2024 Annual Population Growth Rate	-0.17%	-0.23%	-0.01%
2024-2029 Annual Population Growth Rate	-0.02%	0.05%	0.12%

HOUSEHOLDS

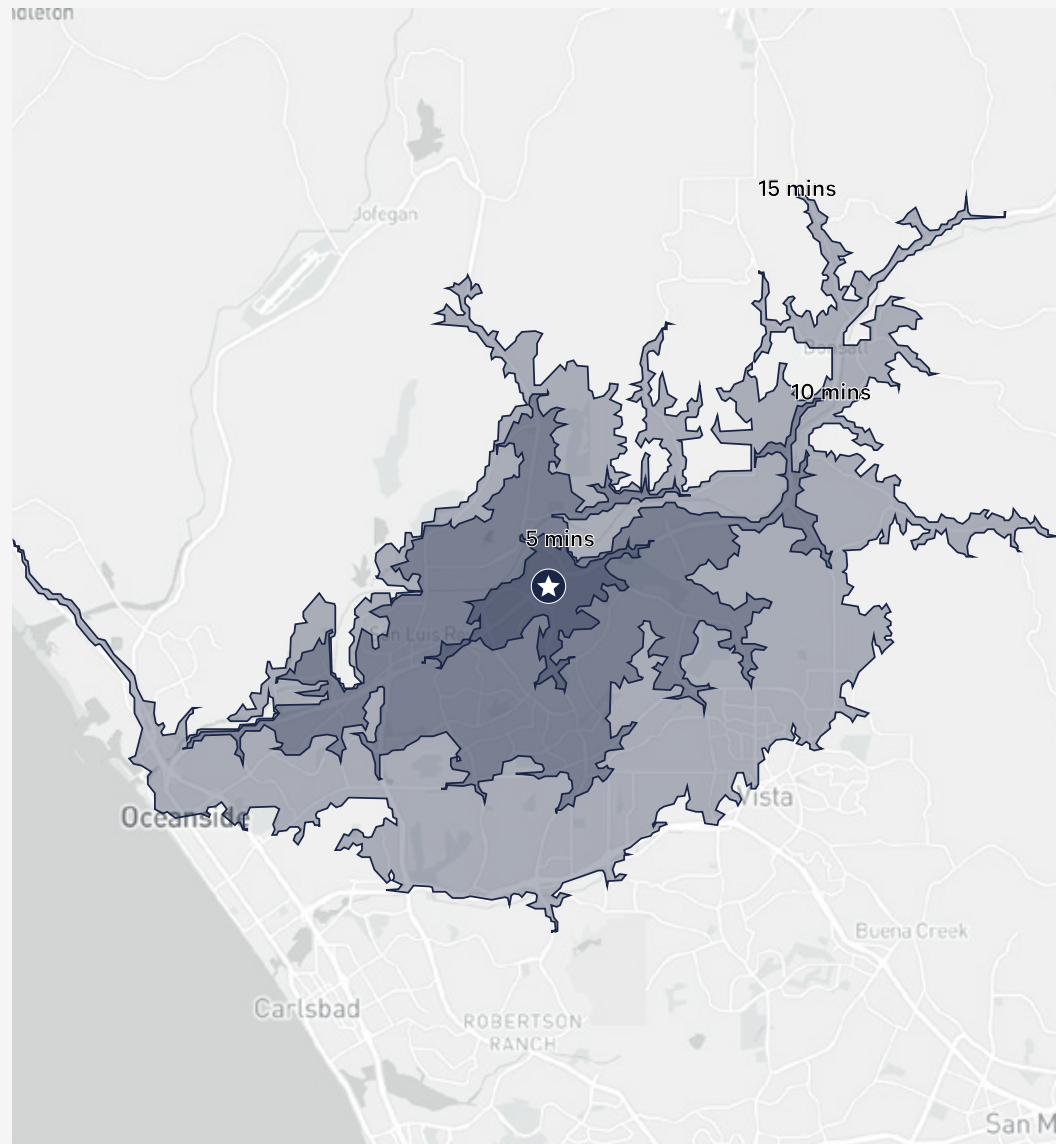
2024 Households - Current Year Estimate	6,533	39,445	84,628
2029 Households - Five Year Projection	6,662	40,454	87,142
2010 Households - Census	5,982	35,642	77,158
2020 Households - Census	6,487	38,823	83,071
2020-2024 Annual Household Growth Rate	0.17%	0.37%	0.44%
2024-2029 Annual Household Growth Rate	0.39%	0.51%	0.59%
2024 Average Household Size	3.14	2.92	2.84

HOUSEHOLD INCOME

2024 Average Household Income	\$149,627	\$126,301	\$122,313
2029 Average Household Income	\$173,688	\$147,018	\$143,248
2024 Median Household Income	\$117,906	\$100,296	\$93,516
2029 Median Household Income	\$140,132	\$113,013	\$107,962
2024 Per Capita Income	\$48,486	\$43,231	\$42,364
2029 Per Capita Income	\$57,429	\$51,464	\$50,761

HOUSING UNITS

2024 Housing Units	6,785	41,173	89,739
2024 Vacant Housing Units	252	1,728	5,111
2024 Occupied Housing Units	6,533	39,445	84,628
2024 Owner Occupied Housing Units	4,669	25,877	47,267
2024 Renter Occupied Housing Units	1,864	13,568	37,361



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