

for lease

OCEANSIDE PLAZA

2017-2041 MISSION AVENUE | OCEANSIDE, CA | 92058

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

- Neighborhood shopping center less than 2 miles from Oceanside Pier & beaches
- Generous parking field, ensuring convenience for customers and tenants alike
- Excellent access to I-5 and Highway 76
- Building facades recently repainted!

TRAFFIC COUNTS*

- Mission Avenue: 23,466 ADT
- Canyon Drive: 11,300 ADT

* Source: ESRI

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2026)	17,026	79,476	186,863
AHH Income	\$98,752	\$120,871	\$138,890
Daytime Pop.	5,610	28,018	55,054

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.
27-C	AVAILABLE	3,890
29-A	Daisy's Clothing	2,400
29-B	Tu Imagen Beauty Salon	1,400
27 D-F	UEI College	38,000
35-A	Barbershop	1,250
35-B	Munecas Desserts	880
37-A	BBC Travel & Services	1,056
37-B	AVAILABLE	1,500
2007	KFC	2,472
2009	AVAILABLE PAD	4,000
2011	Frida's Taqueria	2,500
2019	Botas Exoticas Yina's	1,442
2021	Cricket Wireless	1,252
2023	Belle Threading Studio	1,875
2025	Oceanside Lawnmowers	1,630
2031	Viva Supermarket	9,375
2033	AVAILABLE	4,104
2039	Pearl Laundromat	5,455
41100	Advanced Auto	8,300
41110	Pep Boys	6,434
17100	Dollar Tree	10,894
17150	Children's Paradise	12,492



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AERIAL



OCEANSIDE PLAZA
2017-2041 MISSION AVENUE



MISSION AVE | 28,900 ADT

CANYON DR | 9,200 ADT

GALLERY



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

2017 Mission Ave, Oceanside, California, 92058 3

2017 Mission Ave, Oceanside, California, 92058

Ring: 1 mile radius

Latitude: 33.20373, Longitude: -117.36245



Summary	Census 2010	Census 2020	2026	2031	
Population	18,872	17,799	17,026	17,199	
Households	6,045	6,414	6,596	6,763	
Families	3,888	-	3,901	4,001	
Average Household Size	3.06	2.72	2.52	2.49	
Owner Occupied Housing Units	1,679	-	1,959	2,027	
Renter Occupied Housing Units	4,365	-	4,637	4,737	
Median Age	29.0	-	36.1	37.8	
Trends: 2024-2029 Annual Rate	Area	State	National		
Population	0.20%	0.17%	0.30%		
Households	0.50%	0.42%	0.49%		
Families	0.51%	0.37%	0.44%		
Owner HHs	0.68%	0.48%	0.66%		
Median Household Income	2.61%	2.75%	2.57%		
Households by Income	2026		2031		
	Number	Percent	Number	Percent	
<\$15,000	531	8.1%	477	7.1%	
\$15,000 - \$24,999	515	7.8%	442	6.5%	
\$25,000 - \$34,999	374	5.7%	314	4.6%	
\$35,000 - \$49,999	764	11.6%	687	10.2%	
\$50,000 - \$74,999	1,244	18.9%	1,188	17.6%	
\$75,000 - \$99,999	855	13.0%	848	12.5%	
\$100,000 - \$149,999	1,131	17.1%	1,232	18.2%	
\$150,000 - \$199,999	467	7.1%	573	8.5%	
\$200,000+	715	10.8%	1,003	14.8%	
Median Household Income	\$71,788		\$81,661		
Average Household Income	\$98,752		\$114,247		
Per Capita Income	\$38,573		\$45,163		
Population by Age	Census 2010		2026		2031
	Number	Percent	Number	Percent	Percent
0 - 4	1,614	8.6%	898	5.3%	5.2%
5 - 9	1,398	7.4%	834	4.9%	4.8%
10 - 14	1,332	7.1%	962	5.7%	4.8%
15 - 19	1,589	8.4%	1,166	6.8%	5.7%
20 - 24	2,097	11.1%	1,255	7.4%	8.3%
25 - 34	3,224	17.1%	3,113	18.3%	16.1%
35 - 44	2,446	13.0%	2,571	15.1%	16.1%
45 - 54	2,246	11.9%	2,016	11.8%	12.9%
55 - 64	1,416	7.5%	1,803	10.6%	10.3%
65 - 74	751	4.0%	1,384	8.1%	8.3%
75 - 84	577	3.1%	793	4.7%	5.8%
85+	183	1.0%	231	1.4%	1.7%

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Source: Esri, U.S. Census

3 Mile

Demographic and Income Profile

2017 Mission Ave, Oceanside, California, 92058 3

2017 Mission Ave, Oceanside, California, 92058

Ring: 3 mile radius

Latitude: 33.20373, Longitude: -117.36245



Summary	Census 2010		Census 2020		2026	2031
Population	78,309		79,936		79,476	80,753
Households	29,238		30,805		31,926	32,942
Families	18,361		-		19,399	19,944
Average Household Size	2.52		2.43		2.33	2.30
Owner Occupied Housing Units	12,152		-		13,595	14,041
Renter Occupied Housing Units	17,086		-		18,331	18,901
Median Age	31.7		-		37.1	38.9
Trends: 2024-2029 Annual Rate		Area	State		National	
Population	0.32%		0.17%		0.30%	
Households	0.63%		0.42%		0.49%	
Families	0.56%		0.37%		0.44%	
Owner HHs	0.65%		0.48%		0.66%	
Median Household Income	3.05%		2.75%		2.57%	
Households by Income			2026	2031		
			Number	Percent	Number	Percent
<\$15,000			1,994	6.2%	1,851	5.6%
\$15,000 - \$24,999			1,875	5.9%	1,591	4.8%
\$25,000 - \$34,999			1,718	5.4%	1,407	4.3%
\$35,000 - \$49,999			2,976	9.3%	2,656	8.1%
\$50,000 - \$74,999			5,127	16.1%	4,789	14.5%
\$75,000 - \$99,999			4,024	12.6%	3,881	11.8%
\$100,000 - \$149,999			6,055	19.0%	6,420	19.5%
\$150,000 - \$199,999			3,014	9.4%	3,518	10.7%
\$200,000+			5,143	16.1%	6,828	20.7%
Median Household Income			\$87,453		\$101,641	
Average Household Income			\$120,871		\$137,597	
Per Capita Income			\$47,947		\$55,362	
Census 2010			2026		2031	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,901	7.5%	4,067	5.1%	3,976	4.9%
5 - 9	4,610	5.9%	3,833	4.8%	3,633	4.5%
10 - 14	4,119	5.3%	3,731	4.7%	3,752	4.6%
15 - 19	5,454	7.0%	4,639	5.8%	4,501	5.6%
20 - 24	9,886	12.6%	8,100	10.2%	8,284	10.3%
25 - 34	12,797	16.3%	13,031	16.4%	11,353	14.1%
35 - 44	9,233	11.8%	10,868	13.7%	11,666	14.4%
45 - 54	9,440	12.1%	8,285	10.4%	9,321	11.5%
55 - 64	7,606	9.7%	8,486	10.7%	7,955	9.9%
65 - 74	4,441	5.7%	8,170	10.3%	8,290	10.3%
75 - 84	3,268	4.2%	4,737	6.0%	6,108	7.6%
85+	1,555	2.0%	1,530	1.9%	1,912	2.4%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

2017 Mission Ave, Oceanside, California, 92058 3

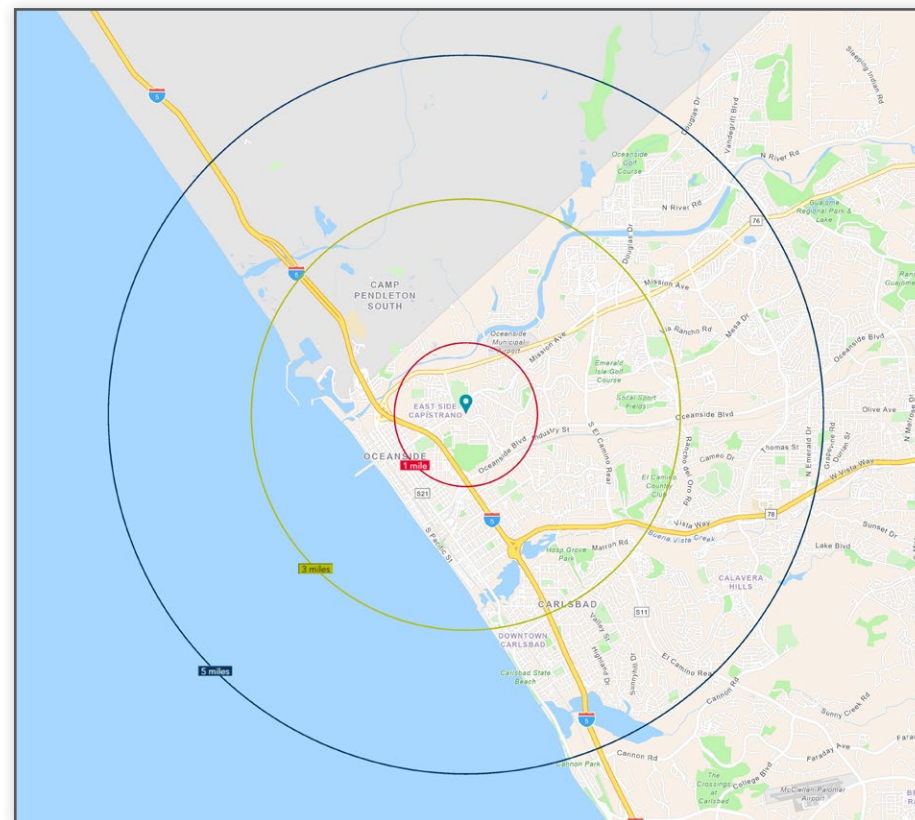
2017 Mission Ave, Oceanside, California, 92058

Ring: 5 mile radius

Latitude: 33.20373, Longitude: -117.36245



Summary	Census 2010	Census 2020	2026	2031
Population	179,878	187,333	186,863	188,098
Households	64,842	68,690	70,903	72,416
Families	43,283	-	46,609	47,484
Average Household Size	2.66	2.61	2.53	2.49
Owner Occupied Housing Units	32,527	-	35,941	36,843
Renter Occupied Housing Units	32,314	-	34,962	35,573
Median Age	32.7	-	37.7	39.3
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.13%	0.17%	0.30%	
Households	0.42%	0.42%	0.49%	
Families	0.37%	0.37%	0.44%	
Owner HHs	0.50%	0.48%	0.66%	
Median Household Income	2.66%	2.75%	2.57%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	3,981	5.6%	3,660	5.1%
\$15,000 - \$24,999	3,261	4.6%	2,698	3.7%
\$25,000 - \$34,999	3,304	4.7%	2,626	3.6%
\$35,000 - \$49,999	5,377	7.6%	4,620	6.4%
\$50,000 - \$74,999	9,668	13.6%	8,677	12.0%
\$75,000 - \$99,999	8,735	12.3%	8,098	11.2%
\$100,000 - \$149,999	13,556	19.1%	13,827	19.1%
\$150,000 - \$199,999	8,919	12.6%	9,906	13.7%
\$200,000+	14,103	19.9%	18,303	25.3%
Median Household Income	\$102,922		\$117,384	
Average Household Income	\$138,890		\$157,777	
Per Capita Income	\$52,259		\$60,195	
Population by Age	Number	Percent	Number	Percent
0 - 4	13,005	7.2%	9,713	5.2%
5 - 9	11,176	6.2%	9,899	5.3%
10 - 14	10,819	6.0%	9,788	5.2%
15 - 19	13,045	7.3%	11,167	6.0%
20 - 24	19,334	10.7%	16,316	8.7%
25 - 34	28,267	15.7%	29,292	15.7%
35 - 44	22,619	12.6%	25,794	13.8%
45 - 54	23,251	12.9%	21,029	11.3%
55 - 64	17,910	10.0%	20,767	11.1%
65 - 74	9,755	5.4%	18,862	10.1%
75 - 84	7,229	4.0%	10,530	5.6%
85+	3,468	1.9%	3,706	2.0%



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Source: Esri, U.S. Census



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