

FOR LEASE | New Shopping Center

3340 Mission Ave., Oceanside CA 92058



For more information about this property, please contact:

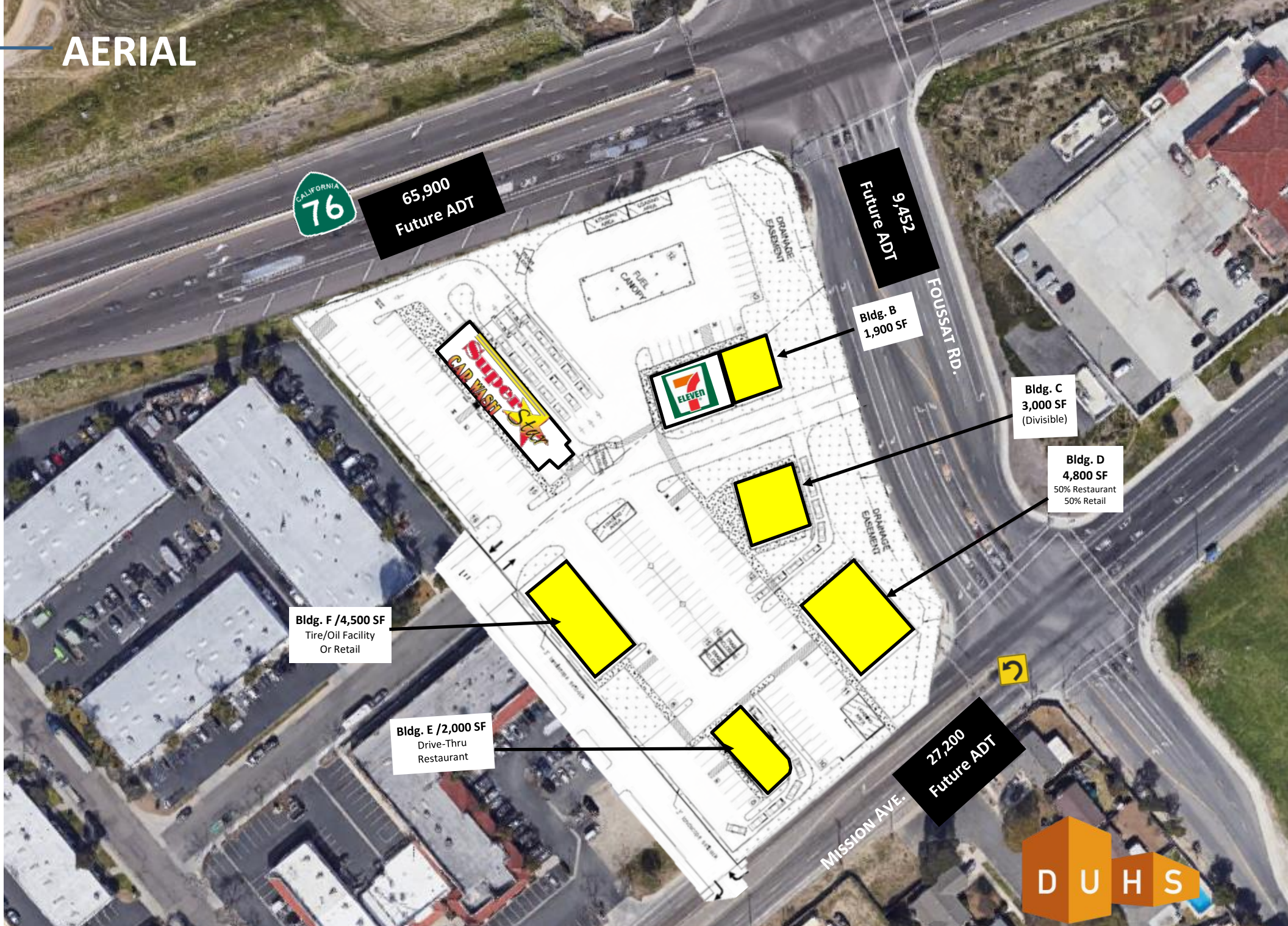
Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

Rick Wu
(619) 491-0826
Rick@DuhsCommercial.com
CA License: 01495421



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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

AERIAL



65,900
Future ADT

9,452
Future ADT

Bldg. B
1,900 SF

Bldg. C
3,000 SF
(Divisible)

Bldg. D
4,800 SF
50% Restaurant
50% Retail

Bldg. F /4,500 SF
Tire/Oil Facility
Or Retail

Bldg. E /2,000 SF
Drive-Thru
Restaurant

27,200
Future ADT

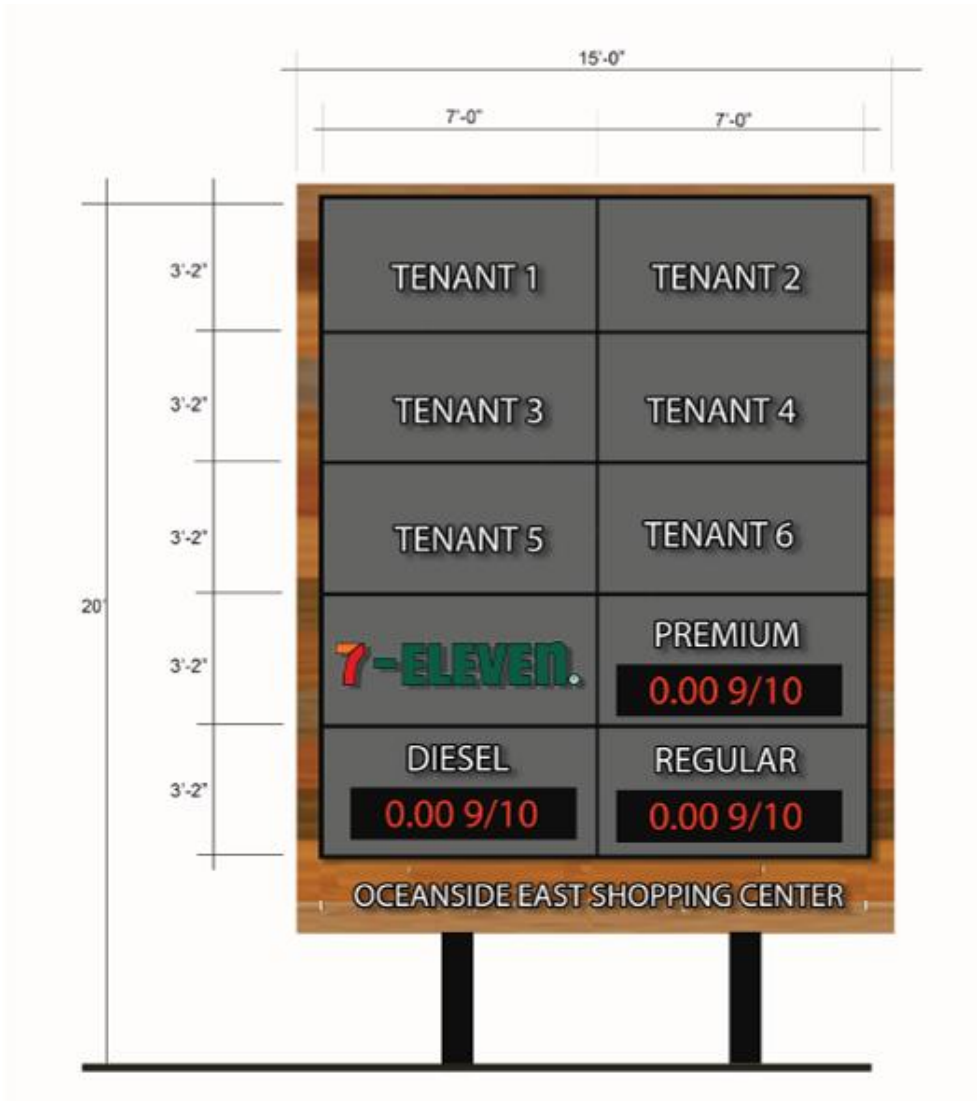


AERIAL

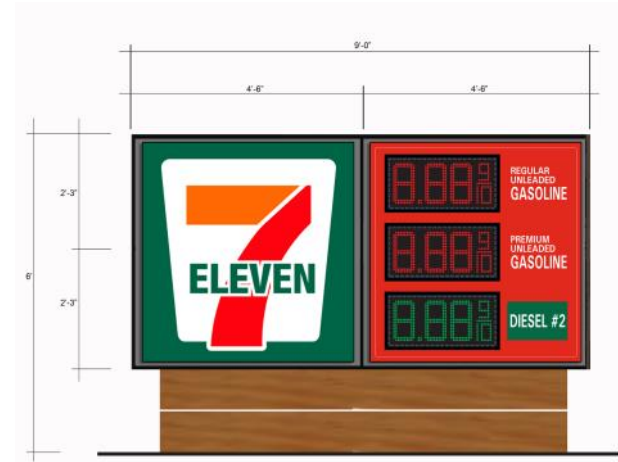


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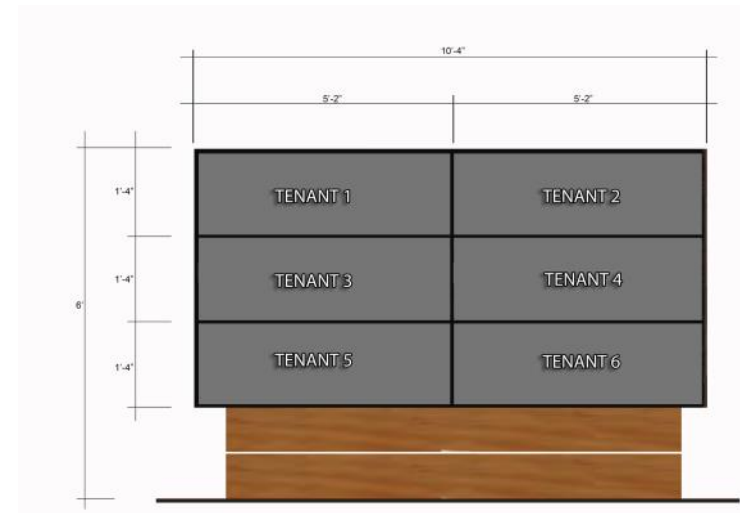
MONUMENT SIGNS



Gas Station Monument Sign
20' Tall at Hwy. 76



40 SF Monument Sign
6' Tall at Mission Ave. Entrance



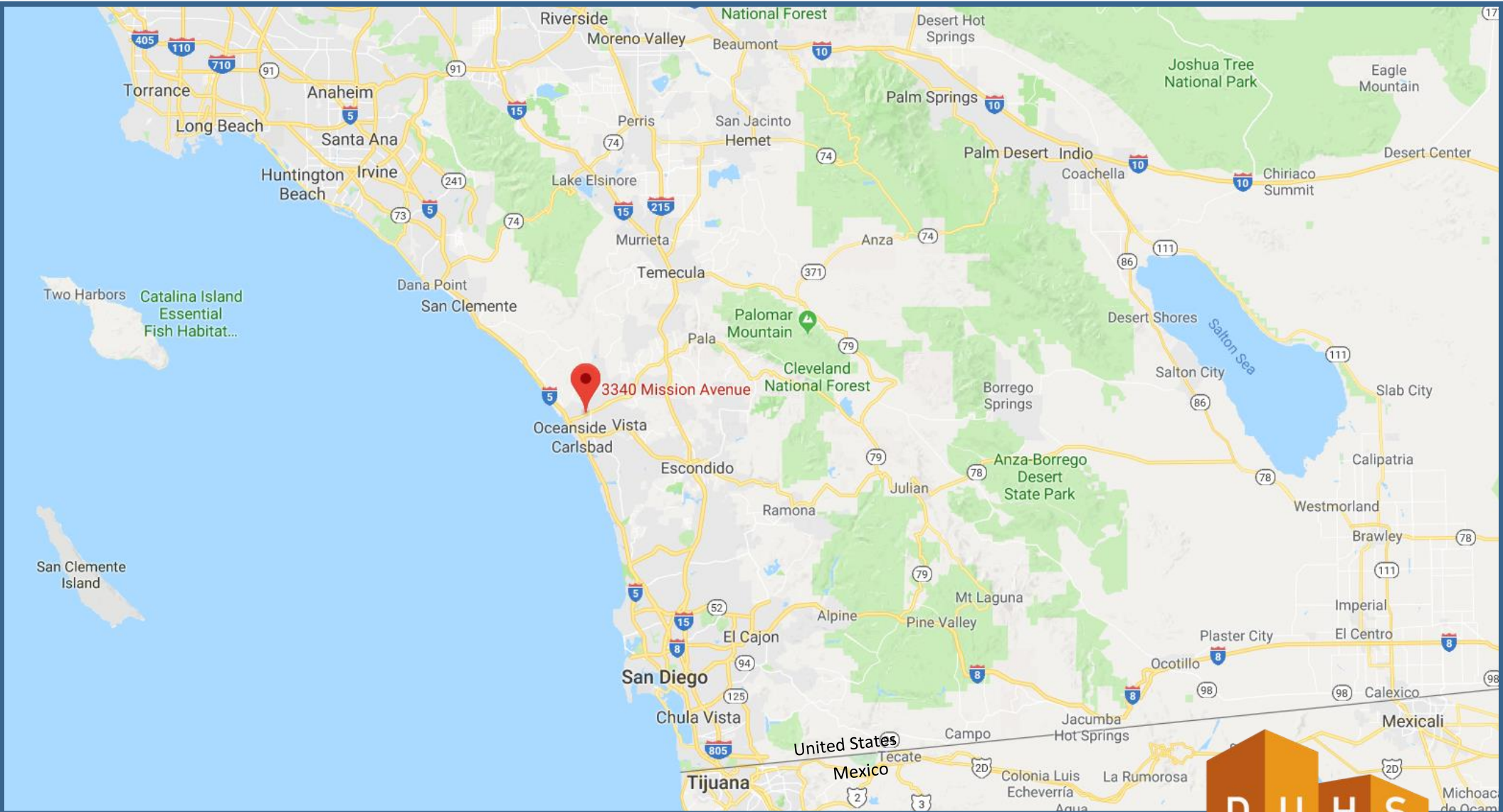
50 SF Monument Sign 6' Tall
at Mission Ave.



— RENDERINGS







REGIONAL MAP



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DEMOGRAPHICS

Highway 76 & Foussat Rd.

	<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	2018 Population	12,346	116,422	244,315
	2023 Projection	13,056	121,365	254,401
	<u>Households</u>			
	2018 Households	4,223	39,590	82,618
	2023 Projection	4,457	41,306	86,038
	<u>Average HH Income</u>			
	2018	\$71,964	\$76,497	\$85,497
	<u>Median HH Income</u>			
	2018	\$57,698	\$57,299	\$65,269
	<u>Traffic Count</u>	<u>Current Daily Trips</u>	<u>Estimated Future Daily Trips</u>	
	Mission Ave	22,848	ADT (2018)	27,200 ADT
	Foussat Ave	5,821	ADT (2018)	9,452 ADT
	Hwy. 76	48,509	ADT (2018)	65,900 ADT

