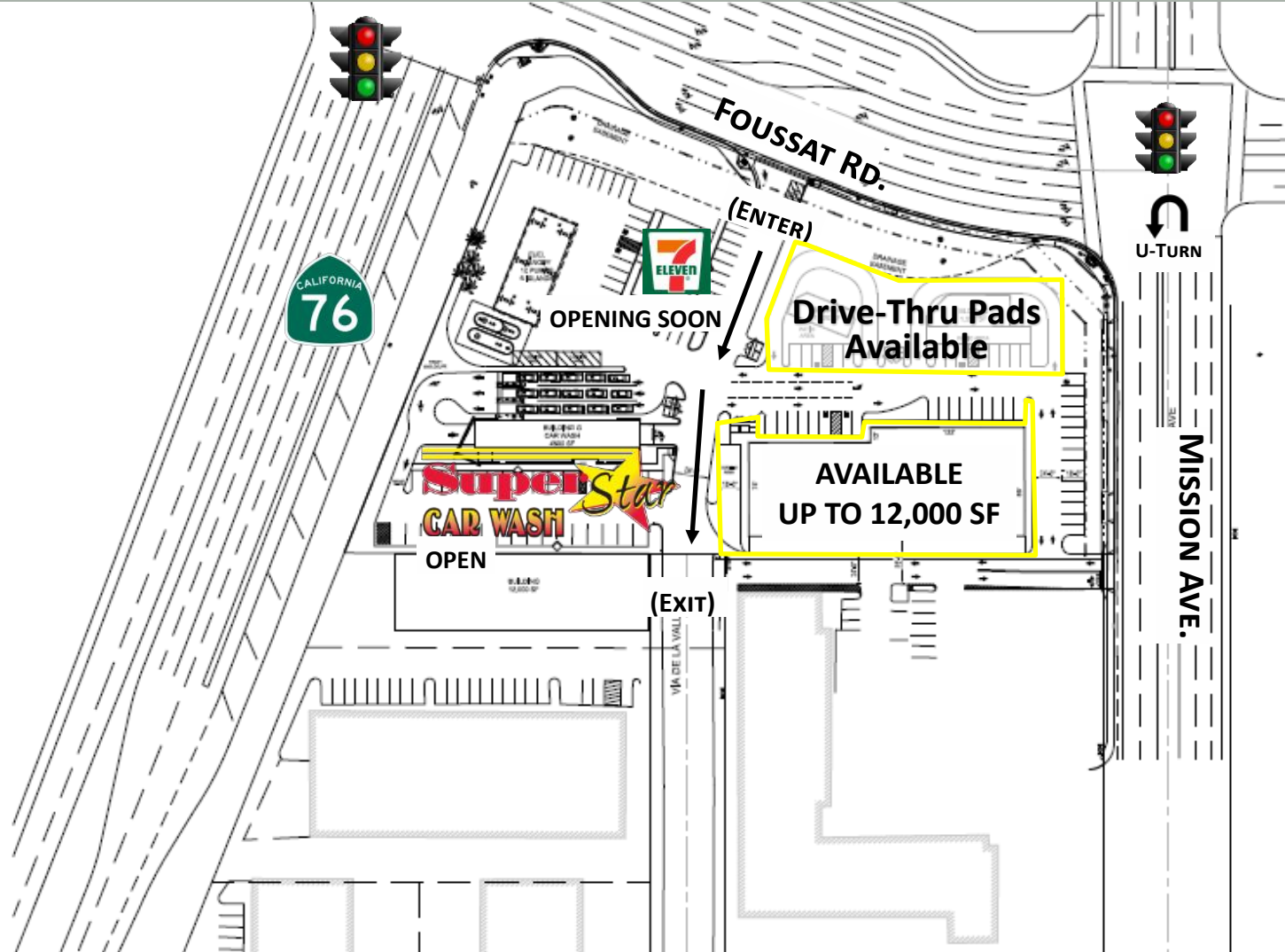


Retail And Drive Thru Pad For Lease

3340 Mission Ave., Oceanside CA 92058



Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

CA License: 01888482

Rick Wu

(619) 491-0826

Rick@DuhsCommercial.com

CA License: 01495421



COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT



North American Real Estate Experts

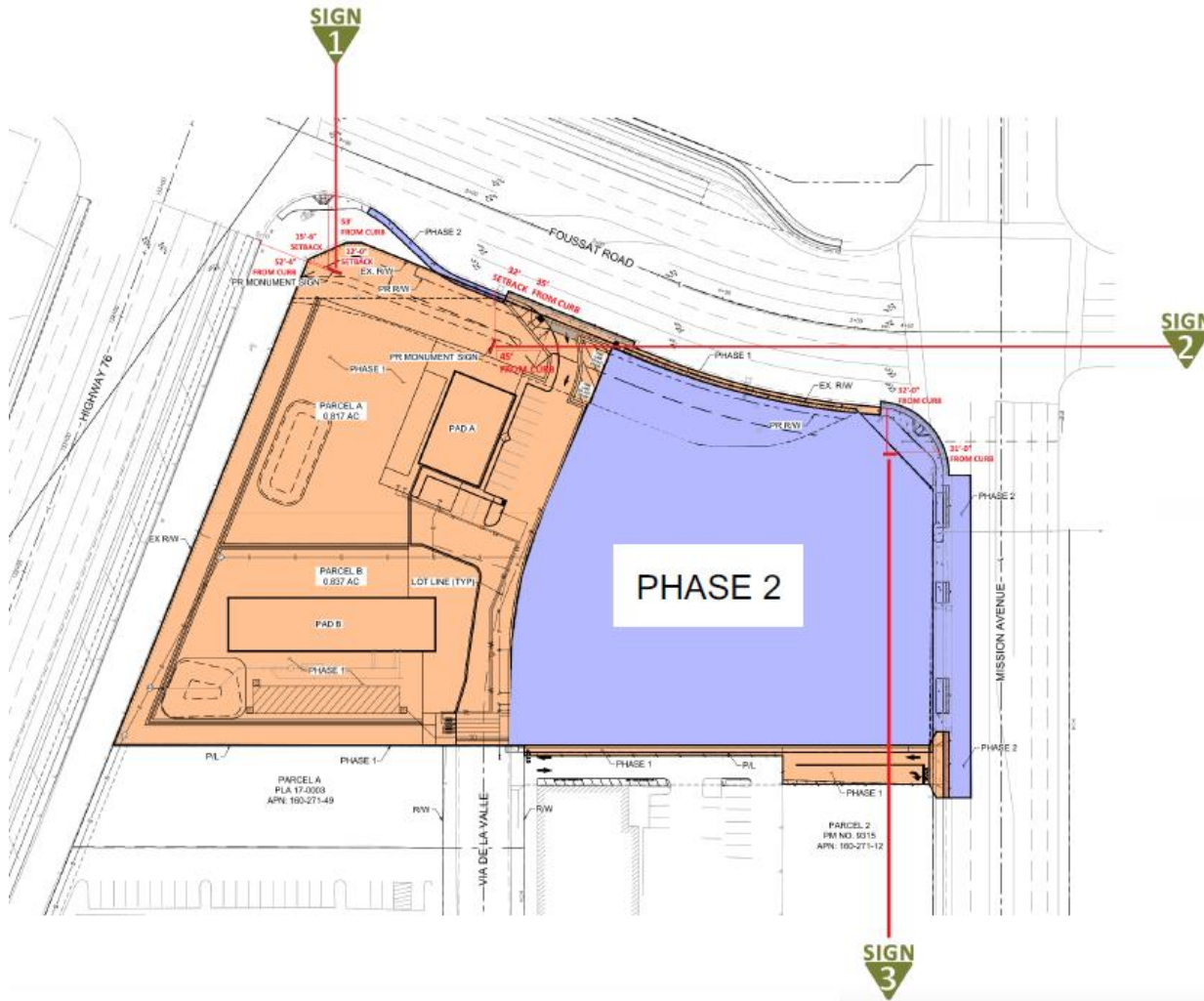
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

AERIAL



SIGNAGE



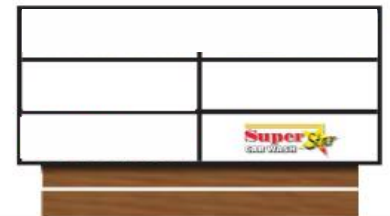
SIGN 1



SIGN 2

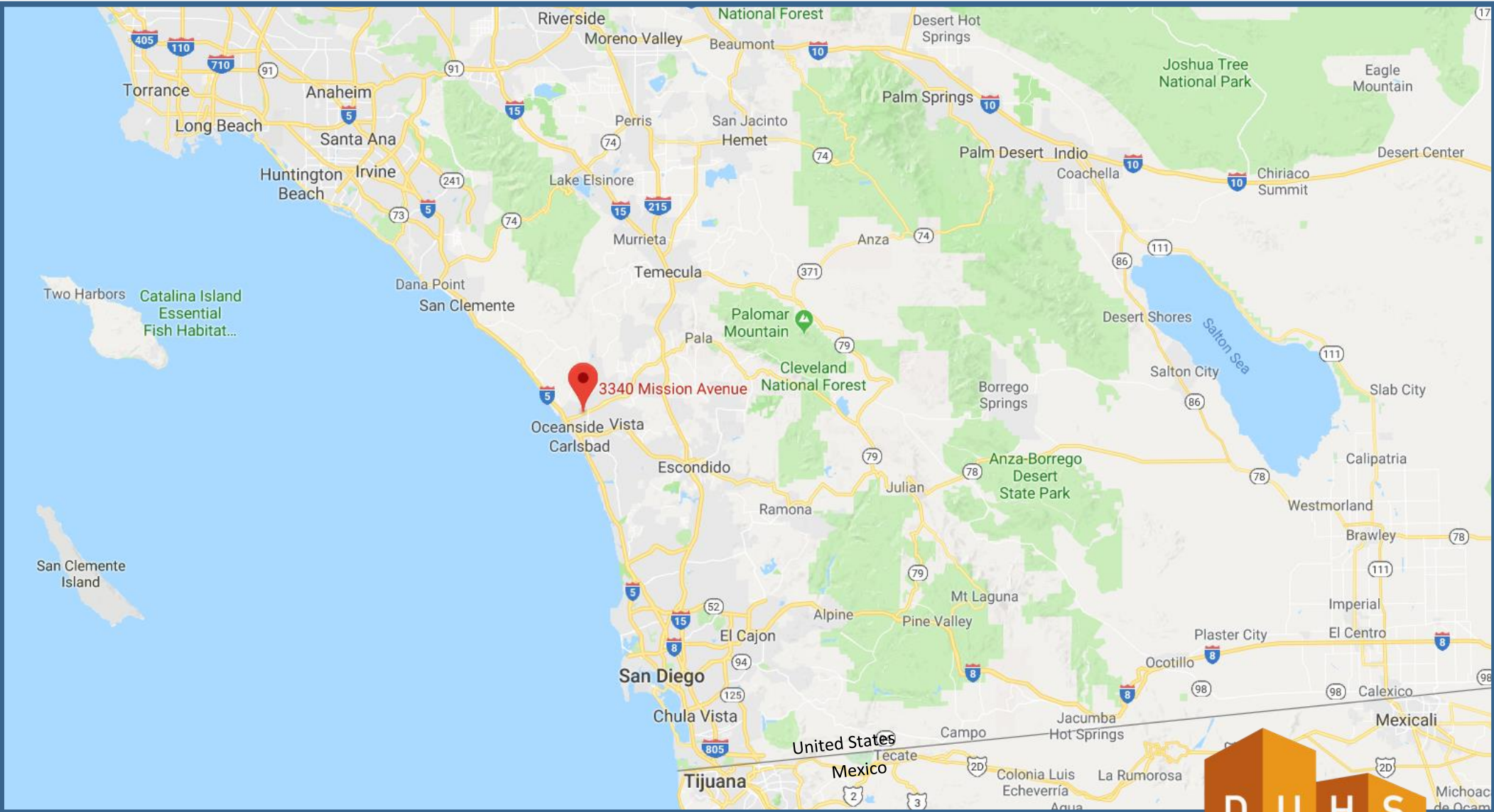


SIGN 3



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

REGIONAL MAP







COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

DEMOGRAPHICS

Highway 76 & Foussat Rd.

	<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	2022 Population	14,070	116,240	242,872
	2027 Projection	14,419	116,836	243,631
	<u>Households</u>			
	2022 Households	4,787	39,955	82,427
	2027 Projection	4,891	40,209	82,734
	<u>Average HH Income</u>			
	2022	\$85,160	\$91,032	\$102,291
	<u>Median HH Income</u>			
	2022	\$70,152	\$70,599	\$80,163
	<u>Traffic Count</u>			
	Mission Ave	22,841	ADT (2021)	
	Foussat Ave	9,452	ADT (2021)	
	Hwy. 76	50,264	ADT (2021)	

