

FOR LEASE | New Shopping Center

3340 Mission Ave., Oceanside CA 92058



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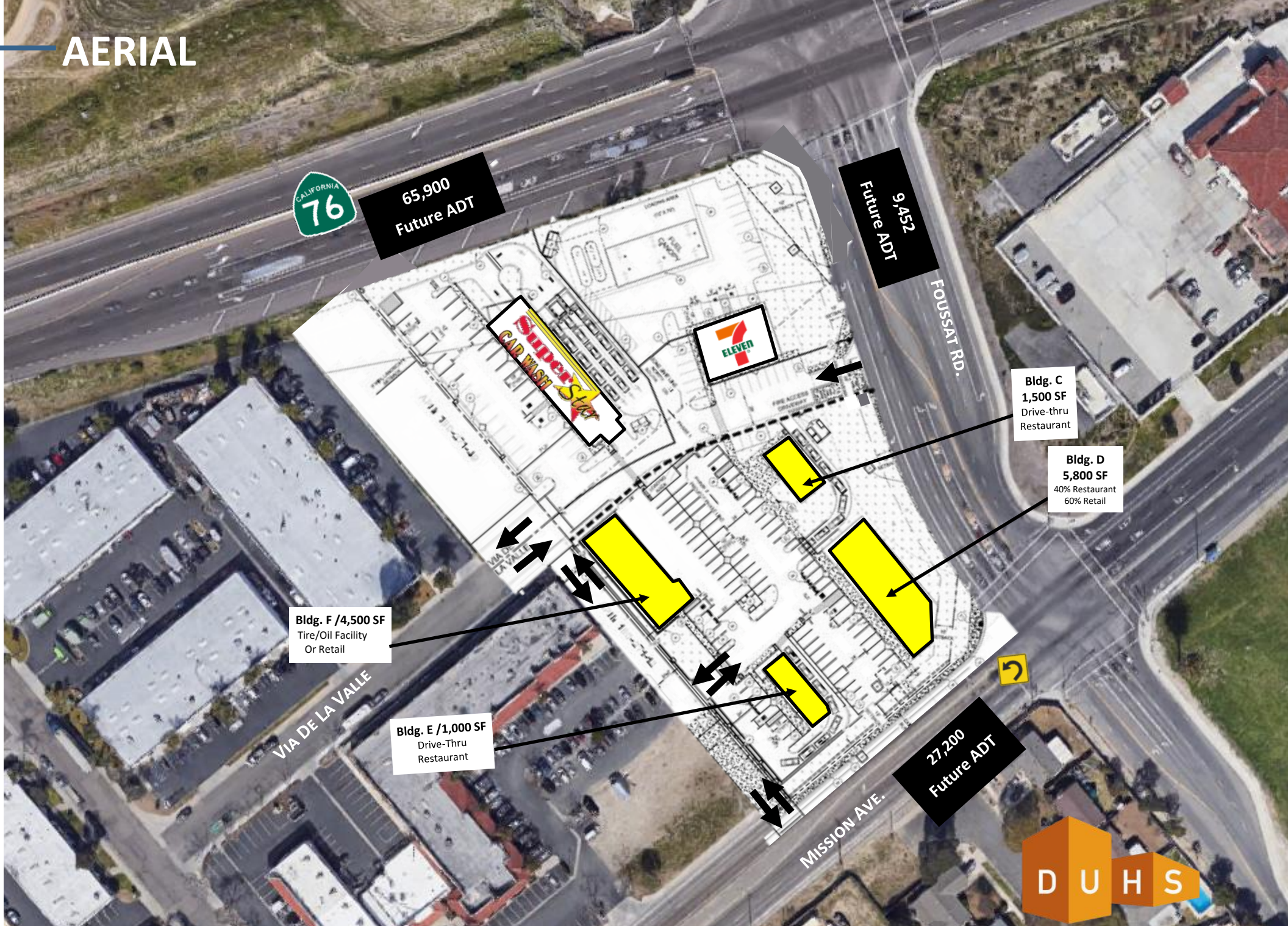


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

RENDERING



AERIAL



65,900
Future ADT

Future ADT
9,452

Bldg. C
1,500 SF
Drive-thru
Restaurant

Bldg. D
5,800 SF
40% Restaurant
60% Retail

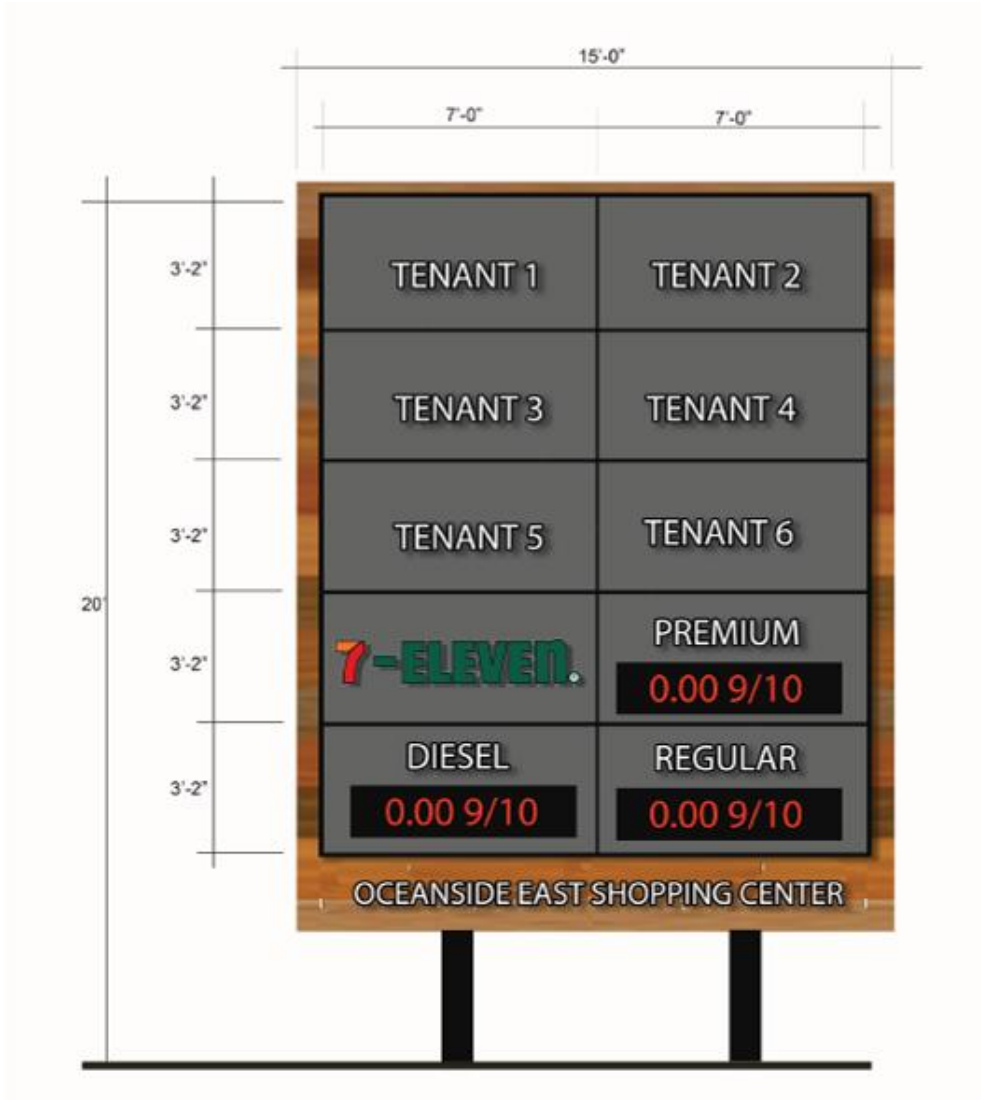
Bldg. F /4,500 SF
Tire/Oil Facility
Or Retail

Bldg. E /1,000 SF
Drive-Thru
Restaurant

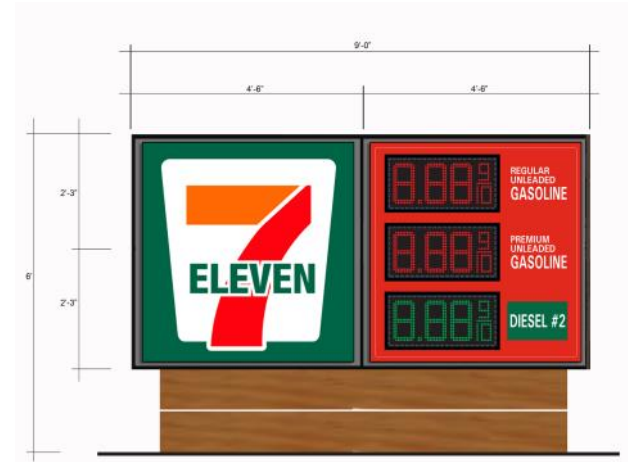
27,200
Future ADT



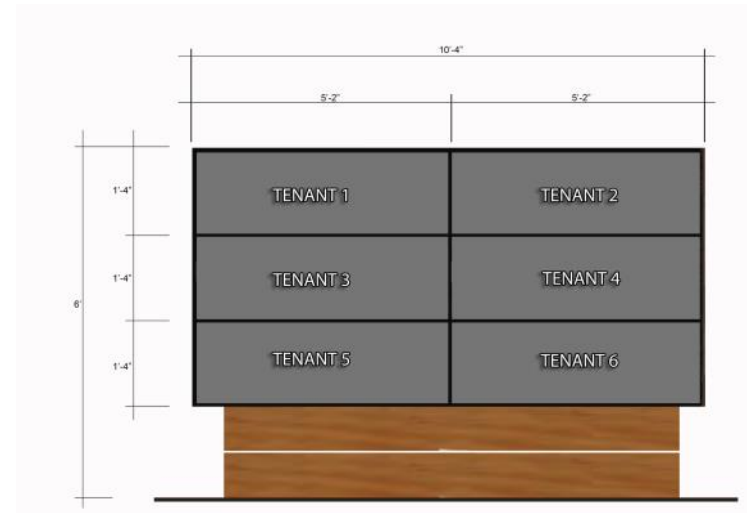
MONUMENT SIGNS



Gas Station Monument Sign
20' Tall at Hwy. 76



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



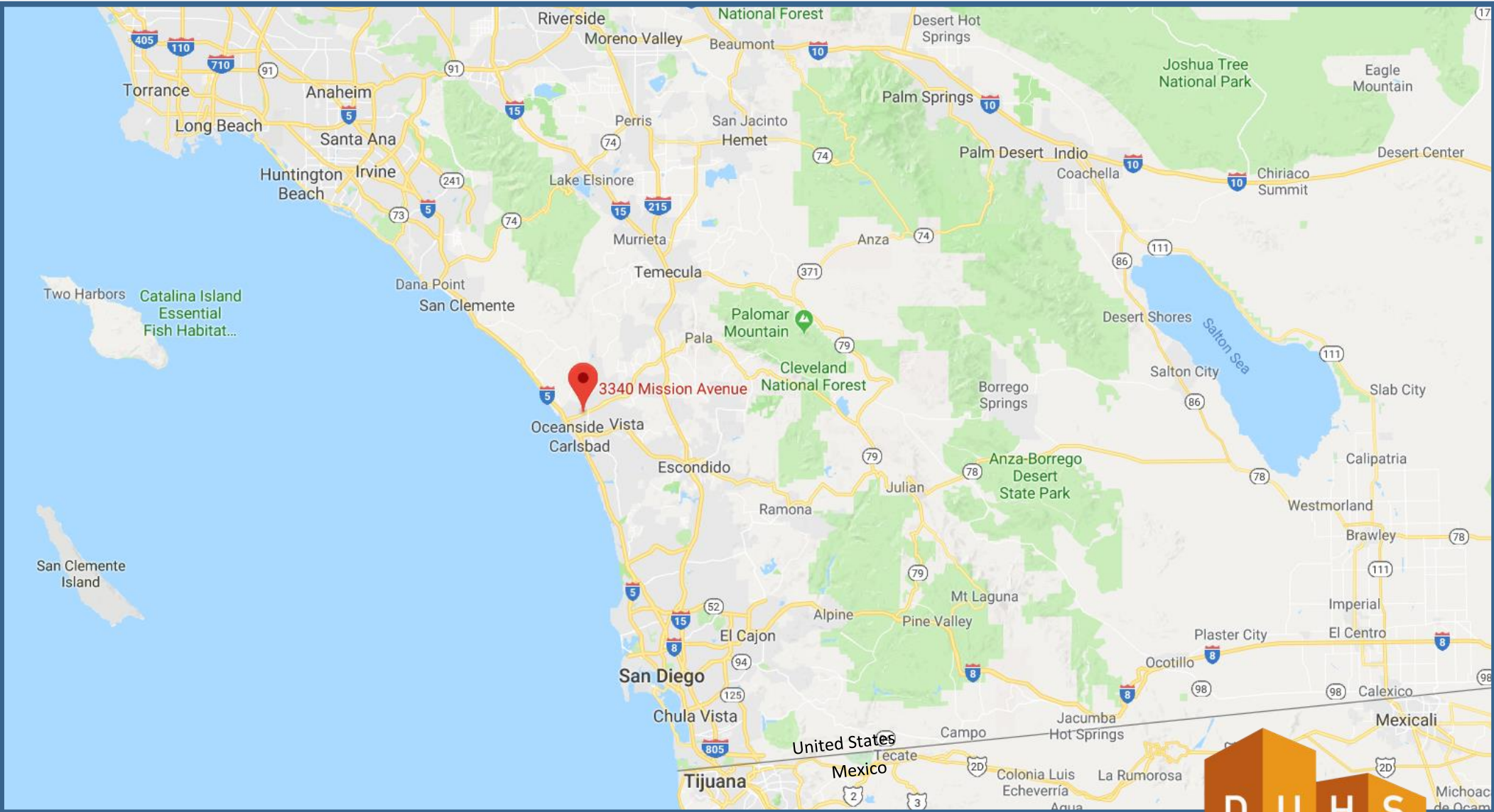
50 SF Monument Sign 6' Tall
at Mission Ave.



RENDERINGS



REGIONAL MAP







COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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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

