

RESIDENTIAL / COMMERCIAL LAND FOR SALE OR LEASE

3340 Mission Avenue, Oceanside, CA (San Diego County)



Camp Pendleton

68,000 Military Personal & Family

Oceanside Municipal Airport

OCEAN KAMP
OCEANSIDE, CALIFORNIA



50,264 Cars Per Day



COMING SOON!



1.996 Acres
Zoning: General Commercial
(Residential Allowed)

Foussat Road

Mission Avenue 22,841 Cars Per Day



AERIAL

3340 Mission Avenue, Oceanside, CA (San Diego County)

OCEAN KAMP

OCEANSIDE, CALIFORNIA

Proposed

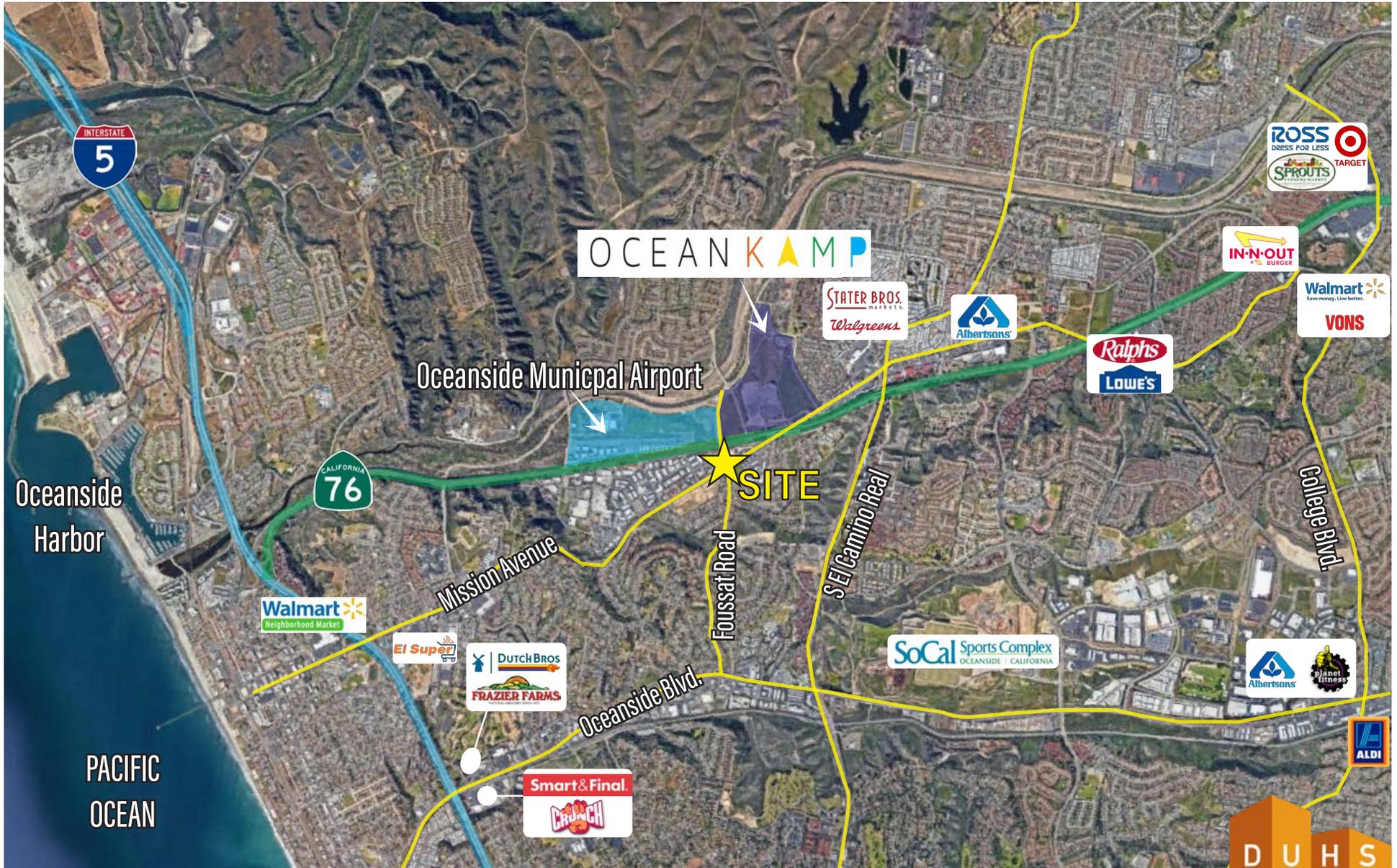
300 - Key Hotel
134,400 SF of Commercial/Retail
700 housing Units
20 Ac open space for local wildlife
1.5 Ac lagoon



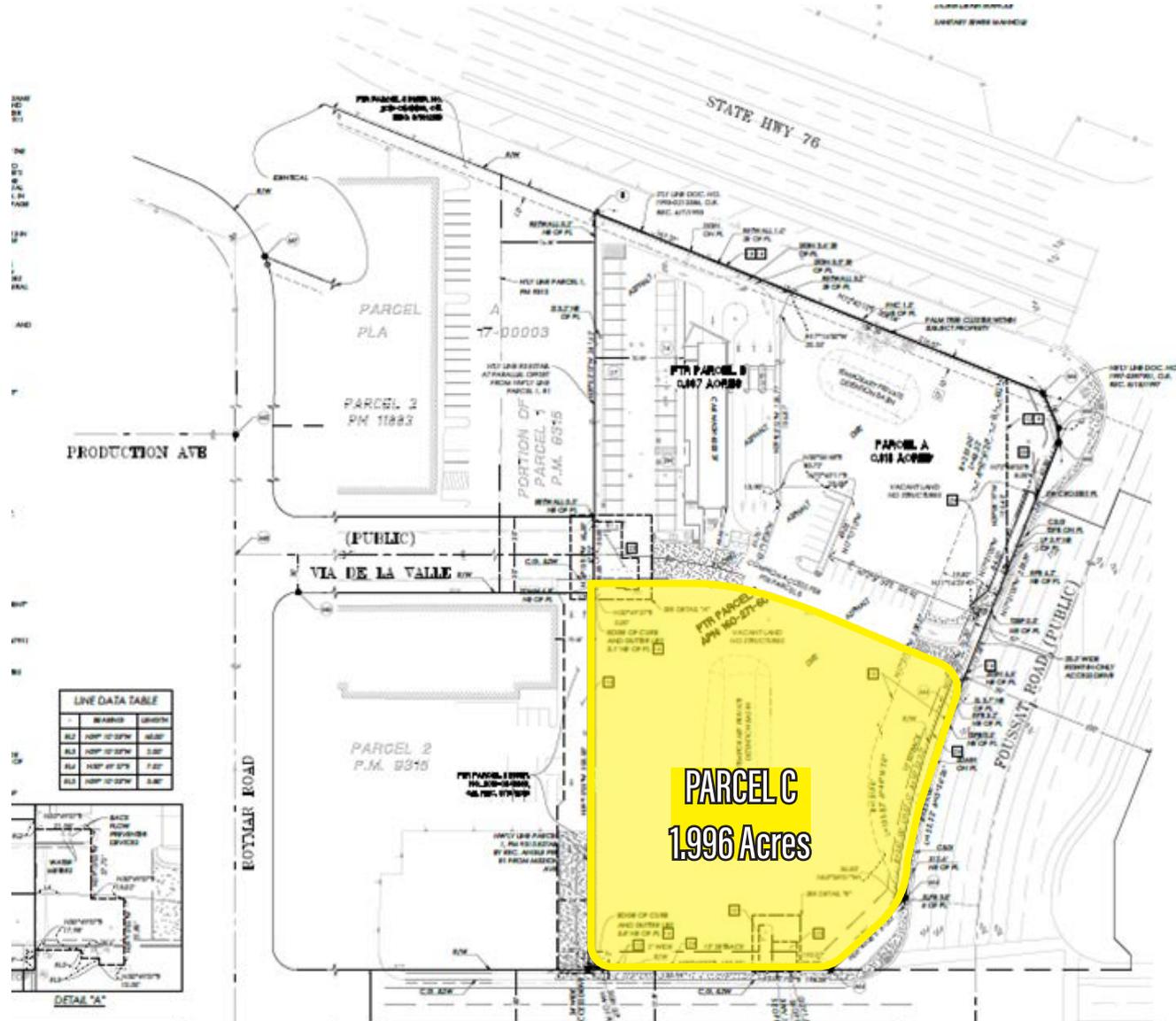
DUHS
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AERIAL

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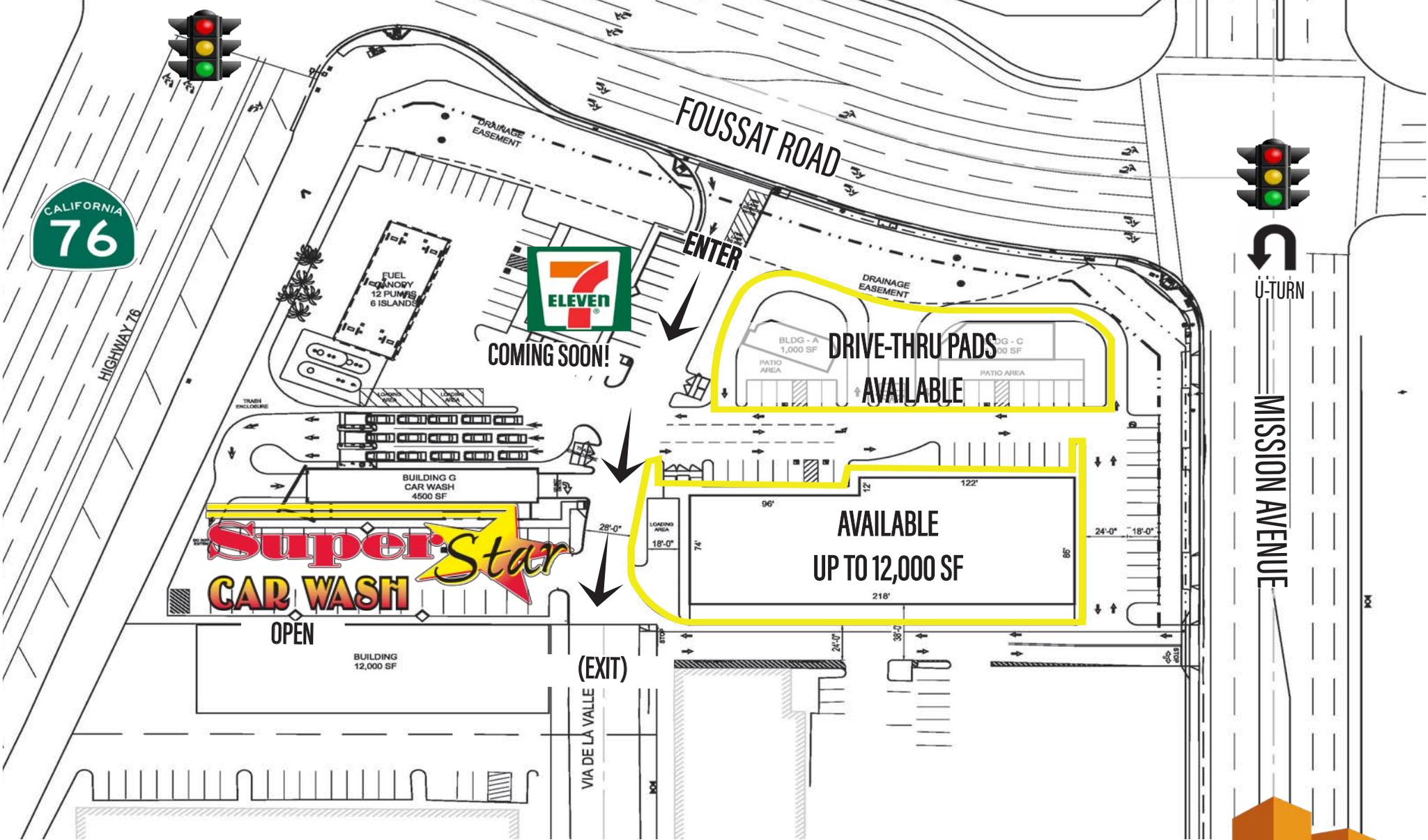


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



ENTITLED FOR TWO DRIVE-THRU

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AREA OVERVIEW

city of
OCEANSIDE CA

3340 Mission Avenue, Oceanside, CA (San Diego County)

Oceanside is a true SoCal beach town with a tangible laid-back vibe. Oceanside blends a wealth of balanced living with stunning oceanfront living in diverse beach side homes.

With an estimated population of 176,103 and an average household income of \$98,858, the City of Oceanside boasts the highest population among North San Diego County cities. Another 68,000 military personnel and immediate family members live and work in the adjacent Marine Corps Base, Camp Pendleton. The Corps' Largest West Coast expeditionary training facility.

The City's top employment industries include career technology and biotech manufacturing titans Genentech and Gilead Sciences, along with top industry tourism, restaurant, retail, manufacturing, distribution, and life science employers. North San Diego County additionally enjoys the benefit of community education stalwarts such as Mira Costa College in Oceanside and nearby California State University San Marcos (CSUSM)

Oceanside boasts spectacular year-round weather, gorgeous beaches, a historic wooden pier, quaint New England-style harbor, and charming bungalow neighborhoods. Centrally located in the heart of Southern California, the city is perfectly situated between San Diego and Los Angeles, making it easy to visit family-favorite attractions. Oceanside is a destination of discovery where tourist can explore everything from exciting ocean adventures, SoCal surf culture at the California Surf Museum, and the Mission San Luis Rey De Francia- the "King of Missions" founded in 1798.



DEMOGRAPHICS

3340 Mission Avenue, Oceanside, CA (San Diego County)

POPULATION	1-Mile	3-Mile	5-Mile
2028 Projection	12,287	110,702	234,312
2023 Estimate	12,178	111,841	237,189
2010 Census	10,102	104,502	24,148
Growth 2023 - 2028	0.90%	-1.02%	-1.21%
Growth 2010 - 2023	20.55%	7.02%	5.82%
Daytime Population	2,483	26,756	54,133



110,702
Population (3 Miles)

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2028 Projection	4,067	37,848	79,594
2023 Estimate	4,049	38,219	80,563
2010 Census	3,452	35,569	75,962
Growth 2023 - 2028	0.44%	-0.97%	-1.20%
Growth 2010 - 2023	17.29%	7.45%	6.06%



7.02%
Growth 2010-2023 (3 Miles)



37,848
Households (3Miles)

INCOME / HOUSING	1-Mile	3-Mile	5-Mile
2023 Average Household Income	\$91,951	\$91,932	\$103,476
2023 Median Household Income	\$77,845	\$71,333	\$81,26
2023 Median Home Value	\$602,651	\$583,132	\$617,385
Owner Occupied Housing	64.25%	47.49%	52.07%
Renter Occupied Housing	35.75%	52.51%	47.93%



\$103,476
Avg. Household Income(5 Miles)

POPULATION BY RACE	1-Mile	3-Mile	5-Mile
White	77.32%	78.28%	79.14%
Black	4.94%	5.97%	5.24%
Am. Indian & Alaskan	1.36%	1.63%	1.49%
Asian	9.26%	7.21%	7.49%
Hawaiian & Pacific Island	1.78%	1.30%	1.24%
Other	5.32%	5.59%	5.39%



\$617,385
Median Home Value (5 Miles)

POPULATION BY HISPANIC ORIGIN	1-Mile	3-Mile	5-Mile
Non-Hispanic Origin	56.25%	60.92%	63.1
Hispanic Origin	43.76%	39.07%	36.84%



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CONTACT INFORMATION

3340 Mission Avenue, Oceanside, CA (San Diego County)

3340 MISSION AVENUE, OCEANSIDE, CA (SAN DIEGO COUNTY)

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