

RESIDENTIAL/COMMERCIAL LAND FOR SALE OR LEASE

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



Camp Pendleton

±68,000 Military Personnel & Family



Oceanside
Municipal Airport

92-AC Mixed-Use Development



- 700 Homes
- 134,000 SF Commercial
- 300 Hotel Rooms
- 4.5 AC Wave Lagoon

50,264 cars per day



7/11 Projected Opening
is 2025

Foussat Rd



1.996 Acres
Zoning: General Commercial
(Residential Allowed)

Mission Ave
22,841 cars per day



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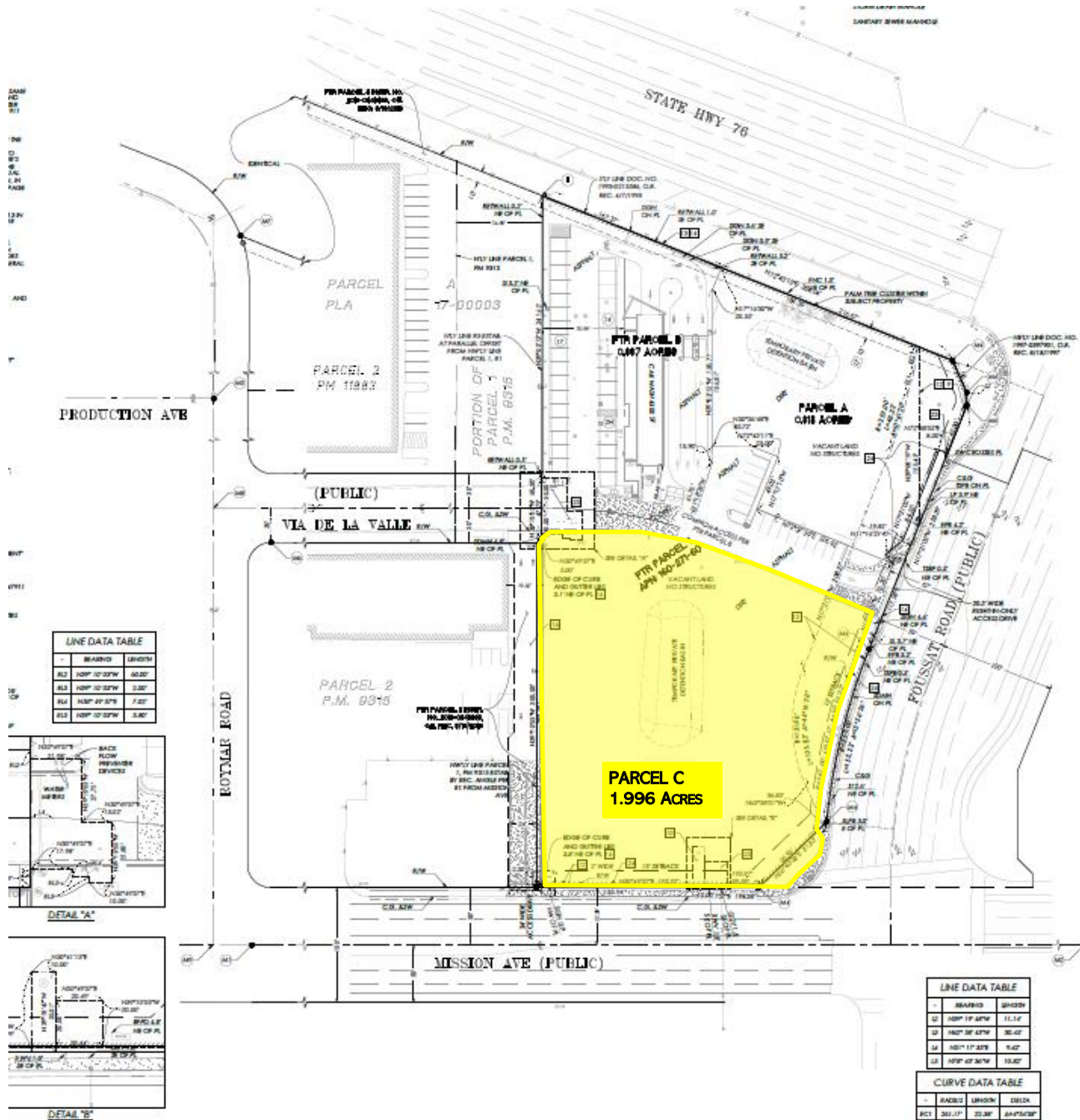
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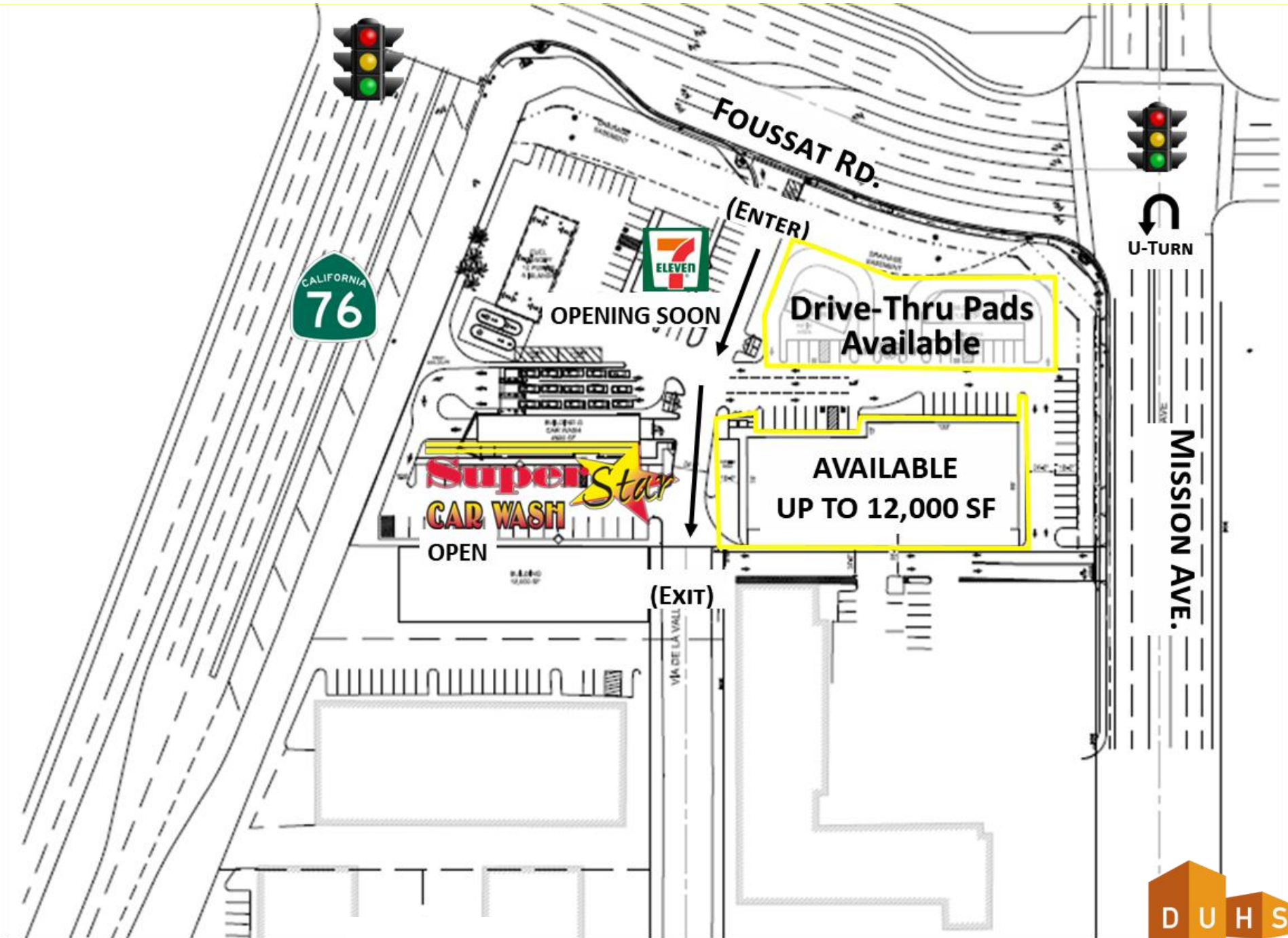
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ENTITLED FOR TWO DRIVE-THRU

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



AREA OVERVIEW

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

city of OCEANSIDE CA

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 beachside 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.

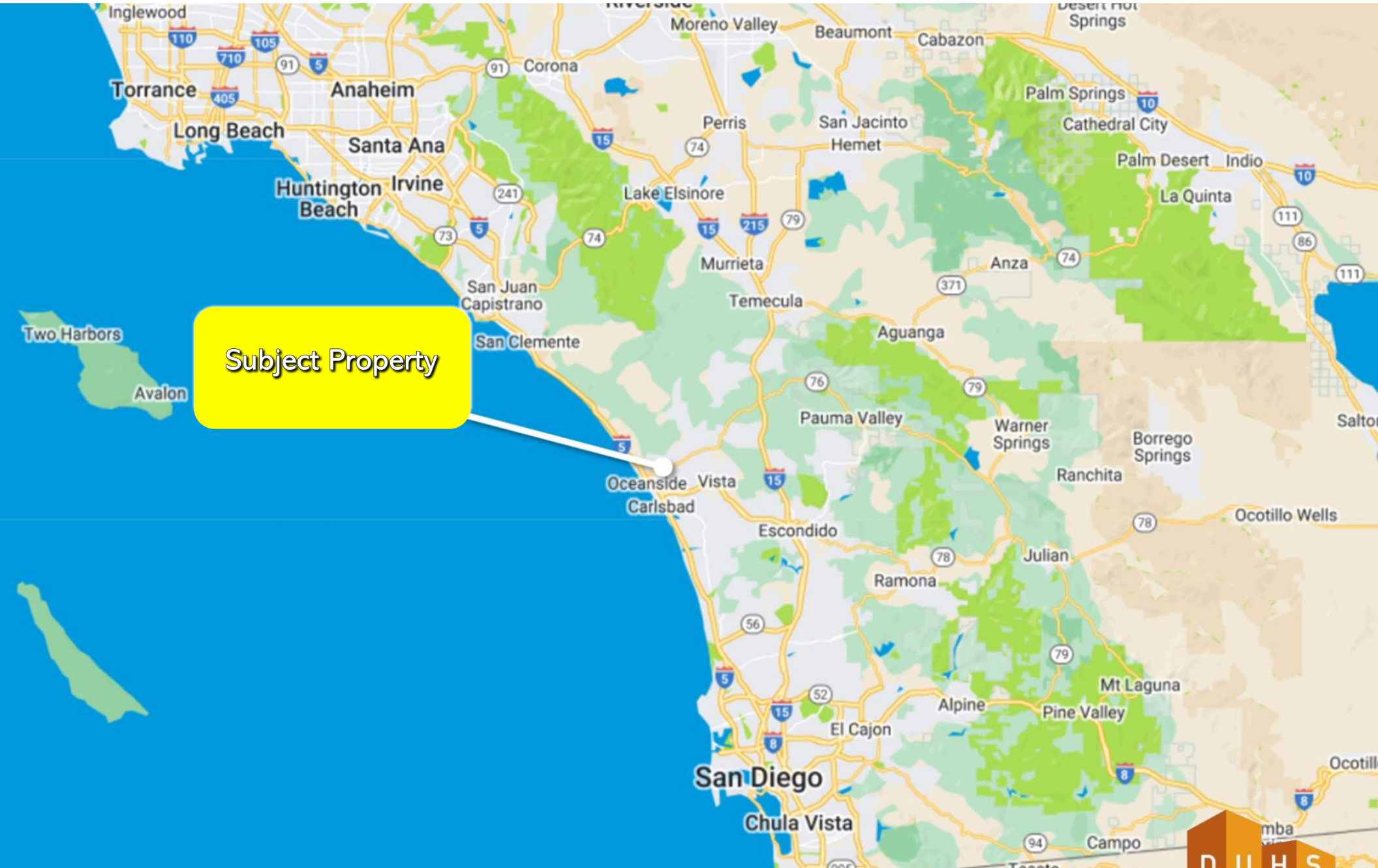
The City's top employment industries include career technology and biotech manufacturing titans Genentech and Gilead Sciences, along with top industry tourism, restaurant, retail, manufacturing, distribution and life science employers. North San Diego County additionally enjoys the benefit of community education stalwarts such as MiraCosta 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 tourists 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.



LOCATION MAP

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



Subject Property



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DEMOGRAPHICS

3340 Mission Ave, 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	224,148
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-Mile)

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-Mile)

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	\$81,268
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%



37,848

Households (3-Mile)

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%



\$103,476

Avg Household Income (5-Mile)

Population by Hispanic Origin	1-Mile	3-Mile	5-Mile
Non-Hispanic Origin	56.25%	60.92%	63.16%
Hispanic Origin	43.76%	39.07%	36.84%



\$617,385

Median Home Value (5-Mile)



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CONTACT INFORMATION

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

3340 MISSION AVE., OCEANSIDE, CA (SAN DIEGO COUNTY)

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