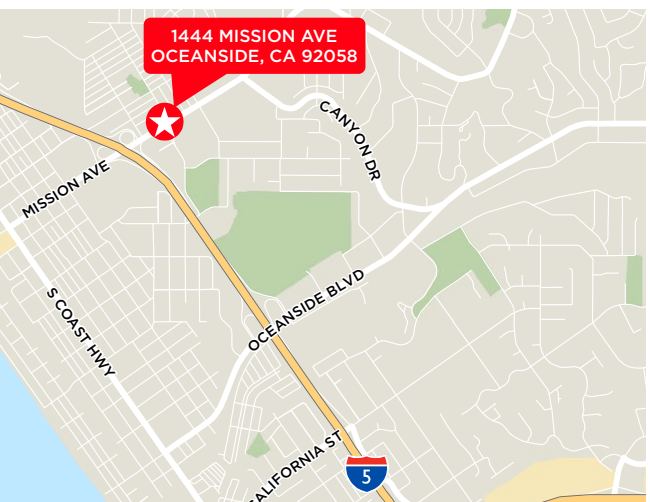


# FOR LEASE

1444 MISSION AVE.  
OCEANSIDE, CA 92058



## For Lease

**HIGH PROFILE FREESTANDING RETAIL OPPORTUNITY ± 1,815 SF**

## Property Highlights

- Hard corner freestanding retail opportunity fronting Mission Ave. (34,800 ADT)
- Very dense residential and daytime populations within the immediate trade area.
- Great access, located directly off the 1-5 Freeway, with very strong AM/PM consumer traffic.
- Located near several schools, city offices and other civic/community facilities.
- 10 off-street parking spaces

## Traffic Counts

- Interstate 5: 184,800 ADT
- Mission Ave: 34,800 ADT

## Demographics

	1 MILE	3 MILES	5 MILES
Pop (2020)	23,777	77,277	173,838
Daytime Pop.	7,177	25,833	50,038
AHH Income	\$67,905	\$83,962	\$94,786

## Tenants in Area



**Chad Iafate, CCIM**  
+1 760 431 4234  
Chad.Iafate@cushwake.com  
LIC #01329943

**Phil Lyons, CCIM**  
+1 760 431 4210  
Phil.Lyons@cushwake.com  
LIC #01093731

**Vince Provenzano Jr.**  
+1 760 431 4212  
Vince.Provenzano@cushwake.com  
LIC #01926894

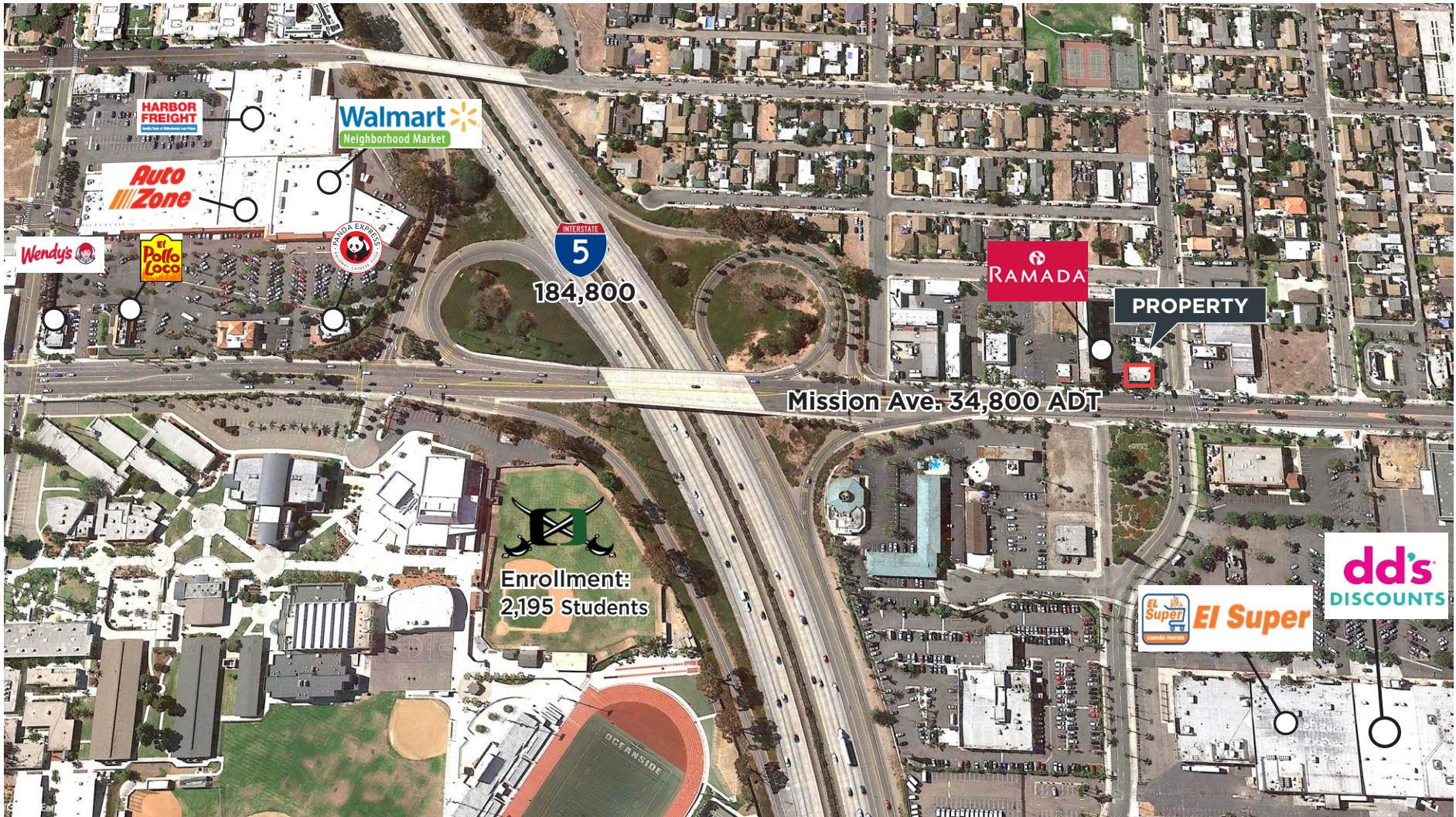
1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
[cushmanwakefield.com](http://cushmanwakefield.com)

FOR LEASE

1444 MISSION AVE.  
OCEANSIDE, CA 92058



Aerial



Chad Iafate, CCIM  
+1 760 431 4234  
Chad.Iafate@cushwake.com  
LIC #01329943

Phil Lyons, CCIM  
+1 760 431 4210  
Phil.Lyons@cushwake.com  
LIC #01093731

Vince Provenzano Jr.  
+1 760 431 4212  
Vince.Provenzano@cushwake.com  
LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
cushmanwakefield.com

Aerial



**Chad Iafate, CCIM**  
 +1 760 431 4234  
 Chad.Iafate@cushwake.com  
 LIC #01329943

**Phil Lyons, CCIM**  
 +1 760 431 4210  
 Phil.Lyons@cushwake.com  
 LIC #01093731

**Vince Provenzano Jr.**  
 +1 760 431 4212  
 Vince.Provenzano@cushwake.com  
 LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
 T: +1 760 431 4200 F: +1 760 454 3869  
 cushmanwakefield.com

## Demographics

1444 Mission Ave, Oceanside, California, 92058 Ring: 1 mile radius				Prepared by Esri Latitude: 33.20168 Longitude: -117.36939			
<b>Summary</b>							
Population	Census 2010		2020		2025		
Households	22,247		23,777		25,154		
Families	7,767		8,379		8,940		
Average Household Size	4,628		4,953		5,259		
Owner Occupied Housing Units	2,81		2,78		2,76		
Renter Occupied Housing Units	2,080		2,318		2,437		
Median Age	5,687		6,061		6,503		
	30.2		31.8		32.8		
<b>Trends: 2020-2025 Annual Rate</b>							
Population	Area		State		National		
Households	1.13%		0.55%		0.72%		
Families	1.30%		0.50%		0.72%		
Owner HHS	1.21%		0.50%		0.64%		
Median Household Income	1.01%		0.65%		0.72%		
	1.72%		1.81%		1.60%		
<b>Households by Income</b>							
	Census 2010		2020		2025		
<\$15,000	Number	Percent	Number	Percent	Number	Percent	
\$15,000 - \$24,999	1,021	12.2%	960	10.7%	960	10.7%	
\$25,000 - \$34,999	847	10.1%	799	8.9%	799	8.9%	
\$35,000 - \$49,999	986	11.8%	974	10.9%	974	10.9%	
\$50,000 - \$74,999	1,355	16.2%	1,367	15.3%	1,367	15.3%	
\$75,000 - \$99,999	1,480	17.7%	1,617	18.1%	1,617	18.1%	
\$100,000 - \$149,999	989	11.8%	1,191	13.3%	1,191	13.3%	
\$150,000 - \$199,999	1,056	12.6%	1,255	14.0%	1,255	14.0%	
\$200,000+	361	4.3%	443	5.0%	443	5.0%	
	283	3.4%	334	3.7%	334	3.7%	
Median Household Income	\$49,698		\$54,127				
Average Household Income	\$67,905		\$75,213				
Per Capita Income	\$24,002		\$26,849				
<b>Population by Age</b>							
	Census 2010		2020		2025		
0 - 4	Number	Percent	Number	Percent	Number	Percent	
5 - 9	1,803	8.1%	1,802	7.6%	1,908	7.6%	
10 - 14	1,520	6.8%	1,623	6.8%	1,658	6.6%	
15 - 19	1,423	6.4%	1,508	6.3%	1,528	6.1%	
20 - 24	1,746	7.8%	1,493	6.3%	1,522	6.1%	
25 - 34	2,366	10.6%	2,251	9.5%	2,255	9.0%	
35 - 44	3,972	17.9%	4,602	19.4%	4,660	18.5%	
45 - 54	2,925	13.1%	3,135	13.2%	3,566	14.2%	
55 - 64	2,742	12.3%	2,520	10.6%	2,649	10.5%	
65 - 74	1,889	8.5%	2,373	10.0%	2,392	9.5%	
75 - 84	982	4.4%	1,527	6.4%	1,886	7.5%	
85+	670	3.0%	679	2.9%	862	3.4%	
	209	0.9%	263	1.1%	269	1.1%	
<b>Race and Ethnicity</b>							
	Census 2010		2020		2025		
White Alone	Number	Percent	Number	Percent	Number	Percent	
Black Alone	12,760	57.4%	13,036	54.8%	13,632	54.2%	
American Indian Alone	1,031	4.6%	1,077	4.5%	1,099	4.4%	
Asian Alone	297	1.3%	300	1.3%	306	1.2%	
Pacific Islander Alone	710	3.2%	873	3.7%	1,001	4.0%	
Some Other Race Alone	202	0.9%	207	0.9%	212	0.8%	
Two or More Races	6,095	27.4%	6,935	29.2%	7,427	29.5%	
Hispanic Origin (Any Race)	1,150	5.2%	1,349	5.7%	1,478	5.9%	
	12,249	55.1%	13,843	58.2%	14,971	59.5%	

1444 Mission Ave, Oceanside, California, 92058 Ring: 3 mile radius				Prepared by Esri Latitude: 33.20168 Longitude: -117.36939			
<b>Summary</b>							
Population	Census 2010		2020		2025		
Households	73,232		78,277		81,175		
Families	26,415		28,216		29,350		
Average Household Size	16,651		17,747		18,466		
Owner Occupied Housing Units	2,56		2,56		2,56		
Renter Occupied Housing Units	10,496		11,297		11,740		
Median Age	15,919		16,920		17,611		
	30.4		32.3		33.3		
<b>Trends: 2020-2025 Annual Rate</b>							
Population	Area		State		National		
Households	0.73%		0.55%		0.72%		
Families	0.79%		0.50%		0.72%		
Owner HHS	0.80%		0.50%		0.64%		
Median Household Income	0.77%		0.65%		0.72%		
	1.89%		1.81%		1.60%		
<b>Households by Income</b>							
	Census 2010		2020		2025		
<\$15,000	Number	Percent	Number	Percent	Number	Percent	
\$15,000 - \$24,999	2,467	8.7%	2,243	7.6%	2,243	7.6%	
\$25,000 - \$34,999	2,054	7.3%	1,857	6.3%	1,857	6.3%	
\$35,000 - \$49,999	2,708	9.6%	2,527	8.6%	2,527	8.6%	
\$50,000 - \$74,999	4,205	14.9%	4,048	13.8%	4,048	13.8%	
\$75,000 - \$99,999	5,615	19.9%	5,739	19.6%	5,739	19.6%	
\$100,000 - \$149,999	3,464	12.3%	3,805	13.0%	3,805	13.0%	
\$150,000 - \$199,999	4,201	14.9%	4,882	16.6%	4,882	16.6%	
\$200,000+	1,716	6.1%	2,126	7.2%	2,126	7.2%	
	1,788	6.3%	2,124	7.2%	2,124	7.2%	
Median Household Income	\$59,434		\$65,251				
Average Household Income	\$83,962		\$93,705				
Per Capita Income	\$30,906		\$34,383				
<b>Population by Age</b>							
	Census 2010		2020		2025		
0 - 4	Number	Percent	Number	Percent	Number	Percent	
5 - 9	5,700	7.8%	5,644	7.2%	5,902	7.3%	
10 - 14	4,356	5.9%	4,778	6.1%	4,812	5.9%	
15 - 19	3,864	5.3%	4,293	5.5%	4,389	5.4%	
20 - 24	5,349	7.3%	4,946	6.3%	5,147	6.3%	
25 - 34	9,997	13.7%	9,378	12.0%	9,411	11.6%	
35 - 44	12,092	16.5%	13,515	17.3%	12,968	16.0%	
45 - 54	8,532	11.7%	9,422	12.0%	10,582	13.0%	
55 - 64	8,563	11.7%	7,674	9.8%	7,875	9.7%	
65 - 74	6,777	9.3%	7,968	10.2%	7,550	9.3%	
75 - 84	3,836	5.2%	5,944	7.6%	6,838	8.4%	
85+	2,791	3.8%	3,056	3.9%	3,964	4.9%	
	1,376	1.9%	1,659	2.1%	1,738	2.1%	
<b>Race and Ethnicity</b>							
	Census 2010		2020		2025		
White Alone	Number	Percent	Number	Percent	Number	Percent	
Black Alone	50,124	68.4%	51,351	65.6%	52,214	64.3%	
American Indian Alone	3,319	4.5%	3,588	4.6%	3,669	4.5%	
Asian Alone	811	1.1%	832	1.1%	839	1.0%	
Pacific Islander Alone	3,108	4.2%	3,836	4.9%	4,313	5.3%	
Some Other Race Alone	718	1.0%	746	1.0%	766	0.9%	
Two or More Races	11,243	15.4%	13,153	16.8%	14,143	17.4%	
Hispanic Origin (Any Race)	3,909	5.3%	4,769	6.1%	5,230	6.4%	
	25,836	35.3%	30,283	38.7%	33,026	40.7%	

**Chad Iafate, CCIM**  
+1 760 431 4234  
Chad.Iafate@cushwake.com  
LIC #01329943

**Phil Lyons, CCIM**  
+1 760 431 4210  
Phil.Lyons@cushwake.com  
LIC #01093731

**Vince Provenzano Jr.**  
+1 760 431 4212  
Vince.Provenzano@cushwake.com  
LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
[cushmanwakefield.com](http://cushmanwakefield.com)

## Demographics

1444 Mission Ave, Oceanside, California, 92058		Prepared by Esri			
Ring: 5 mile radius		Latitude: 33.20168 Longitude: -117.36939			
<b>Summary</b>	<b>Census 2010</b>	<b>2020</b>	<b>2025</b>		
Population	162,386	173,838	179,159		
Households	58,845	62,807	64,755		
Families	38,653	41,318	42,668		
Average Household Size	2.63	2.63	2.64		
Owner Occupied Housing Units	28,778	30,627	31,747		
Renter Occupied Housing Units	30,067	32,180	33,007		
Median Age	32.5	34.1	35.3		
<b>Trends: 2020-2025 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>		
Population	0.60%	0.55%	0.72%		
Households	0.61%	0.50%	0.72%		
Families	0.65%	0.50%	0.64%		
Owner HHs	0.72%	0.65%	0.72%		
Median Household Income	2.16%	1.81%	1.60%		
<b>Households by Income</b>		<b>2020</b>	<b>2025</b>		
		Number	Percent	Number	Percent
<\$15,000		4,921	7.8%	4,417	6.8%
\$15,000 - \$24,999		3,858	6.1%	3,431	5.3%
\$25,000 - \$34,999		4,981	7.9%	4,540	7.0%
\$35,000 - \$49,999		8,076	12.9%	7,607	11.7%
\$50,000 - \$74,999		11,543	18.4%	11,434	17.7%
\$75,000 - \$99,999		8,300	13.2%	8,725	13.5%
\$100,000 - \$149,999		10,503	16.7%	11,794	18.2%
\$150,000 - \$199,999		5,513	8.8%	6,651	10.3%
\$200,000+		5,111	8.1%	6,156	9.5%
Median Household Income		\$69,259		\$77,081	
Average Household Income		\$94,786		\$106,211	
Per Capita Income		\$34,489		\$38,529	
<b>Population by Age</b>	<b>Census 2010</b>	<b>2020</b>	<b>2025</b>		
	Number	Percent	Number	Percent	Number
0 - 4	11,749	7.2%	11,705	6.7%	12,194
5 - 9	9,899	6.1%	10,687	6.1%	10,583
10 - 14	9,445	5.8%	10,146	5.8%	10,170
15 - 19	11,744	7.2%	10,549	6.1%	10,891
20 - 24	18,303	11.3%	16,665	9.6%	16,381
25 - 34	25,865	15.9%	29,827	17.2%	28,523
35 - 44	20,214	12.4%	22,409	12.9%	25,469
45 - 54	20,619	12.7%	18,460	10.6%	18,765
55 - 64	16,070	9.9%	18,914	10.9%	17,912
65 - 74	8,837	5.4%	13,874	8.0%	15,643
75 - 84	6,540	4.0%	6,886	4.0%	8,826
85+	3,101	1.9%	3,717	2.1%	3,802
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>2020</b>	<b>2025</b>		
	Number	Percent	Number	Percent	Number
White Alone	111,534	68.7%	114,137	65.7%	115,093
Black Alone	7,137	4.4%	7,798	4.5%	7,955
American Indian Alone	1,523	0.9%	1,581	0.9%	1,589
Asian Alone	9,062	5.6%	11,218	6.5%	12,539
Pacific Islander Alone	1,658	1.0%	1,722	1.0%	1,754
Some Other Race Alone	22,433	13.8%	26,312	15.1%	28,155
Two or More Races	9,038	5.6%	11,071	6.4%	12,073
Hispanic Origin (Any Race)	53,142	32.7%	62,446	35.9%	67,779

**Data Note:** Income is expressed in current dollars.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

November 13, 2020

**Chad Iafate, CCIM**  
+1 760 431 4234  
Chad.Iafate@cushwake.com  
LIC #01329943

**Phil Lyons, CCIM**  
+1 760 431 4210  
Phil.Lyons@cushwake.com  
LIC #01093731

**Vince Provenzano Jr.**  
+1 760 431 4212  
Vince.Provenzano@cushwake.com  
LIC #01926894

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011  
T: +1 760 431 4200 F: +1 760 454 3869  
[cushmanwakefield.com](http://cushmanwakefield.com)

[View Site Specific COVID-19 Prevention Plan](#)