



ANCHOR OPPORTUNITY 1702 OCEANSIDE BOULEVARD OCEANSIDE, CA 92054



PRIME FREEWAY LOCATION

DENSE RETAIL TRADE AREA

42,731 SQ. FT. ANCHOR FOR LEASE



For more information, please contact:

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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

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4747 Executive Drive, Suite 900
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The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

ANCHOR OPPORTUNITY

1702 Oceanside Boulevard - Oceanside, CA 92054

RETAIL
FOR LEASE

DESCRIPTION

- Rare anchor opportunity in a dense infill market; 181,580 people within a five mile radius
- 42,731 square foot anchor opportunity
- Strategically located along Interstate 5 at Oceanside Boulevard with direct access to approximately 202,000 cars per day
- Outstanding visibility to Interstate 5 and Oceanside Boulevard
- Excellent co-tenancy with CVS/pharmacy, Chase Bank, Papa John's Pizza and an additional $\pm 6,000$ SF retail pad proposed

TRAFFIC COUNT (SANDAG, CALTRANS)

- 31,100 average daily traffic on Oceanside Boulevard
- 202,000 average daily traffic on Interstate 5 at Oceanside Boulevard

DEMOGRAPHICS (CLARITAS, 2014)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	21,149	89,810	181,580
2019 FORECAST POPULATION	21,424	93,444	189,766
AVERAGE H.H. INCOME	\$62,233	\$64,757	\$69,510
DAYTIME POPULATION	7,997	32,292	67,236



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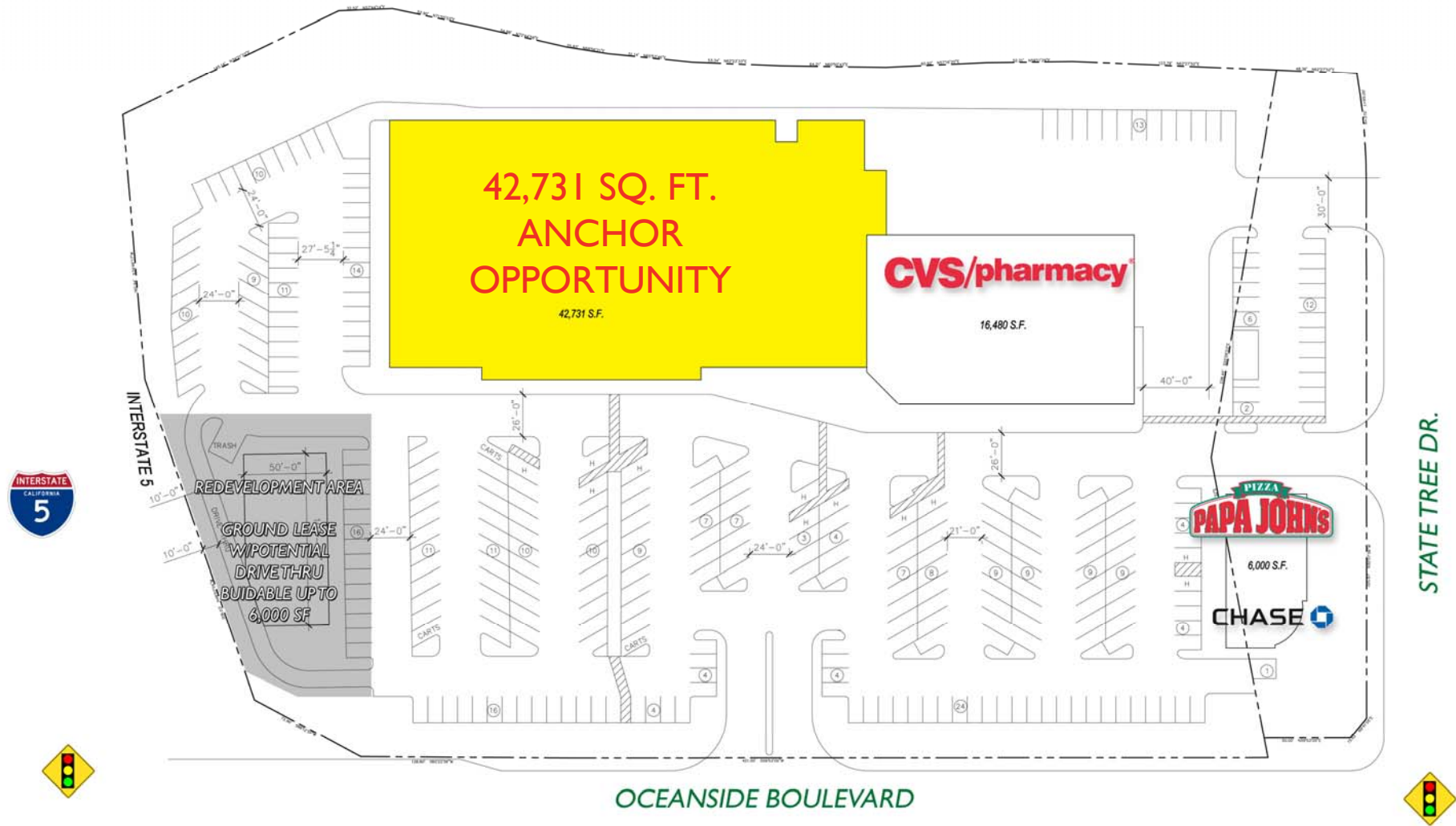
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2014 Estimated Total Population	21,149	89,810	181,580
2019 Forecast Total Population	21,424	93,444	189,766
Daytime Population	7,997	32,292	67,236
2000 Census Total Population	23,838	87,232	169,439
2010 Census Total Population	21,065	87,135	175,502
Population Growth 2000 to 2010	-11.63%	0.11%	3.58%
Population Growth 2010 to 2014	0.40%	3.06%	3.45%
Forecast Population Growth 2014-2019	1.30%	4.04%	4.50%

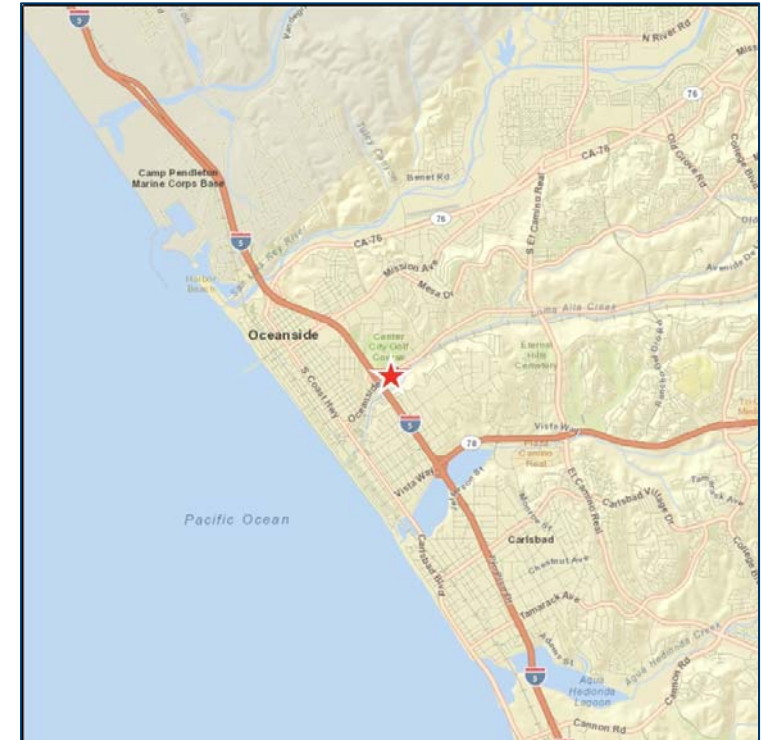
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2014 Estimated Total Households	7,998	33,936	66,507
Percent Owner Occupied	36.71%	39.56%	50.04%
Percent Renter Occupied	63.28%	60.43%	49.95%
2014 Estimated Median Home Value	\$435,559	\$399,368	\$364,772
2019 Forecast Total Households	8,172	35,643	69,884
2000 Census Total Households	8,397	31,508	60,613
2010 Census Total Households	7,879	32,593	63,932
Household Growth 2000 to 2010	-6.16%	3.43%	5.46%
Household Growth 2010 to 2014	1.51%	4.12%	4.03%
Forecast Household Growth 2014-2019	2.18%	5.03%	5.08%

INCOME	1 MILE	3 MILES	5 MILES
2014 Estimated Median Household Income	\$46,050	\$49,482	\$53,843
2014 Estimated Average Household Income	\$62,233	\$64,757	\$69,510
2014 Estimated Per Capita Household Income*	\$23,536	\$24,469	\$25,459

AGE	1 MILE	3 MILES	5 MILES
2014 Estimated Median Age	34.40	33.29	34.13
2014 Estimated Average Age	36.10	36.63	36.86
2014 Male/Female Ratio	1.04	1.11	1.05

* 2014 Per Capita HH Income = Aggregate Household Income/Population

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