

FOR LEASE

FRAZIER FARMS MARKET CENTER

1806-1836 OCEANSIDE BLVD., OCEANSIDE, CA 92054



For Lease

±114,000 SF SHOPPING CENTER

Property Highlights

- This Frazier Farms Market anchored center is located on the NEC of Oceanside Blvd. and Saratoga Dr. and offers retailers excellent accessibility to the I-5 freeway and great exposure to the high traffic counts on Oceanside Blvd.

Location

- 1806 - 1836 Oceanside Blvd., Oceanside, CA 92054

Traffic Counts

- Oceanside Blvd: 34,525 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2020)	21,177	96,380	196,754
AHH Income	\$82,488	\$91,000	\$96,273
Daytime Pop.	5,126	33,935	60,171

Current Tenants



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 #01237235

Vince Provenzano
 +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

Availabilities & Site Plan

SUITE	TENANT	SF
1806	IHOP Restaurant	5,000
1810 A-E	POTENTIALLY AVAILABLE *	8,391
1816 A	Café Rosarita	2,018
1816 B	Vila Massage	1,801
1816 C	Hertz Local	1,752
1816 D	Asst. League Thrift Shop	1,833
1820	Frazier Farms	67,104
1824 A	AwardSource	2,803
1824 B	Nail Salon	1,400
1824 C	AVAILABLE (10/31/20)	1,400
1824 D	Coin Laundry	2,064
1828	SpineZone	800 & 4,600
1830 A½-B	Asst. League Thrift Shop	3,790
1830 C1	AVAILABLE	1,100
1830 C2	Barber	1,130
1830 C3	Hair Salon	1,100
1830 D	Dentist	1,210
1830 E	AVAILABLE	1,775
1836 A	Panda Wok	2,105
1836 B	Pizza Hut	1,503



* SUBJECT TO TENANT VACATING

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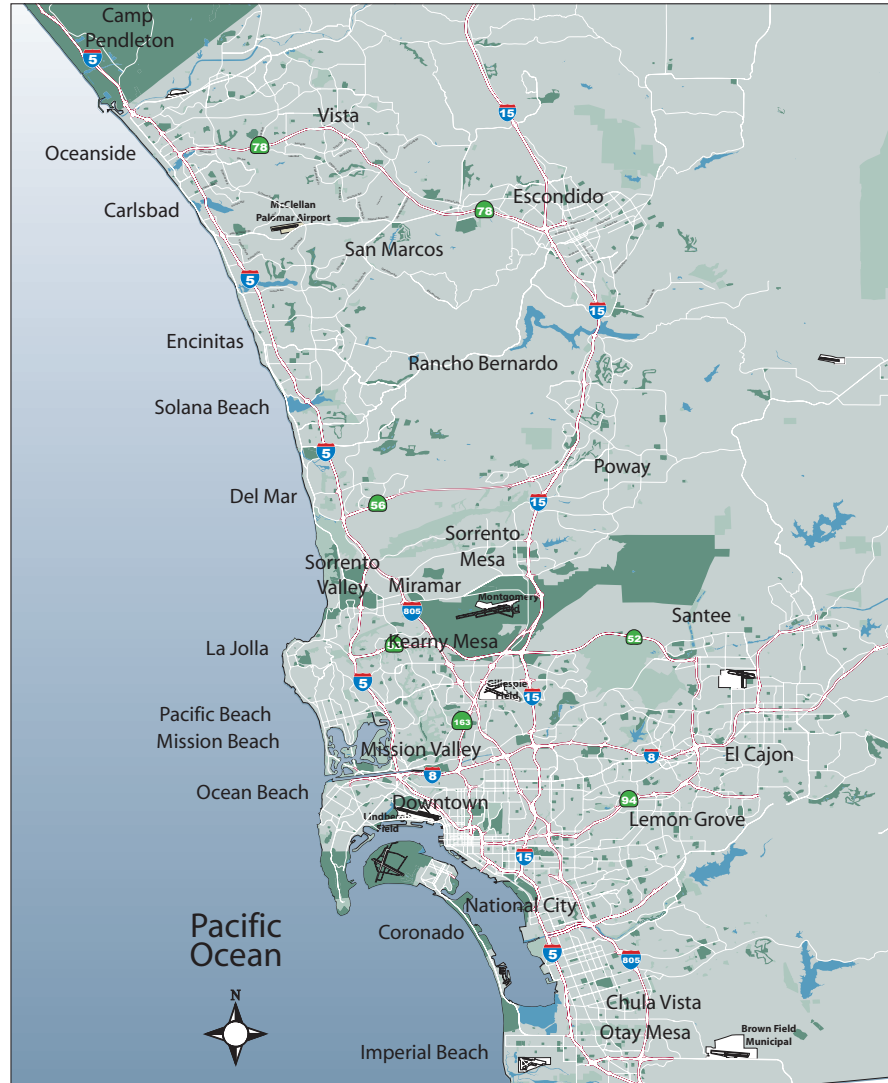
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Aerial



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+1 760 431 4234
chad.iafrate@cushwake.com
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Phil Lyons, CCIM
+1 760 431 4210
phil.lyons@cushwake.com
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LIC #01926894

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Demographics

1820 Oceanside Blvd, Oceanside, California, 92054 Ring: 1 mile radius				Prepared by Esri Latitude: 33.19251 Longitude: -117.35853			
Summary	Census 2010	2020	2025				
Population	20,128	21,177	21,727				
Households	7,230	7,605	7,782				
Families	4,506	4,735	4,859				
Average Household Size	2.75	2.75	2.76				
Owner Occupied Housing Units	2,979	3,172	3,290				
Renter Occupied Housing Units	4,251	4,433	4,491				
Median Age	33.0	34.1	35.2				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.51%	0.55%	0.72%				
Households	0.46%	0.50%	0.72%				
Families	0.52%	0.50%	0.64%				
Owner HHs	0.73%	0.65%	0.72%				
Median Household Income	1.82%	1.81%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
<\$15,000	758	10.0%	671	8.6%			
\$15,000 - \$24,999	688	9.0%	626	8.0%			
\$25,000 - \$34,999	781	10.3%	738	9.5%			
\$35,000 - \$49,999	1,084	14.3%	1,047	13.5%			
\$50,000 - \$74,999	1,372	18.0%	1,391	17.9%			
\$75,000 - \$99,999	903	11.9%	968	12.4%			
\$100,000 - \$149,999	1,089	14.3%	1,237	15.9%			
\$150,000 - \$199,999	409	5.4%	504	6.5%			
\$200,000+	520	6.8%	599	7.7%			
Median Household Income	\$56,822		\$62,186				
Average Household Income	\$82,488		\$91,957				
Per Capita Income	\$29,651		\$33,002				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,575	7.8%	1,552	7.3%	1,598	7.4%	
5 - 9	1,369	6.8%	1,466	6.9%	1,478	6.8%	
10 - 14	1,231	6.1%	1,399	6.6%	1,369	6.3%	
15 - 19	1,507	7.5%	1,274	6.0%	1,308	6.0%	
20 - 24	1,799	8.9%	1,541	7.3%	1,537	7.1%	
25 - 34	3,167	15.7%	3,679	17.4%	3,501	16.1%	
35 - 44	2,687	13.3%	2,799	13.2%	3,162	14.6%	
45 - 54	2,826	14.0%	2,383	11.3%	2,423	11.2%	
55 - 64	1,991	9.9%	2,488	11.7%	2,275	10.5%	
65 - 74	977	4.9%	1,618	7.6%	1,935	8.9%	
75 - 84	703	3.5%	672	3.2%	849	3.9%	
85+	296	1.5%	306	1.4%	293	1.3%	
Race and Ethnicity	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	12,957	64.4%	13,053	61.6%	13,133	60.4%	
Black Alone	735	3.7%	766	3.6%	771	3.5%	
American Indian Alone	217	1.1%	217	1.0%	217	1.0%	
Asian Alone	600	3.0%	714	3.4%	793	3.6%	
Pacific Islander Alone	164	0.8%	169	0.8%	173	0.8%	
Some Other Race Alone	4,417	21.9%	5,034	23.8%	5,318	24.5%	
Two or More Races	1,039	5.2%	1,225	5.8%	1,322	6.1%	
Hispanic Origin (Any Race)	9,066	45.0%	10,288	48.6%	10,986	50.6%	

1820 Oceanside Blvd, Oceanside, California, 92054 Ring: 3 mile radius				Prepared by Esri Latitude: 33.19251 Longitude: -117.35853			
Summary	Census 2010	2020	2025				
Population	90,326	96,380	99,822				
Households	34,243	36,547	37,930				
Families	21,203	22,596	23,482				
Average Household Size	2.48	2.48	2.48				
Owner Occupied Housing Units	13,837	14,809	15,363				
Renter Occupied Housing Units	20,406	21,738	22,567				
Median Age	32.2	34.1	35.3				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.70%	0.55%	0.72%				
Households	0.75%	0.50%	0.72%				
Families	0.77%	0.50%	0.64%				
Owner HHs	0.74%	0.65%	0.72%				
Median Household Income	2.18%	1.81%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
<\$15,000	3,005	8.2%	2,708	7.1%			
\$15,000 - \$24,999	2,531	6.9%	2,273	6.0%			
\$25,000 - \$34,999	3,250	8.9%	3,001	7.9%			
\$35,000 - \$49,999	4,884	13.4%	4,665	12.3%			
\$50,000 - \$74,999	6,905	18.9%	6,971	18.4%			
\$75,000 - \$99,999	4,713	12.9%	5,082	13.4%			
\$100,000 - \$149,999	5,643	15.4%	6,488	17.1%			
\$150,000 - \$199,999	2,765	7.6%	3,365	8.9%			
\$200,000+	2,851	7.8%	3,376	8.9%			
Median Household Income	\$64,430		\$71,766				
Average Household Income	\$91,000		\$101,600				
Per Capita Income	\$34,648		\$38,587				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	6,483	7.2%	6,382	6.6%	6,671	6.7%	
5 - 9	5,131	5.7%	5,601	5.8%	5,605	5.6%	
10 - 14	4,740	5.2%	5,231	5.4%	5,266	5.3%	
15 - 19	6,341	7.0%	5,756	6.0%	5,970	6.0%	
20 - 24	10,993	12.2%	9,973	10.3%	9,978	10.0%	
25 - 34	15,141	16.8%	16,664	17.3%	16,042	16.1%	
35 - 44	10,759	11.9%	12,237	12.7%	13,689	13.7%	
45 - 54	11,092	12.3%	9,915	10.3%	10,204	10.2%	
55 - 64	8,996	10.0%	10,415	10.8%	9,807	9.8%	
65 - 74	5,012	5.5%	7,880	8.2%	8,990	9.0%	
75 - 84	3,774	4.2%	4,056	4.2%	5,234	5.2%	
85+	1,864	2.1%	2,271	2.4%	2,366	2.4%	
Race and Ethnicity	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	63,869	70.7%	65,391	67.8%	66,382	66.5%	
Black Alone	3,599	4.0%	3,910	4.1%	4,012	4.0%	
American Indian Alone	965	1.1%	995	1.0%	1,009	1.0%	
Asian Alone	3,975	4.4%	4,954	5.1%	5,594	5.6%	
Pacific Islander Alone	777	0.9%	809	0.8%	833	0.8%	
Some Other Race Alone	12,484	13.8%	14,609	15.2%	15,714	15.7%	
Two or More Races	4,656	5.2%	5,711	5.9%	6,278	6.3%	
Hispanic Origin (Any Race)	29,629	32.8%	34,763	36.1%	37,963	38.0%	

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

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Demographics

1820 Oceanside Blvd, Oceanside, California, 92054		Prepared by Esri				
Ring: 5 mile radius		Latitude: 33.19251				
		Longitude: -117.35853				
Summary	Census 2010	2020	2025			
Population	182,870	196,754	202,848			
Households	66,199	71,063	73,271			
Families	43,736	47,083	48,645			
Average Household Size	2.65	2.66	2.66			
Owner Occupied Housing Units	33,722	36,166	37,516			
Renter Occupied Housing Units	32,477	34,897	35,755			
Median Age	33.1	34.6	36.0			
Trends: 2020-2025 Annual Rate	Area	State	National			
Population	0.61%	0.55%	0.72%			
Households	0.61%	0.50%	0.72%			
Families	0.65%	0.50%	0.64%			
Owner HHs	0.74%	0.65%	0.72%			
Median Household Income	2.09%	1.81%	1.60%			
Households by Income		2020		2025		
		Number	Percent	Number	Percent	
<\$15,000		5,596	7.9%	5,018	6.8%	
\$15,000 - \$24,999		4,365	6.1%	3,877	5.3%	
\$25,000 - \$34,999		5,542	7.8%	5,033	6.9%	
\$35,000 - \$49,999		8,827	12.4%	8,299	11.3%	
\$50,000 - \$74,999		12,836	18.1%	12,697	17.3%	
\$75,000 - \$99,999		9,399	13.2%	9,864	13.5%	
\$100,000 - \$149,999		12,041	16.9%	13,430	18.3%	
\$150,000 - \$199,999		6,448	9.1%	7,772	10.6%	
\$200,000+		6,009	8.5%	7,281	9.9%	
Median Household Income		\$70,670		\$78,387		
Average Household Income		\$96,273		\$108,068		
Per Capita Income		\$34,985		\$39,154		
Population by Age	Census 2010	2020		2025		
	Number	Percent	Number	Percent	Percent	
0 - 4	13,051	7.1%	13,064	6.6%	13,575	6.7%
5 - 9	11,274	6.2%	12,134	6.2%	12,001	5.9%
10 - 14	10,842	5.9%	11,659	5.9%	11,670	5.8%
15 - 19	13,030	7.1%	11,861	6.0%	12,201	6.0%
20 - 24	19,501	10.7%	17,619	9.0%	17,316	8.5%
25 - 34	28,547	15.6%	33,246	16.9%	31,636	15.6%
35 - 44	22,894	12.5%	25,353	12.9%	28,964	14.3%
45 - 54	23,607	12.9%	21,161	10.8%	21,434	10.6%
55 - 64	18,430	10.1%	21,822	11.1%	20,720	10.2%
65 - 74	10,280	5.6%	16,100	8.2%	18,156	9.0%
75 - 84	7,675	4.2%	8,195	4.2%	10,491	5.2%
85+	3,739	2.0%	4,540	2.3%	4,685	2.3%
Race and Ethnicity	Census 2010	2020		2025		
	Number	Percent	Number	Percent	Percent	
White Alone	125,429	68.6%	128,958	65.5%	130,032	64.1%
Black Alone	7,815	4.3%	8,567	4.4%	8,746	4.3%
American Indian Alone	1,671	0.9%	1,743	0.9%	1,751	0.9%
Asian Alone	10,459	5.7%	13,112	6.7%	14,676	7.2%
Pacific Islander Alone	1,855	1.0%	1,925	1.0%	1,962	1.0%
Some Other Race Alone	25,523	14.0%	29,985	15.2%	32,080	15.8%
Two or More Races	10,118	5.5%	12,465	6.3%	13,602	6.7%
Hispanic Origin (Any Race)	60,003	32.8%	70,617	35.9%	76,627	37.8%

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