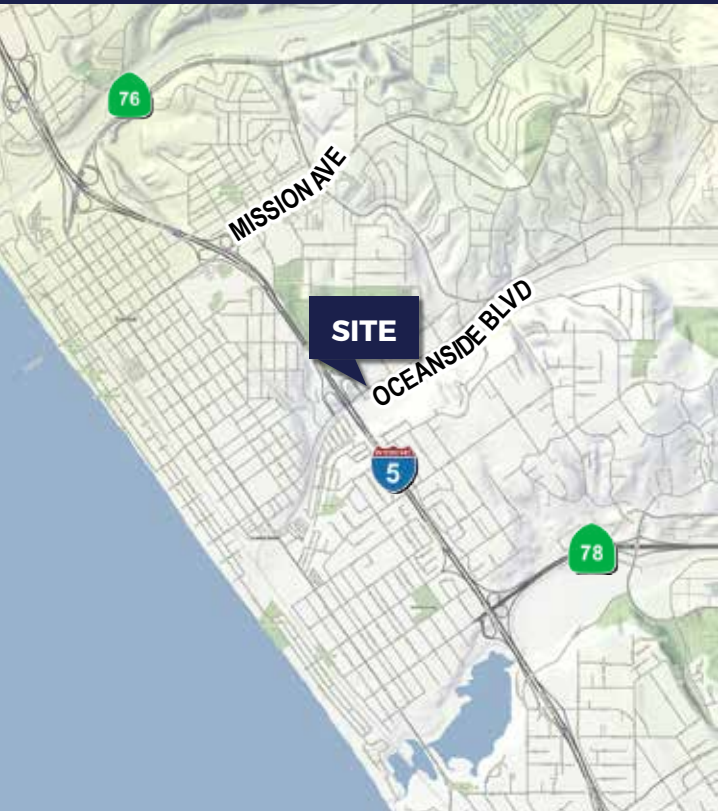


# Anchor, Pad, + Drive Thru Opportunities

Best Plaza ▶ NEC I-5 Freeway + Oceanside Blvd, California



## FREEWAY EXPOSURE ANCHOR SPACE & PAD, + DRIVE THRU SPACE

### FEATURES

- Anchor space available from 42,861 SF - divisible
- Pad opportunities for ground lease with freeway visibility
- Potential drive thru opportunities
- I-5 freeway visibility with 192,000 cars per day at a strong intersection
- Co-tenants: CVS & Chase Bank
- Best intersection in the trade area
- Freeway/pylon signage available

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Proj Pop:	21,208	83,087	169,541
Daytime Pop:	6,127	32,099	59,822
Avg HH Income:	\$78,758	\$86,968	\$89,650

### TRAFFIC COUNTS

I-5 Freeway:	192,000 ADT
Oceanside Blvd:	29,319 ADT

## RI RETAIL INSITE

12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130  
LIC # 01206760 | F: 858 523 2095 | RETAILINSITE.NET

**RON PEPPER**  
Lic.# 00865929  
858.523.2085

**CHRIS HODGMAN**  
Lic.# 01881298  
858.523.2098

rpepper@retailinsite.net chodgman@retailinsite.net

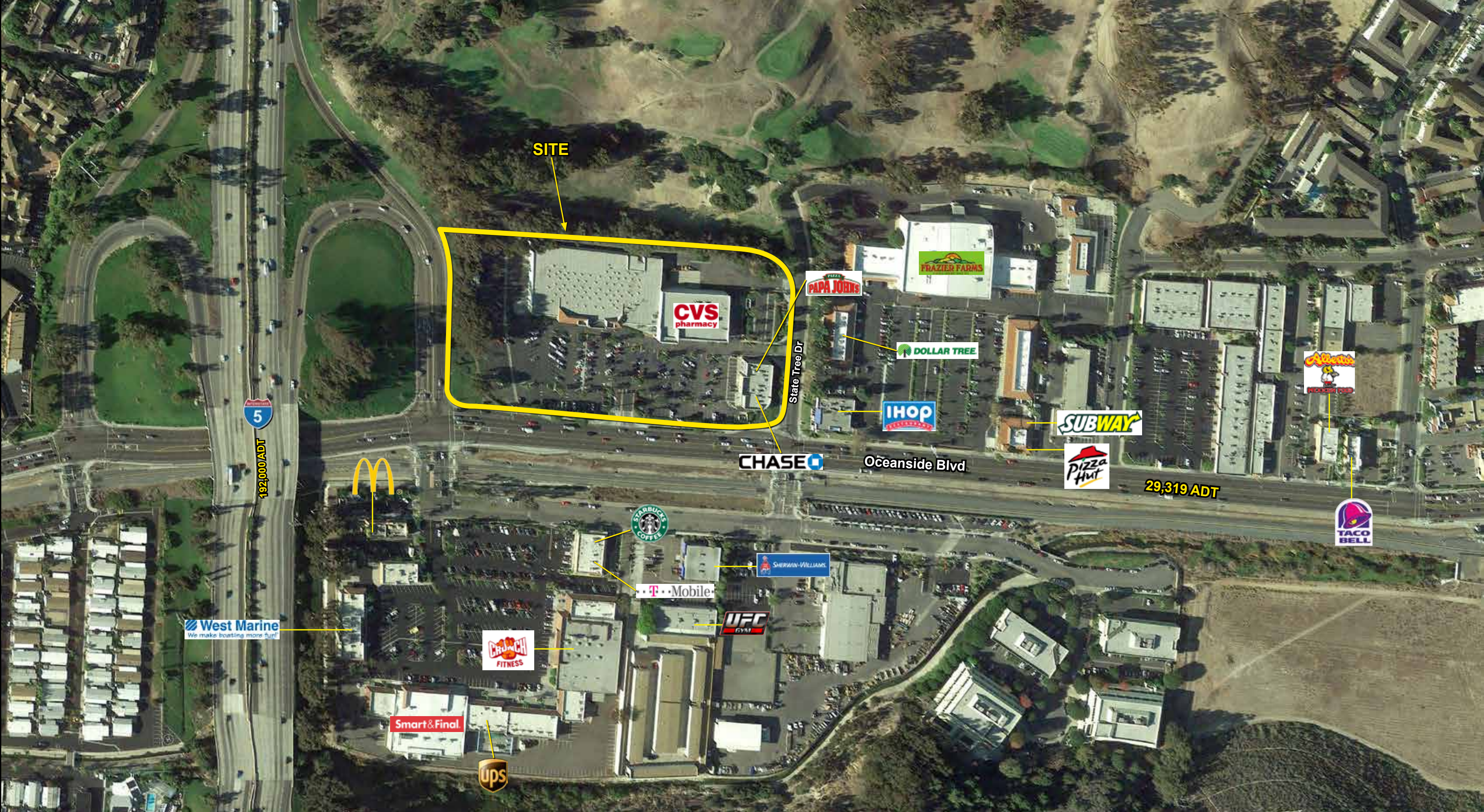
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Distance To

- Camp Pendelton: 2.5 miles
- 78 Freeway: 1.5 miles
- Poinsettia Lane: 8 miles
- San Clemente: 20 miles



SITE

CVS  
pharmacy

PAPA JOHN'S

FRAZIER FARMS

DOLLAR TREE

IHOP

SUBWAY

Pizza  
Hut

Atlanta  
RESTAURANT

TACO  
BELL

CHASE

Oceanside Blvd

29,319 ADT

5

192,000/ADT

McDonald's

STARBUCKS  
COFFEE

SHERWIN-WILLIAMS

T-Mobile

UFC  
GYM

West Marine  
We make boating more fun!

CRUNCH  
FITNESS

Smart & Final

ups

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## SITE PLAN 1



# Anchor, Pad, + Drive Thru Opportunities

Best Plaza ▶ NEC I-5 Freeway + Oceanside Blvd, California

## SITE PLAN 2



# Anchor, Pad, + Drive Thru Opportunities

Best Plaza ▶ NEC I-5 Freeway + Oceanside Blvd, California

## SITE PLAN 3



# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

OCEANSIDE BLVD + 1-15 | OCEANSIDE, CA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,208	83,087	169,547
Forecasted Population (2021)	20,690	86,550	179,303



## HOUSEHOLDS

Households	7,903	31,832	62,104
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## AVG HHD INCOME

Estimated Avg Household Income	\$78,758	\$86,968	\$91,373
Avg Family Income	\$75,590	\$86,949	\$89,650



## MEDIAN HH INCOME

Estimated Median Household Income	\$59,318	\$64,890	\$70,924
Median Family Income	\$63,660	\$68,955	\$75,800



## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$29,606	\$34,150	\$34,136
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## OTHER INCOME

Est. Proj. Median Disposable Income	\$48,734	\$52,918	\$57,121
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## DAYTIME DEMOS

Total Number of Businesses	612	3,976	6,142
Total Number of Employees	6,127	32,099	59,822



## RACE & ETHNICITY

	1 MILE		3 MILES		5 MILES	
White	12,939	64.9%	54,372	70.4%	109,787	68.5%
Black or African American	684	3.4%	2,709	3.5%	6,321	3.9%
American Indian & Alaskan Native	219	1.1%	804	1.0%	1,436	0.9%
Asian	589	3.0%	3,390	4.4%	9,103	5.7%
Hawaiian & Pacific Islander	157	0.8%	654	0.8%	1,626	1.0%
Other Race	4,407	22.1%	11,794	15.3%	23,349	14.6%
Two or More Races	930	4.7%	3,463	4.5%	8,548	5.3%



## AGE DISTRIBUTION

Median Age	35.86 yrs	34.98 yrs	34.65 yrs
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## HOUSING

Total Housing Units	8,349	33,724	65,183
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