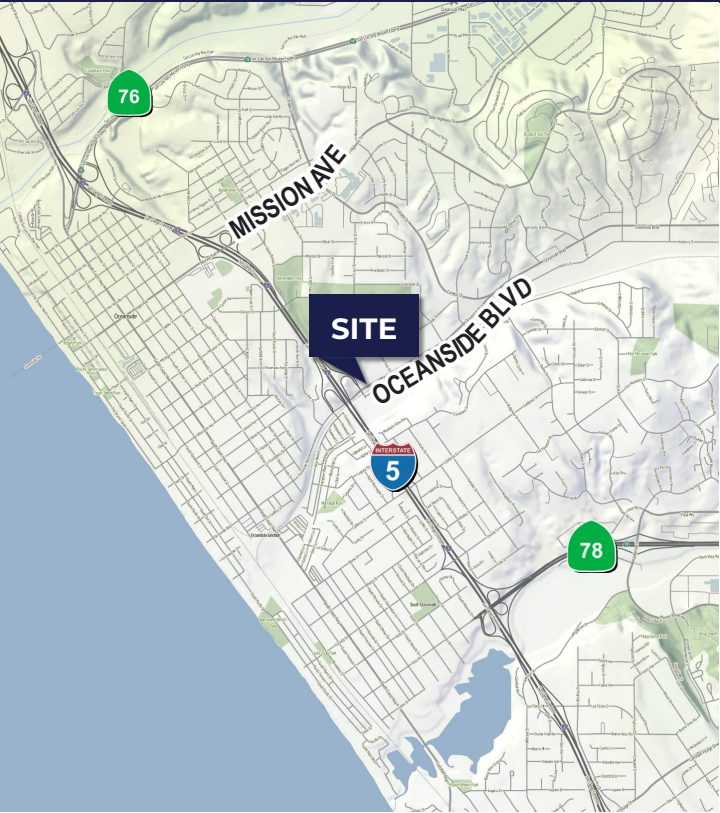


DRIVE-THRU & PRIME END CAP AVAILABLE

Retail or Restaurant Opportunity

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



RETAIL OR RESTAURANT OPPORTUNITY

FEATURES

• Join:



- New 2,750 SF pad drive-thru opportunity
- 4,686 SF end cap space available
- Restaurant or retail opportunity
- I-5 freeway visibility with 192,000 cars per day at a strong intersection
- Best intersection in the trade area

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	22,654	95,265	195,007
Daytime Pop:	18,073	95,942	175,743
Avg HH Income:	\$78,038	\$88,626	\$93,607

TRAFFIC COUNTS

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



RETAIL INSITE

120 S SIERRA AVE, SUITE 110, SOLANA BEACH, CA 92075
LIC # 01206760 | F: 858 523 2095 | RETAILINSITE.NET

RON PEPPER

Lic.# 00865929
858.523.2085

rpepper@retailinsite.net

CHRIS HODGMAN

Lic.# 01881298
858.523.2098

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.



HARBOR FREIGHT TOOLS

PEPBOYS AUTO

Children's Paradise

El Super

dd's DISCOUNTS

Walmart Neighborhood Market

DOLLAR TREE

99¢ only

AutoZone

Oceanside HS

BIG LOTS!

FRAZIER FARMS

CVS pharmacy

SITE

29,319 ADT

INTERSTATE 5

Oceanside Blvd

SHERWIN-WILLIAMS

ACE Hardware

N Coast Hwy

Wisconsin Ave

CRUNCH FITNESS

UFC GYM

Smart & Final extra

192,000 ADT

Oceanside Blvd

BEST BUY

Walmart Save money. Live better.

Cassidy St

Distance To	
Camp Pendelton:	2.5 miles
78 Freeway:	1.5 miles
Palomar Airport Rd:	5 miles
San Clemente:	20 miles

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SITE PLAN



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Best Plaza

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	22,654	95,265	195,007
Projected Population (2022)	23,531	99,139	202,491

HOUSING

Total Households	8,326	35,763	70,275
Projected Total Households (2022)	8,638	37,224	72,902

INCOME

Median Household Income	\$54,675	\$62,869	\$68,205
Average Household Income	\$78,038	\$88,626	\$93,607
Per Capita Income	\$28,562	\$33,505	\$33,870
Median Disposable Income	\$46,196	\$52,542	\$55,657
Average Disposable Income	\$60,329	\$67,276	\$70,725

DAYTIME DEMOS

Total Daytime Population	18,073	95,942	175,743
Daytime Population Workers	6,675	50,140	78,339
Daytime Population Residents	11,398	45,802	97,404

RACE & ETHNICITY

White	13,966 61.65%	64,908 68.13%	128,088 65.68%
Black or African American	831 3.67%	3,892 4.09%	8,531 4.37%
American Indian & Alaska Native Population	247 1.09%	1,007 1.06%	1,752 0.90%
Asian Population	790 3.49%	4,792 5.03%	12,812 6.57%
Pacific Islander Population	181 0.80%	804 0.84%	1,935 0.99%
Other Race Population	5,344 23.59%	14,309 15.02%	29,671 15.22%
Population of Two or More Races	1,295 5.72%	5,552 5.83%	12,219 6.27%
Hispanic Population	10,963 48.39%	34,244 35.95%	69,925 35.86%
Non-Hispanic Population	11,691 51.61%	61,021 64.05%	125,082 64.14%

EDUCATION

Bachelor's Degree	2,886 19.25%	13,619 21.84%	28,473 22.09%
Graduate/Professional Degree	1,374 9.16%	7,771 12.46%	16,354 12.69%

AGE

Median Age	34.3	33.8	34.5
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