

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

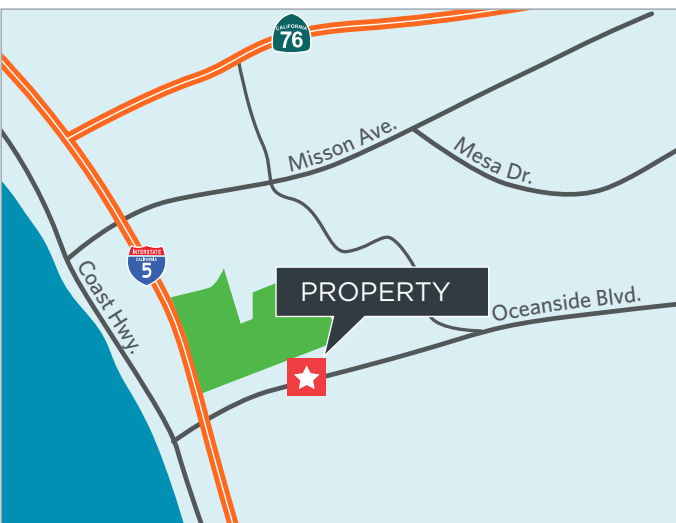
Traffic Counts

- Oceanside Blvd: 34,525 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2017)	21,028	94,951	194,352
AHH Income	\$69,497	\$77,337	\$82,562
Daytime Pop.	5,018	32,430	58,685

Current Tenants



FREESTANDING BUILDING WITH YARD



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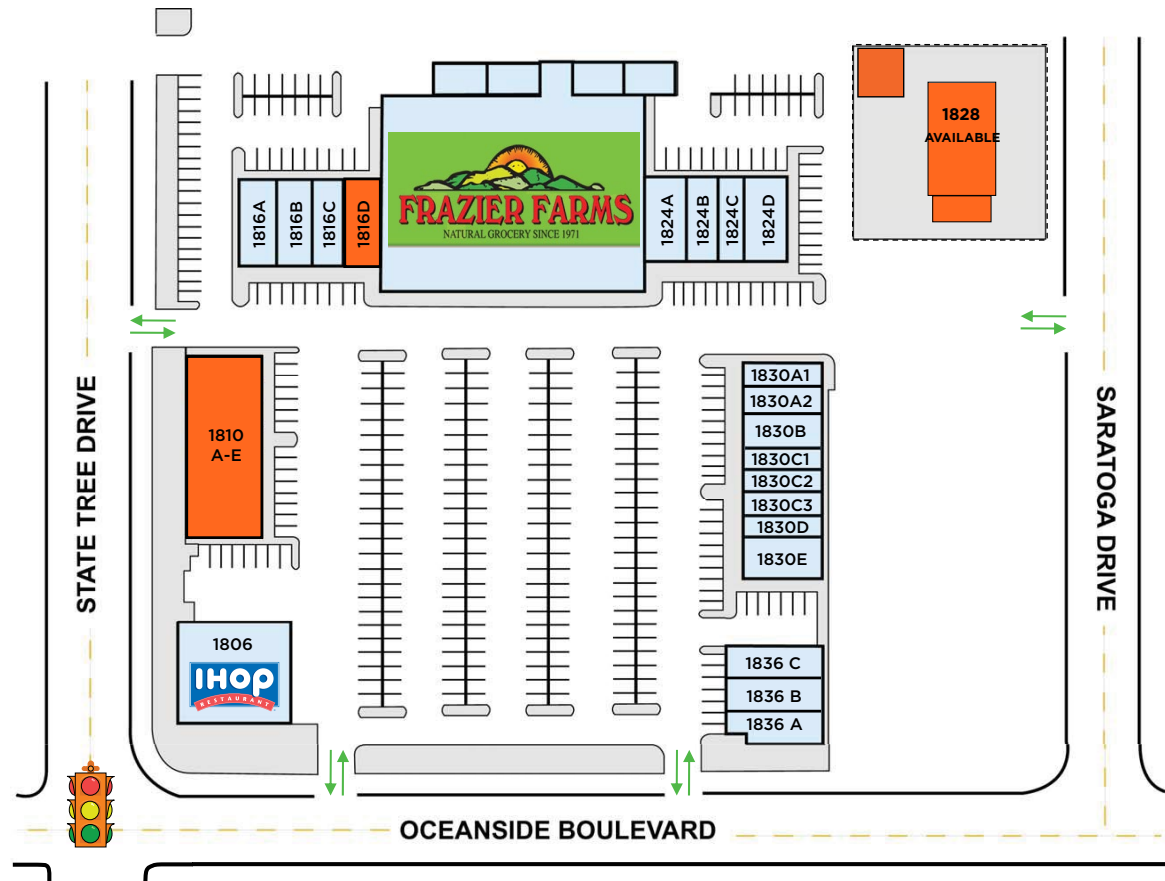
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Availabilites & Site Plan

SUITE	TENANT	SF
1806	IHOP Restaurant	5,000
1810 A-E	Available 7/1/19 (Divisible)	8,391
1816 A	Café Rosarita	2,018
1816 B	Vila Massage	1,801
1816 C	Hertz Local	1,752
1816 D	Available	1,833
1820	Frazier Farms	67,104
1824 A	Award Source	2,803
1824 B	Nail Salon	1,400
1824 C	Wells Fargo ATM	1,400
1824 D	Coin Laundry	2,064
1828	Available	800 & 4,600*
1830 A½-B	Asst. League Thrift Shop	3,790
1830 C1	Tailor / Dry Cleaners	1,100
1830 C2	Barber	1,130
1830 C3	Hair Salon	1,100
1830 D	Dentist	1,210
1830 E	Yoga Oceanside	1,775
1836 A	Panda Wok	2,105
1836 B	Pizza Hut	1,503

**Plus outside yard*



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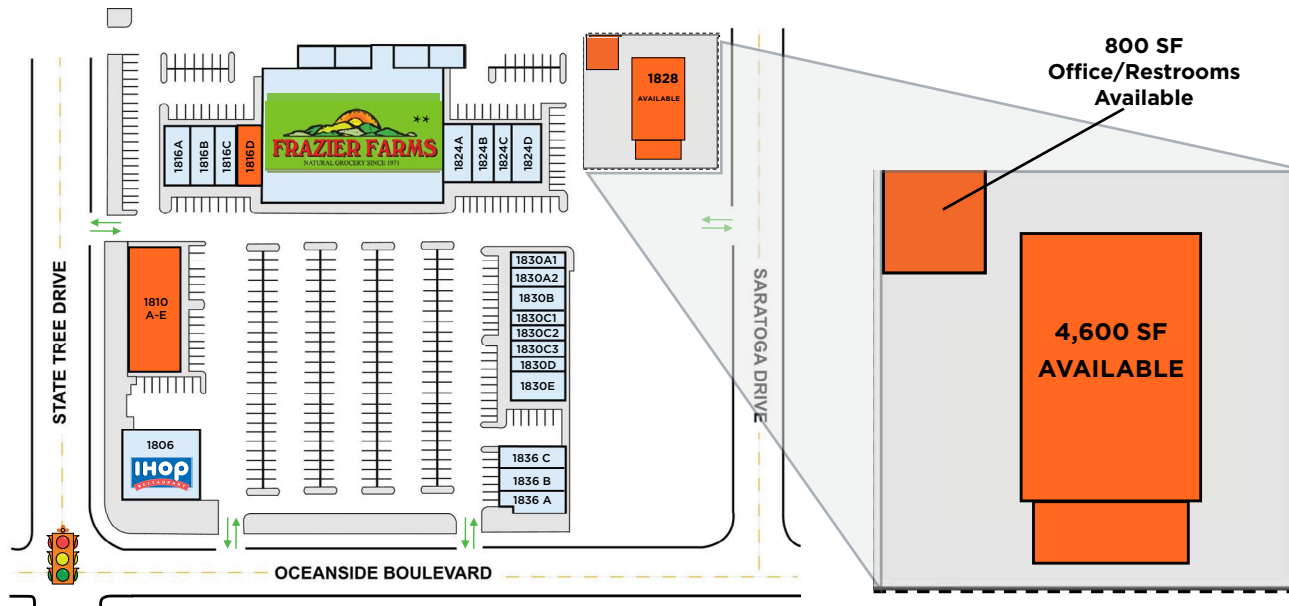
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NEWLY RENOVATED 4,600 SF & 800 SF FREESTANDING BUILDING WITH OUTSIDE YARD AREA AVAILABLE

- Rare Freestanding Pad Building Opportunity in the new Frazier Farms Grocery Anchored Center!
- Excellent Accessibility! Located one block east of the Interstate 5 Freeway and Oceanside Blvd. (over 30,000 cars per day)

Perfect Opportunity for:

- Day Care/School Users
- Equipment Rental Businesses
- Nursery/Garden Supply Businesses
- Design Firms
- Hardware Stores
- Office & Showroom Users



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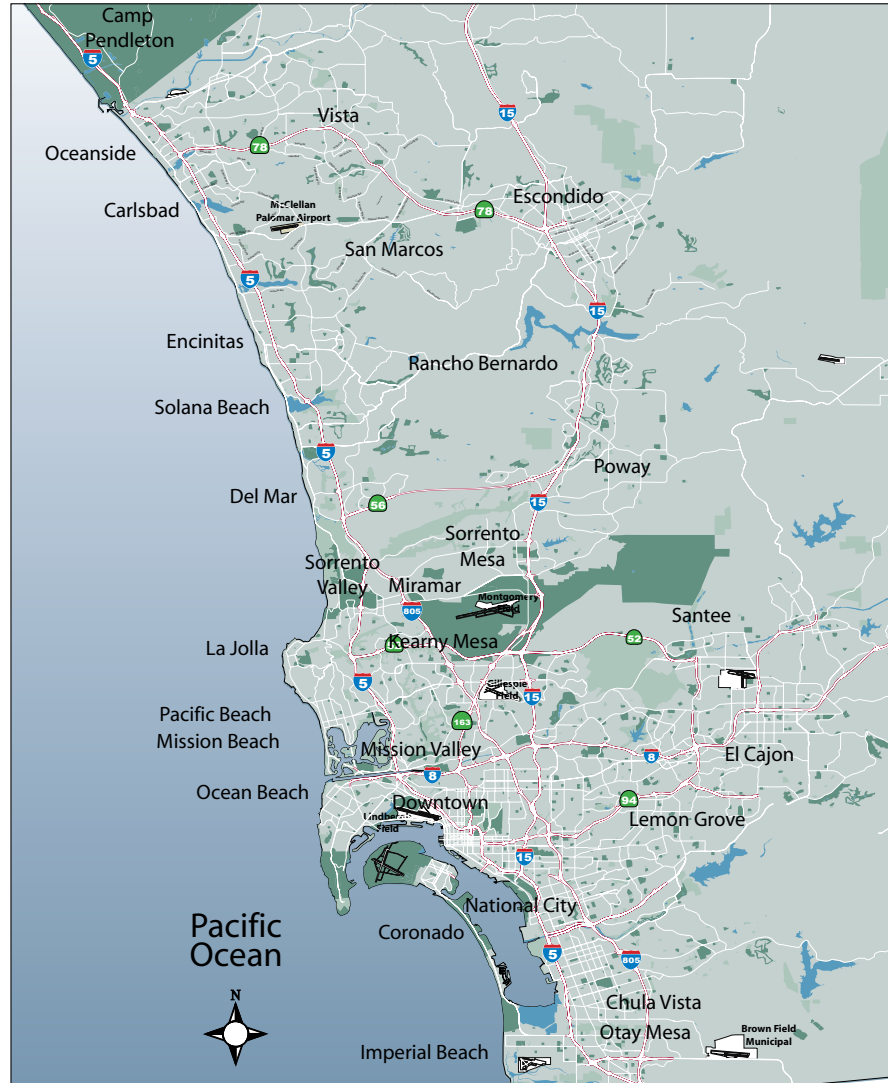
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Aerial



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Demographics

1820 Oceanside Blvd, Oceanside, California, 92054 Ring: 1 mile radius				Prepared by Esri Latitude: 33.19254 Longitude: -117.35847			
Summary	Census 2010	2017	2022				
Population	19,987	21,028	21,830				
Households	7,172	7,503	7,763				
Families	4,474	4,684	4,845				
Average Household Size	2.76	2.77	2.78				
Owner Occupied Housing Units	2,964	2,966	3,048				
Renter Occupied Housing Units	4,208	4,537	4,714				
Median Age	33.0	33.8	34.6				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.75%	0.84%	0.83%				
Households	0.68%	0.77%	0.79%				
Families	0.68%	0.77%	0.71%				
Owner HHs	0.55%	0.67%	0.72%				
Median Household Income	1.22%	2.66%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
<\$15,000	932	12.4%	973	12.5%			
\$15,000 - \$24,999	894	11.9%	918	11.8%			
\$25,000 - \$34,999	849	11.3%	833	10.7%			
\$35,000 - \$49,999	1,227	16.4%	1,121	14.4%			
\$50,000 - \$74,999	1,268	16.9%	1,160	14.9%			
\$75,000 - \$99,999	772	10.3%	817	10.5%			
\$100,000 - \$149,999	888	11.8%	1,087	14.0%			
\$150,000 - \$199,999	354	4.7%	451	5.8%			
\$200,000+	319	4.3%	404	5.2%			
Median Household Income	\$47,571		\$50,551				
Average Household Income	\$69,497		\$78,646				
Per Capita Income	\$25,162		\$28,323				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,567	7.8%	1,573	7.5%	1,660	7.6%	
5 - 9	1,360	6.8%	1,457	6.9%	1,471	6.7%	
10 - 14	1,224	6.1%	1,367	6.5%	1,432	6.6%	
15 - 19	1,497	7.5%	1,292	6.1%	1,311	6.0%	
20 - 24	1,787	8.9%	1,610	7.7%	1,530	7.0%	
25 - 34	3,143	15.7%	3,634	17.3%	3,673	16.8%	
35 - 44	2,670	13.4%	2,803	13.3%	3,140	14.4%	
45 - 54	2,808	14.0%	2,474	11.8%	2,413	11.1%	
55 - 64	1,977	9.9%	2,434	11.6%	2,410	11.0%	
65 - 74	967	4.8%	1,401	6.7%	1,748	8.0%	
75 - 84	694	3.5%	665	3.2%	751	3.4%	
85+	293	1.5%	318	1.5%	292	1.3%	
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	12,866	64.4%	13,038	62.0%	13,241	60.7%	
Black Alone	729	3.6%	766	3.6%	782	3.6%	
American Indian Alone	215	1.1%	217	1.0%	218	1.0%	
Asian Alone	590	3.0%	681	3.2%	757	3.5%	
Pacific Islander Alone	162	0.8%	169	0.8%	175	0.8%	
Some Other Race Alone	4,395	22.0%	4,981	23.7%	5,376	24.6%	
Two or More Races	1,030	5.2%	1,176	5.6%	1,281	5.9%	
Hispanic Origin (Any Race)	9,015	45.1%	10,162	48.3%	11,065	50.7%	

1820 Oceanside Blvd, Oceanside, California, 92054 Ring: 3 mile radius				Prepared by Esri Latitude: 33.19254 Longitude: -117.35847			
Summary	Census 2010	2017	2022				
Population	90,326	94,951	99,041				
Households	34,243	35,951	37,515				
Families	21,203	22,163	23,144				
Average Household Size	2.48	2.50	2.50				
Owner Occupied Housing Units	13,837	14,057	14,508				
Renter Occupied Housing Units	20,406	21,894	23,007				
Median Age	32.2	33.8	34.7				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.85%	0.84%	0.83%				
Households	0.86%	0.77%	0.79%				
Families	0.87%	0.77%	0.71%				
Owner HHs	0.63%	0.67%	0.72%				
Median Household Income	1.78%	2.66%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
<\$15,000	3,825	10.6%	4,008	10.7%			
\$15,000 - \$24,999	3,299	9.2%	3,331	8.9%			
\$25,000 - \$34,999	3,637	10.1%	3,484	9.3%			
\$35,000 - \$49,999	5,258	14.6%	4,763	12.7%			
\$50,000 - \$74,999	6,746	18.8%	6,230	16.6%			
\$75,000 - \$99,999	4,621	12.9%	5,047	13.5%			
\$100,000 - \$149,999	4,729	13.2%	5,706	15.2%			
\$150,000 - \$199,999	1,951	5.4%	2,519	6.7%			
\$200,000+	1,885	5.2%	2,428	6.5%			
Median Household Income	\$55,335		\$60,436				
Average Household Income	\$77,337		\$88,368				
Per Capita Income	\$30,114		\$34,154				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	6,483	7.2%	6,397	6.7%	6,788	6.9%	
5 - 9	5,131	5.7%	5,511	5.8%	5,571	5.6%	
10 - 14	4,740	5.2%	4,993	5.3%	5,235	5.3%	
15 - 19	6,341	7.0%	5,692	6.0%	5,675	5.7%	
20 - 24	10,993	12.2%	9,875	10.4%	9,519	9.6%	
25 - 34	15,141	16.8%	16,843	17.7%	17,228	17.4%	
35 - 44	10,759	11.9%	11,641	12.3%	13,151	13.3%	
45 - 54	11,092	12.3%	10,242	10.8%	9,995	10.1%	
55 - 64	8,996	10.0%	10,564	11.1%	10,501	10.6%	
65 - 74	5,012	5.5%	7,179	7.6%	8,613	8.7%	
75 - 84	3,774	4.2%	3,814	4.0%	4,562	4.6%	
85+	1,864	2.1%	2,198	2.3%	2,203	2.2%	
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	63,869	70.7%	64,960	68.4%	66,306	66.9%	
Black Alone	3,599	4.0%	3,837	4.0%	4,007	4.0%	
American Indian Alone	965	1.1%	989	1.0%	1,015	1.0%	
Asian Alone	3,975	4.4%	4,672	4.9%	5,289	5.3%	
Pacific Islander Alone	777	0.9%	814	0.9%	846	0.9%	
Some Other Race Alone	12,484	13.8%	14,265	15.0%	15,569	15.7%	
Two or More Races	4,656	5.2%	5,414	5.7%	6,008	6.1%	
Hispanic Origin (Any Race)	29,629	32.8%	33,807	35.6%	37,440	37.8%	

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Demographics

1820 Oceanside Blvd, Oceanside, California, 92054		Prepared by Esri			
Ring: 5 mile radius		Latitude: 33.19254 Longitude: -117.35847			
Summary	Census 2010	2017	2022		
Population	183,054	194,352	202,798		
Households	66,253	70,092	73,114		
Families	43,776	46,322	48,341		
Average Household Size	2.65	2.67	2.67		
Owner Occupied Housing Units	33,765	34,507	35,676		
Renter Occupied Housing Units	32,488	35,585	37,439		
Median Age	33.1	34.4	35.5		
Trends: 2017 - 2022 Annual Rate	Area	State	National		
Population	0.85%	0.84%	0.83%		
Households	0.85%	0.77%	0.79%		
Families	0.86%	0.77%	0.71%		
Owner HHs	0.67%	0.67%	0.72%		
Median Household Income	1.97%	2.66%	2.12%		
Households by Income		2017	2022		
		Number	Percent	Number	Percent
<\$15,000		6,823	9.7%	7,220	9.9%
\$15,000 - \$24,999		5,712	8.1%	5,789	7.9%
\$25,000 - \$34,999		6,459	9.2%	6,182	8.5%
\$35,000 - \$49,999		9,611	13.7%	8,738	12.0%
\$50,000 - \$74,999		13,061	18.6%	11,992	16.4%
\$75,000 - \$99,999		9,323	13.3%	10,008	13.7%
\$100,000 - \$149,999		10,431	14.9%	12,225	16.7%
\$150,000 - \$199,999		4,594	6.6%	5,773	7.9%
\$200,000+		4,077	5.8%	5,188	7.1%
Median Household Income		\$59,916		\$66,062	
Average Household Income		\$82,562		\$93,651	
Per Capita Income		\$30,503		\$34,400	
Population by Age	Census 2010	2017	2022		
	Number	Percent	Number	Percent	Number
0 - 4	13,062	7.1%	13,087	6.7%	13,774
5 - 9	11,286	6.2%	12,003	6.2%	12,006
10 - 14	10,853	5.9%	11,238	5.8%	11,686
15 - 19	13,041	7.1%	11,794	6.1%	11,831
20 - 24	19,511	10.7%	18,147	9.3%	17,136
25 - 34	28,570	15.6%	32,839	16.9%	33,555
35 - 44	22,917	12.5%	24,215	12.5%	27,610
45 - 54	23,633	12.9%	21,889	11.3%	21,288
55 - 64	18,452	10.1%	21,782	11.2%	21,957
65 - 74	10,295	5.6%	14,822	7.6%	17,699
75 - 84	7,689	4.2%	7,977	4.1%	9,582
85+	3,744	2.0%	4,559	2.3%	4,675
Race and Ethnicity	Census 2010	2017	2022		
	Number	Percent	Number	Percent	Number
White Alone	125,546	68.6%	128,569	66.2%	130,982
Black Alone	7,830	4.3%	8,484	4.4%	8,853
American Indian Alone	1,672	0.9%	1,732	0.9%	1,779
Asian Alone	10,478	5.7%	12,332	6.3%	13,894
Pacific Islander Alone	1,858	1.0%	1,949	1.0%	2,020
Some Other Race Alone	25,539	14.0%	29,422	15.1%	32,142
Two or More Races	10,131	5.5%	11,864	6.1%	13,126
Hispanic Origin (Any Race)	60,044	32.8%	69,065	35.5%	76,462

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