

# Best Plaza

**PRIME END CAP AVAILABLE FOR LEASE**

RETAIL OR RESTAURANT OPPORTUNITY | 1702 OCEANSIDE BLVD, OCEANSIDE



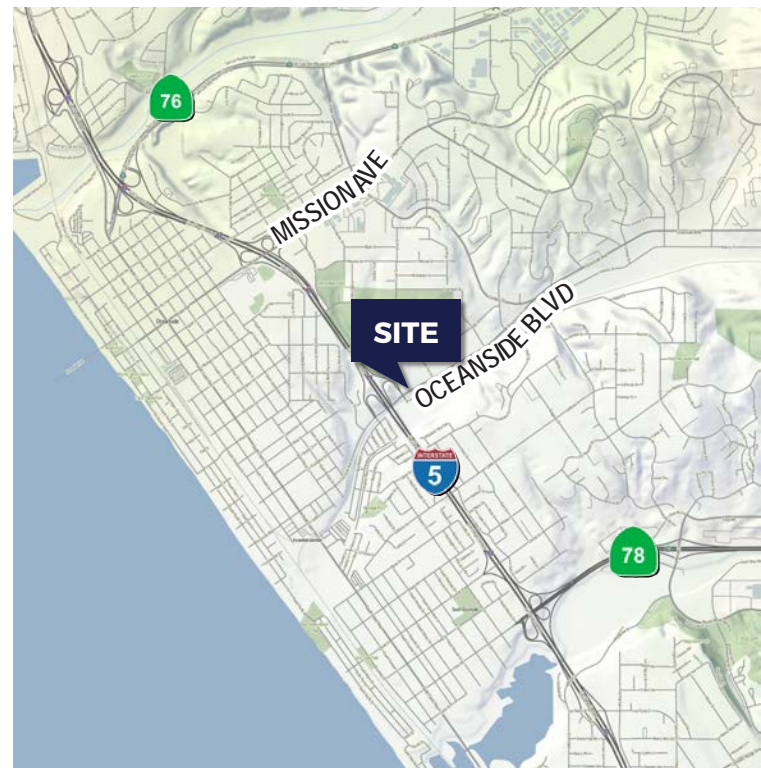
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**RETAIL INSITE**  
120 S Sierra Ave, Ste 110, Solana Beach, Ca 92075  
LIC #01206760 | retailinsite.net



- Join Big Lots and CVS Pharmacy
- 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



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.



RI

TRADE AREA AERIAL



HARBOR FREIGHT TOOLS

PEPBOYS AUTO

Children's Paradise

El Super

dds DISCOUNTS

Walmart

DOLLAR TREE

99c ONLY

AutoZone

Oceanside HS

BIG LOTS!

FRAZIER FARMS

CVS pharmacy

SITE

29,319 ADT

Oceanside Blvd

INTERSTATE 5

Sherwin-Williams

ACE Hardware

FITNESS

UFC GYM

Smart & Final

N Coast Hwy

Wisconsin Ave

122,000 ADT

Oceanside Blvd

BEST BUY

Walmart

Distance To

- Camp Pendelton 2.5 miles
- 78 Freeway 1.5 miles
- Palomar Airport Rd 5 miles
- San Clemente 20 miles

Cassidy St












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## 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 <b>61.65%</b>	64,908 <b>68.13%</b>	128,088 <b>65.68%</b>
Black or African American	831 <b>3.67%</b>	3,892 <b>4.09%</b>	8,531 <b>4.37%</b>
American Indian & Alaska Native Population	247 <b>1.09%</b>	1,007 <b>1.06%</b>	1,752 <b>0.90%</b>
Asian Population	790 <b>3.49%</b>	4,792 <b>5.03%</b>	12,812 <b>6.57%</b>
Pacific Islander Population	181 <b>0.80%</b>	804 <b>0.84%</b>	1,935 <b>0.99%</b>
Other Race Population	5,344 <b>23.59%</b>	14,309 <b>15.02%</b>	29,671 <b>15.22%</b>
Population of Two or More Races	1,295 <b>5.72%</b>	5,552 <b>5.83%</b>	12,219 <b>6.27%</b>
Hispanic Population	10,963 <b>48.39%</b>	34,244 <b>35.95%</b>	69,925 <b>35.86%</b>
Non-Hispanic Population	11,691 <b>51.61%</b>	61,021 <b>64.05%</b>	125,082 <b>64.14%</b>
 EDUCATION			
Bachelor's Degree	2,886 <b>19.25%</b>	13,619 <b>21.84%</b>	28,473 <b>22.09%</b>
Graduate/Professional Degree	1,374 <b>9.16%</b>	7,771 <b>12.46%</b>	16,354 <b>12.69%</b>
 AGE			
Median Age	34.3	33.8	34.5

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