# 1420 Mission Ave Oceanside, CA

FOR SALE/LEASE. DRIVE THRU RESTAURANT SPACE AVAILABLE

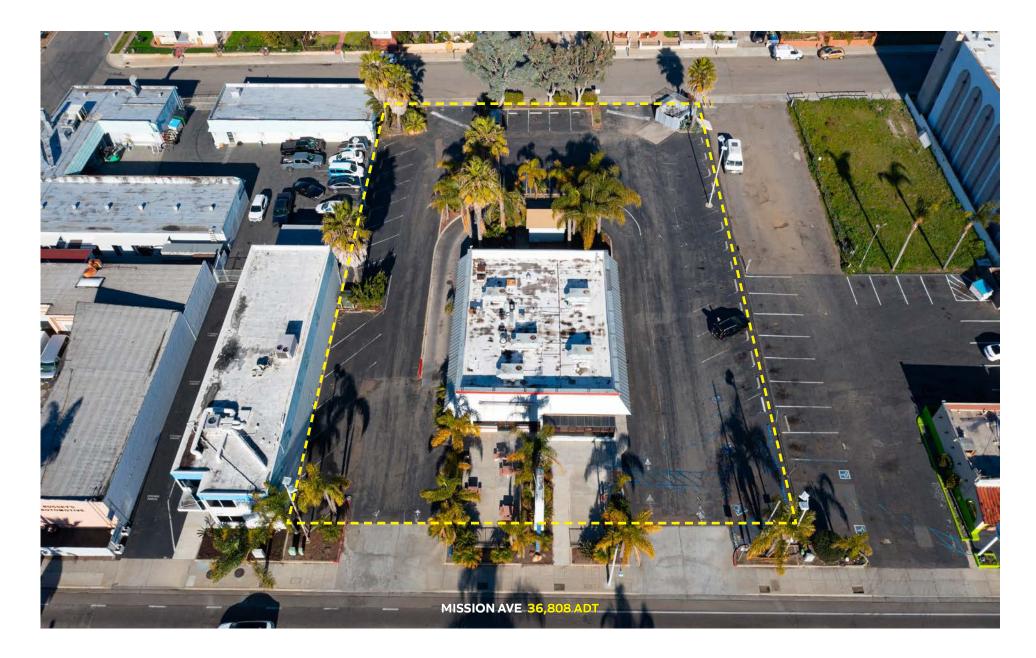


### **Property Features.**

- + Contact broker for pricing
- + Approximately 3,348 SF freestanding 2nd generation restaurant building for sale/lease
- + Rare 2nd gen. drive-thru restaurant on Mission Ave
- + Dedicated parking stalls on-site
- + Large pylon sign on property

- + Convenient freeway access to I-5 Fwy
- + Approximate lot size: 34,253 SF
- + Strong traffic counts of 36,808 ADT on Mission Ave
- + Walking distance to Oceanside High School



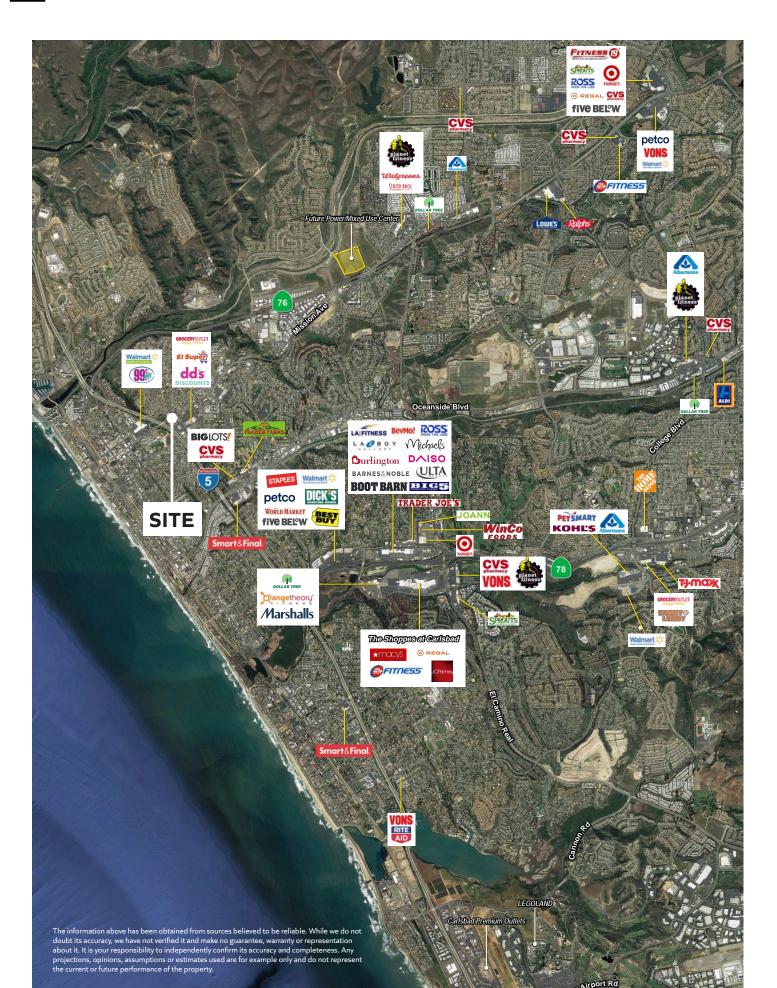


The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

### ZOOM AERIAL



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### 1420 Mission Ave, Oceanside, CA 92058

POPULATION	1 mile	3 miles	5 miles
Total Population	21,550	69,769	164,922
Projected Population (2028)	22,142	70,487	166,460
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Total Households	8,770	27,007	61,955
Projected Total Households (2028)	9,099	27,484	62,803
Median Household Income	\$66,803	\$74,111	\$83,667
Average Household Income	\$93,372	\$103,776	\$116,362
Per Capita Income	\$38,183	\$39,952	\$43,489
Median Disposable Income	\$55,657	\$60,172	\$67,860
Average Disposable Income	\$71,014	\$77,503	\$85,227
O DAYTIME DEMOS			
Total Daytime Population	19,785	65,890	140,971
Daytime Population Workers	9,439	34,424	64,074
Daytime Population Residents	10,346	31,466	76,897
TTT RACE & ETHNICITY			
White	9,461 <b>43.90%</b>	<b>6</b> 38,696 <b>55.46%</b>	90,404 <b>54.82%</b>
Black or African American	855 <b>3.97%</b>	2,913 <b>4.18%</b>	6,727 <b>4.08%</b>
American Indian& Alaska Native Population	397 <b>1.84%</b>	1,024 <b>1.47%</b>	2,293 <b>1.39%</b>
Asian Population	874 <b>4.06%</b>	3,386 <b>4.85%</b>	11,168 <b>6.77%</b>
Pacific Islander Population	201 <b>0.93%</b>	693 <b>0.99%</b>	1,645 <b>1.00%</b>
Other Race Population	6,404 <b>29.72%</b>		26,585 <b>16.12%</b>
Population of Two or More Races	3,358 <b>15.58%</b>	,	26,099 <b>15.83%</b>
Hispanic Population	10,809 <b>50.16%</b>		57,725 <b>35.00%</b>
Non-Hispanic Population	10,741 <b>49.84%</b>	<b>6</b> 43,665 <b>62.59%</b>	107,197 <b>65.00%</b>
Bachelor's Degree	2,724 <b>19.12%</b>	11,115 <b>24.21%</b>	28,862 <b>25.86%</b>
Graduate/Professional Degree	1,658 <b>11.64%</b>		14,953 <b>13.40%</b>
AGE			
Median Age	33.4	33.9	35.3

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## 1420 Mission Ave, Oceanside, CA

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