

3225 Roymar Road

Oceanside, California

FOR LEASE. INDUSTRIAL WAREHOUSE SPACE

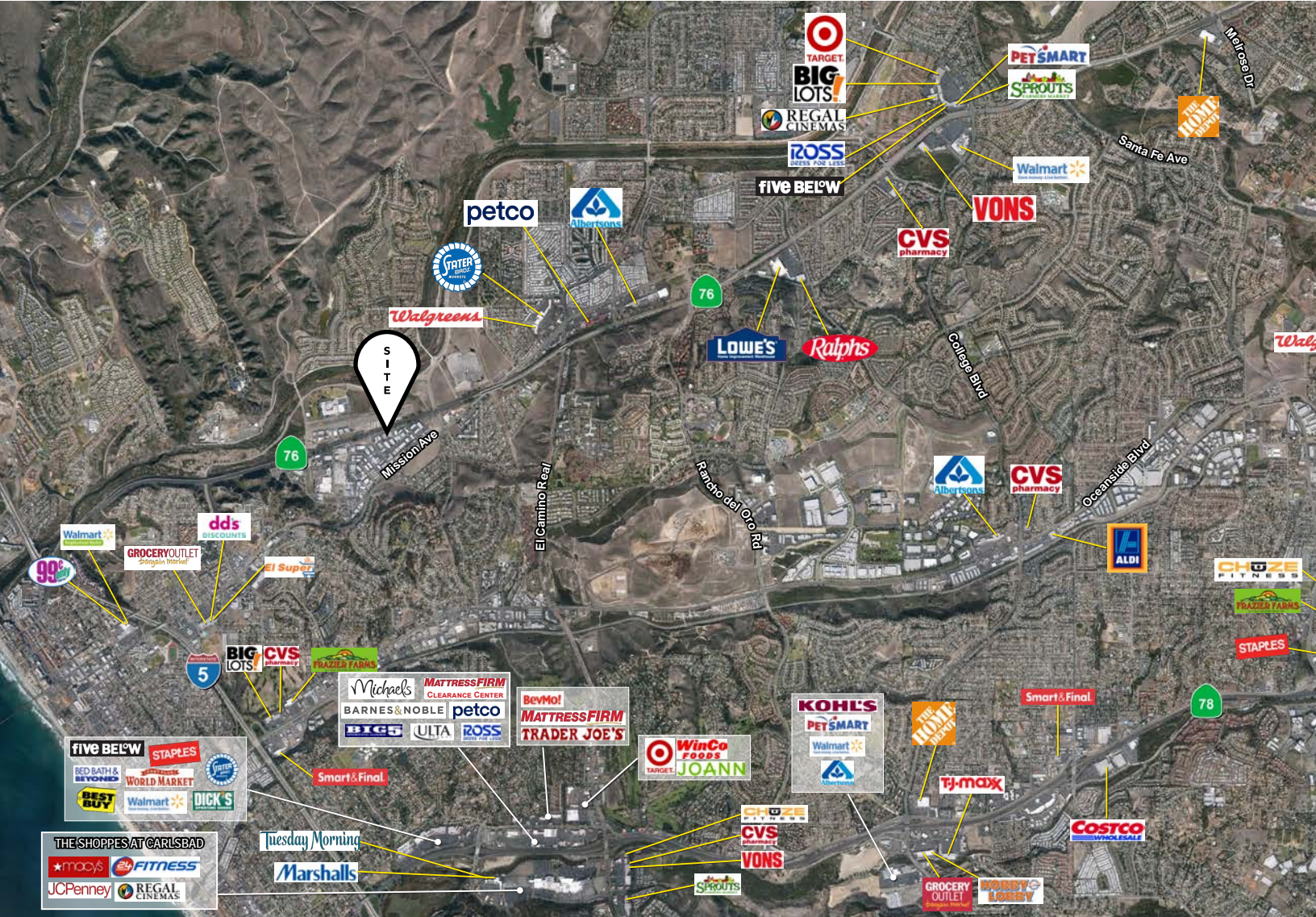


Property Features.

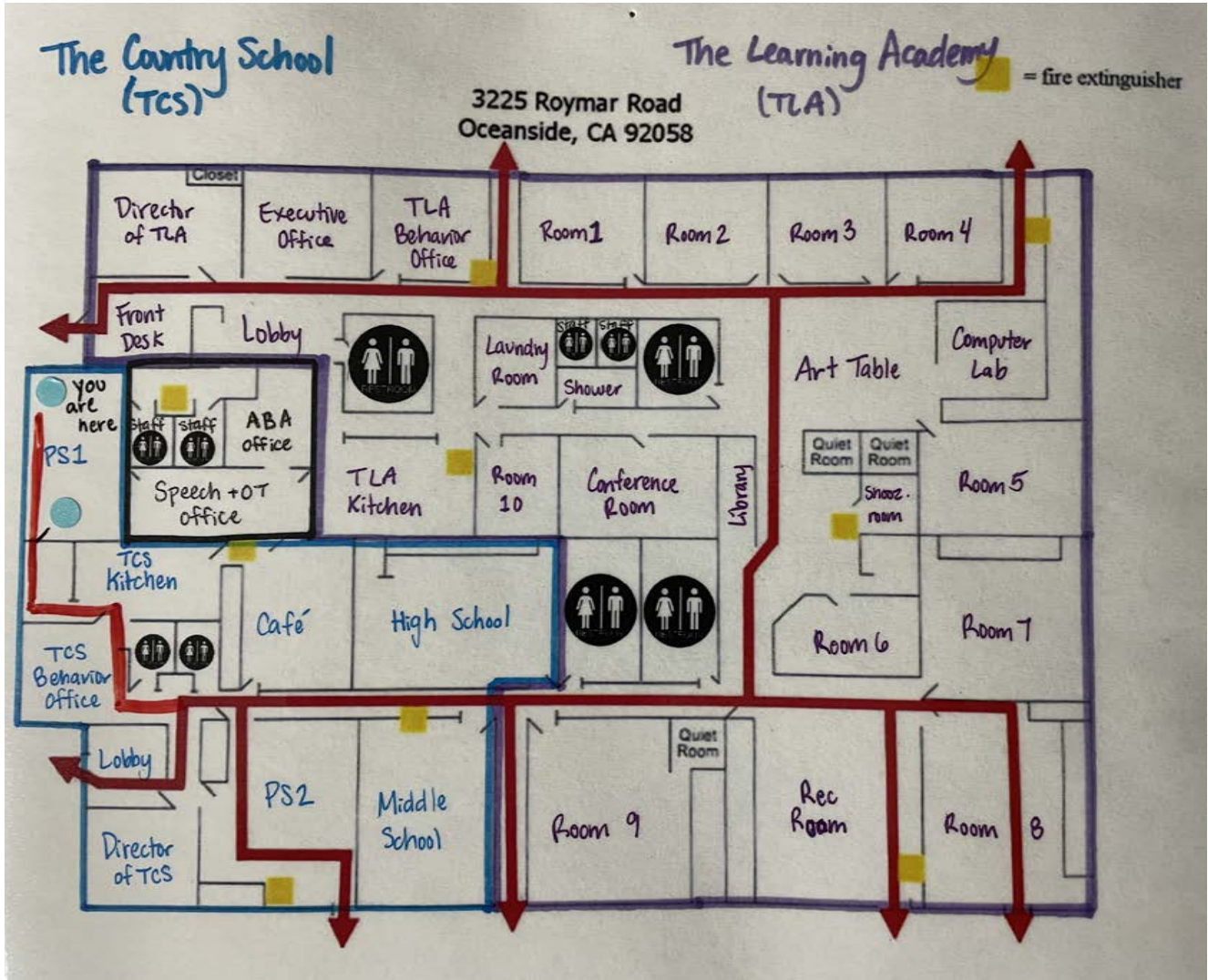
- + 14,500 SF building on .7 AC of land.
- + Extremely visible from the 76 fwy
- + ± 15' ceiling heights
- + Easily accessible from 5 Fwy & 76 Fwy
- + Additional fenced outdoor area
- + Potential to add roll-up doors
- + Fully built out preschool or office space

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3225 Roymar Rd, Oceanside, California 92058



POPULATION

	1 mile	3 miles	5 miles
Total Population	9,243	97,331	215,401
Projected Population (2027)	9,082	98,286	216,605



HOUSING

	1 mile	3 miles	5 miles
Total Households	2,886	36,589	78,450
Projected Total Households (2027)	2,845	37,167	79,305



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$83,718	\$76,347	\$86,069
Average Household Income	\$102,468	\$106,353	\$117,732
Per Capita Income	\$34,021	\$39,689	\$42,756
Median Disposable Income	\$67,370	\$61,939	\$69,926
Average Disposable Income	\$78,827	\$79,199	\$86,396



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	8,607	83,888	176,930
Daytime Population Workers	3,723	37,688	75,605
Daytime Population Residents	4,884	46,200	101,325



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	4,176 45.18%	50,119 51.49%	112,699 52.32%
Black or African American	399 4.32%	4,783 4.91%	8,712 4.04%
American Indian & Alaska Native Population	160 1.73%	1,443 1.48%	3,171 1.47%
Asian Population	659 7.13%	6,912 7.10%	15,664 7.27%
Pacific Islander Population	100 1.08%	1,137 1.17%	2,342 1.09%
Other Race Population	2,144 23.20%	17,482 17.96%	37,808 17.55%
Population of Two or More Races	1,605 17.36%	15,455 15.88%	35,006 16.25%
Hispanic Population	4,003 43.31%	36,591 37.59%	79,605 36.96%
Non-Hispanic Population	5,240 56.69%	60,740 62.41%	135,796 63.04%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,334 21.06%	14,710 22.77%	35,633 24.44%
Graduate/Professional Degree	623 9.83%	7,586 11.74%	18,915 12.97%



AGE

	1 mile	3 miles	5 miles
Median Age	36.9	34.4	35.5



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