

# Mission Douglas Plaza

3905-3945 MISSION AVE  
OCEANSIDE, CA 92058

RESTAURANT END CAP & FREESTANDING  
RESTAURANT AVAILABLE FOR LEASE

RI



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# Property Photos



# Property Highlights & Site Plan

**MISSION DOUGLAS PLAZA**  
 3905 - 3945 MISSION AVE

- Anchored shopping center with abundant surface parking available
- Convenient location off bustling Mission Ave and Hwy 76 make this site a regular stop for daily needs shopping
- Excellent signage to Hwy 76 and Mission Ave
- High-growth area with several new retail and residential developments planned nearby

## Demos

	1 MILE	3 MILE	5 MILE
AVERAGE HH INCOME	\$99,452	\$112,705	\$116,732
DAYTIME POPULATION	14,101	79,379	210,950
TRAFFIC COUNT	DOUGLAS DR 20,400 ADT MISSION AVE 16,300 ADT ± 41,833 ADT AT INTERSECTION ± 46,500 ADT ON HWY 76		



## Availabilities

- ± 6,000 SF - Freestanding Restaurant
- ± 3,982 SF - Former Restaurant + Patio
- ± 2,400 SF - Retail/Restaurant
- ± 1,500 SF - Retail/Restaurant
- ± 1,280 SF - Retail/Restaurant

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# Demos

## POPULATION

	1 mile	3 miles	5 miles
Total Population	20,403	107,864	251,061
Projected Population (2028)	20,604	108,400	252,117

## HOUSING

	1 mile	3 miles	5 miles
Total Households	7,750	37,589	87,535
Projected Total Households (2028)	7,852	37,984	88,455

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$70,860	\$83,750	\$86,437
Average Household Income	\$99,452	\$112,705	\$116,732
Per Capita Income	\$37,944	\$39,288	\$40,686
Median Disposable Income	\$58,082	\$67,951	\$70,232
Average Disposable Income	\$74,624	\$83,783	\$86,054

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	14,101	79,379	210,950
Daytime Population Workers	3,334	26,400	91,699
Daytime Population Residents	10,767	52,979	119,251

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	9,552 <b>46.82%</b>	49,514 <b>45.90%</b>	123,368 <b>49.14%</b>
Black or African American	1,228 <b>6.02%</b>	5,474 <b>5.07%</b>	9,895 <b>3.94%</b>
American Indian & Alaska Native Population	294 <b>1.44%</b>	1,650 <b>1.53%</b>	4,217 <b>1.68%</b>
Asian Population	2,229 <b>10.92%</b>	9,813 <b>9.10%</b>	18,193 <b>7.25%</b>
Pacific Islander Population	310 <b>1.52%</b>	1,532 <b>1.42%</b>	2,660 <b>1.06%</b>
Other Race Population	3,271 <b>16.03%</b>	21,153 <b>19.61%</b>	50,230 <b>20.01%</b>
Population of Two or More Races	3,519 <b>17.25%</b>	18,728 <b>17.36%</b>	42,499 <b>16.93%</b>
Hispanic Population	7,399 <b>36.26%</b>	43,036 <b>39.90%</b>	102,372 <b>40.78%</b>
Non-Hispanic Population	13,004 <b>63.74%</b>	64,828 <b>60.10%</b>	148,689 <b>59.22%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	3,011 <b>20.72%</b>	16,242 <b>22.12%</b>	38,291 <b>22.79%</b>
Graduate/Professional Degree	1,185 <b>8.15%</b>	8,346 <b>11.36%</b>	20,077 <b>11.95%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	39.0	35.8	34.9

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The Albertsons logo is displayed in blue on a white background, mounted on the exterior wall of the building. The building features a red-tiled roof and arched windows.

**RI** RETAIL INSITE

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