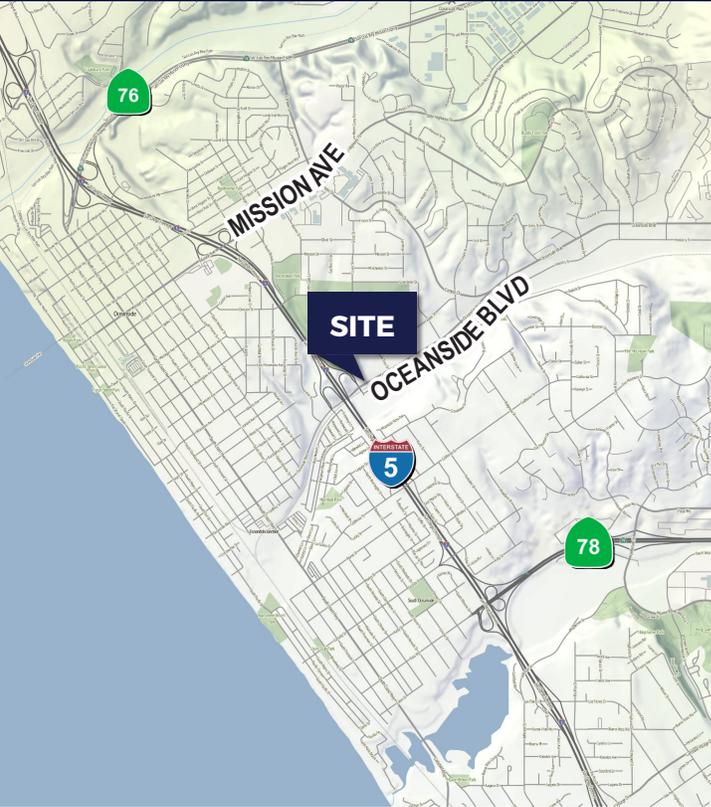


BEST PLAZA

NEC I-5 Freeway + Oceanside Blvd, California



JOIN:



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Proj Pop:	21,713	90,152	183,699
Daytime Pop:	18,849	84,365	163,978
Avg HH Income:	\$73,208	\$82,822	\$87,523

FEATURES

- I-5 freeway visibility with 192,000 cars per day at a strong intersection
- Best intersection in the trade area

TRAFFIC COUNTS

I-5 Freeway:	192,000 ADT
Oceanside Blvd:	29,319 ADT

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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.



Distance To

- Camp Pendelton:** 2.5 miles
- 78 Freeway:** 1.5 miles
- Poinsettia Lane:** 8 miles
- San Clemente:** 20 miles

BEST PLAZA

NEC I-5 Freeway + Oceanside Blvd, California

SITE PLAN



Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Best Plaza

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	21,713	90,152	183,699
Projected Population (2022)	22,669	93,879	192,533



HOUSING

	1 mile	3 miles	5 miles
Total Households	8,149	34,135	66,892
Projected Total Households (2022)	8,489	35,574	70,106



INCOME

Median Household Income	\$50,637	\$58,418	\$62,784
Average Household Income	\$73,208	\$82,822	\$87,523
Per Capita Income	\$27,992	\$32,310	\$32,546
Median Disposable Income	\$42,740	\$49,613	\$52,369
Average Disposable Income	\$57,433	\$63,668	\$66,852



DAYTIME DEMOS

Total Daytime Population	18,849	84,365	163,978
Daytime Population Workers	7,103	38,712	67,429
Daytime Population Residents	11,746	45,653	96,549



RACE & ETHNICITY

White	13,636 62.80%	62,047 68.82%	121,942 66.38%
Black or African American	756 3.48%	3,557 3.95%	7,817 4.26%
American Indian & Alaska Native Population	227 1.05%	956 1.06%	1,667 0.91%
Asian Population	729 3.36%	4,305 4.78%	11,519 6.27%
Pacific Islander Population	173 0.80%	745 0.83%	1,802 0.98%
Other Race Population	4,990 22.98%	13,420 14.89%	27,673 15.06%
Population of Two or More Races	1,202 5.54%	5,123 5.68%	11,280 6.14%
Hispanic Population	10,037 46.23%	32,194 35.71%	64,939 35.35%
Non-Hispanic Population	11,676 53.77%	57,959 64.29%	118,761 64.65%



EDUCATION

Bachelor's Degree	2,686 18.49%	12,473 21.06%	25,859 21.32%
Graduate/Professional Degree	1,508 10.38%	7,265 12.27%	14,957 12.33%



AGE

Median Age	34.4	33.7	34.4
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