

GREENBRIER SQUARE

FOR LEASE

GREENBRIER SQUARE

YOUR NAME HERE

1950-1980 OCEANSIDE BLVD | OCEANSIDE, CA | 92054

EXCLUSIVE BROKER





± 20,592 SF SHOPPING CENTER

DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Excellent exposure & accessibility to I-5 and Oceanside Blvd
- Directly across the street from the Sprinter Light Rail Station
- Convenient retail/service center featuring great tenant mix
- 295 new residential units adjacent to subject property under construction

TRAFFIC COUNTS

- Oceanside Blvd: 30,524 ADT
- Crouch St: 7,938 ADT

	1 MILE	3 MILES	5 MILES
Pop (2024)	16,698	92,758	198,311
AHH Income	\$115,684	\$114,450	\$125,910
Daytime Pop.	5,156	39,758	65,730

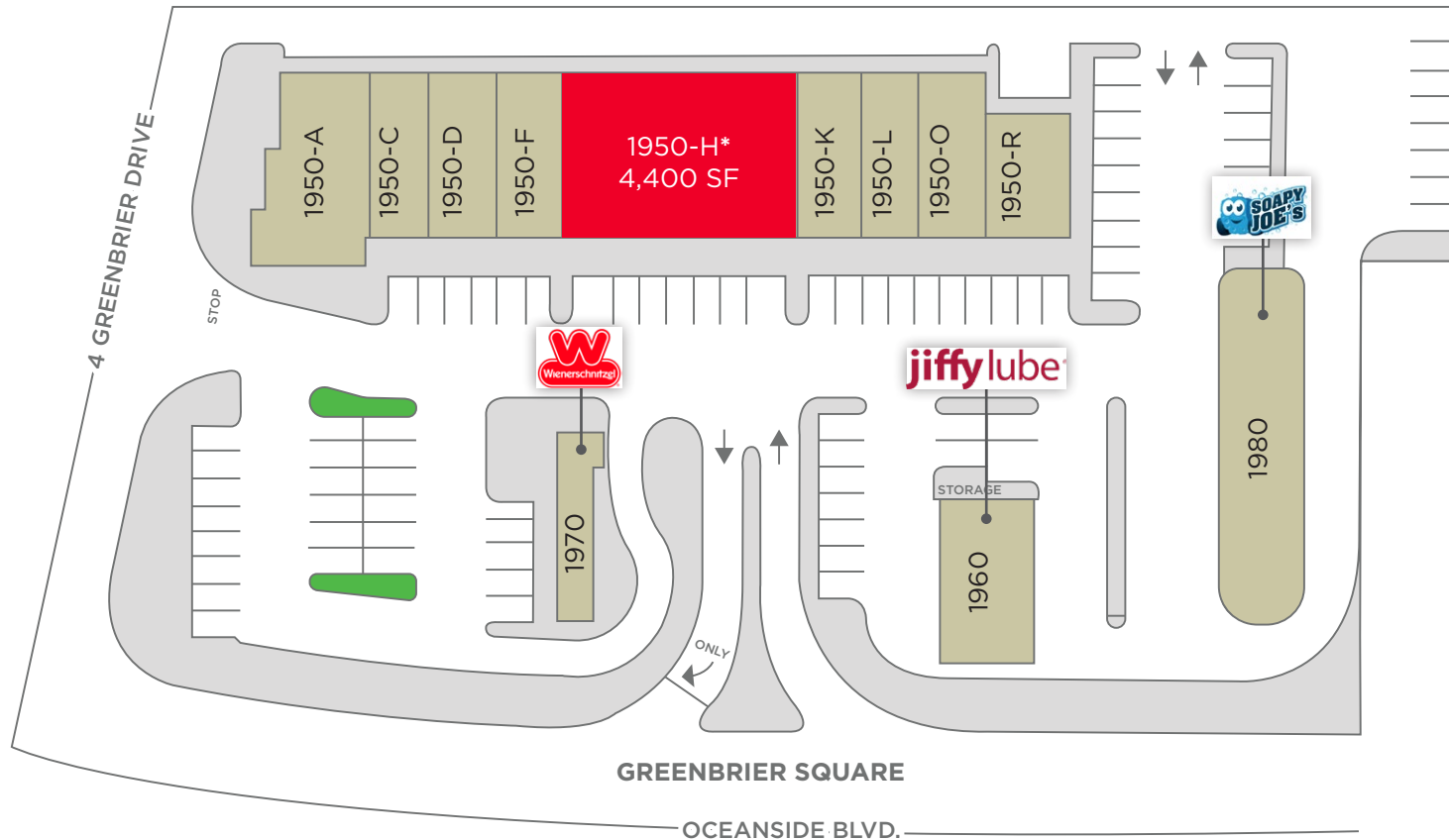
TENANTS (IN THE AREA)



AVAILABILITIES

SUITE	TENANT	SQ. FT.
1950-A	Rackstarz	2,269
1950-C	Mr. Donuts	1,100
1950-D	Platinum Hair & Nails	1,100
1950-F	Beauty Supply	1,100
1950-H	POTENTIALLY AVAILABLE	4,400
1950-K	Front Line Tattoo	1,200

SUITE	TENANT	SQ. FT.
1950-L	Fred Loya Insurance Agency	1,265
1950-O	Smog This	1,372
1950-R	Georgie's Mediterranean Cuisine	1,254
1960	Wienerschnitzel	1,000
1970	Jiffy Lube	1,792
1980	Soapy Joe's Carwash	3,100



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AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 2

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 1 mile radius

Latitude: 33.19498, Longitude: -117.35455



Summary	Census 2010	Census 2020	2024	2029
Population	17,576	17,186	16,698	17,118
Households	6,048	6,332	6,271	6,548
Families	3,929	-	3,932	4,129
Average Household Size	2.87	2.67	2.62	2.57
Owner Occupied Housing Units	2,685	-	2,781	2,849
Renter Occupied Housing Units	3,363	-	3,490	3,699
Median Age	32.8	-	38.2	39.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.50%	0.09%	0.30%
Households	0.87%	0.38%	0.49%
Families	0.98%	0.37%	0.44%
Owner HHs	0.48%	0.58%	0.66%
Median Household Income	4.35%	2.70%	2.57%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	424	6.8%	379	5.8%
\$15,000 - \$24,999	405	6.5%	304	4.6%
\$25,000 - \$34,999	457	7.3%	363	5.5%
\$35,000 - \$49,999	627	10.0%	526	8.0%
\$50,000 - \$74,999	1,131	18.0%	1,069	16.3%
\$75,000 - \$99,999	686	10.9%	725	11.1%
\$100,000 - \$149,999	1,174	18.7%	1,368	20.9%
\$150,000 - \$199,999	453	7.2%	639	9.8%
\$200,000+	913	14.6%	1,174	17.9%

Median Household Income		\$77,627		\$96,063
Average Household Income		\$115,684		\$136,544
Per Capita Income		\$43,976		\$52,924

Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,399	8.0%	878	5.3%	872	5.1%
5 - 9	1,233	7.0%	903	5.4%	868	5.1%
10 - 14	1,123	6.4%	961	5.8%	939	5.5%
15 - 19	1,344	7.6%	929	5.6%	937	5.5%
20 - 24	1,584	9.0%	1,114	6.7%	1,062	6.2%
25 - 34	2,647	15.1%	2,729	16.3%	2,648	15.5%
35 - 44	2,316	13.2%	2,519	15.1%	2,671	15.6%
45 - 54	2,432	13.8%	2,055	12.3%	2,179	12.7%
55 - 64	1,740	9.9%	1,976	11.8%	1,875	11.0%
65 - 74	870	4.9%	1,650	9.9%	1,764	10.3%
75 - 84	628	3.6%	718	4.3%	984	5.7%
85+	260	1.5%	264	1.6%	316	1.8%

Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 2

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 3 mile radius

Latitude: 33.19498, Longitude: -117.35455



Summary	Census 2010	Census 2020	2024	2029
Population	91,768	93,841	92,758	93,865
Households	35,432	37,360	37,824	39,073
Families	21,793	-	22,628	23,410
Average Household Size	2.47	2.39	2.34	2.29
Owner Occupied Housing Units	14,910	-	16,071	16,665
Renter Occupied Housing Units	20,522	-	21,753	22,408
Median Age	33.0	-	37.4	38.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.24%	0.09%	0.30%
Households	0.65%	0.38%	0.49%
Families	0.68%	0.37%	0.44%
Owner HHs	0.73%	0.58%	0.66%
Median Household Income	3.38%	2.70%	2.57%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,567	6.8%	2,353	6.0%
\$15,000 - \$24,999	2,423	6.4%	1,857	4.8%
\$25,000 - \$34,999	2,389	6.3%	1,969	5.0%
\$35,000 - \$49,999	3,458	9.1%	2,992	7.7%
\$50,000 - \$74,999	6,307	16.7%	5,843	15.0%
\$75,000 - \$99,999	4,901	13.0%	4,931	12.6%
\$100,000 - \$149,999	7,276	19.2%	8,122	20.8%
\$150,000 - \$199,999	3,728	9.9%	4,806	12.3%
\$200,000+	4,775	12.6%	6,200	15.9%

Median Household Income		\$82,479		\$97,384
Average Household Income		\$114,450		\$133,964
Per Capita Income		\$46,286		\$55,206

Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,479	7.1%	4,723	5.1%	4,604	4.9%
5 - 9	5,182	5.6%	4,425	4.8%	4,303	4.6%
10 - 14	4,831	5.3%	4,222	4.6%	4,369	4.7%
15 - 19	6,316	6.9%	4,952	5.3%	4,847	5.2%
20 - 24	10,469	11.4%	8,593	9.3%	8,077	8.6%
25 - 34	15,233	16.6%	16,197	17.5%	14,555	15.5%
35 - 44	11,033	12.0%	12,830	13.8%	14,281	15.2%
45 - 54	11,434	12.5%	10,051	10.8%	10,658	11.4%
55 - 64	9,432	10.3%	10,414	11.2%	9,697	10.3%
65 - 74	5,362	5.8%	9,468	10.2%	9,978	10.6%
75 - 84	4,031	4.4%	4,943	5.3%	6,270	6.7%
85+	1,966	2.1%	1,941	2.1%	2,227	2.4%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

1950 Oceanside Blvd, Oceanside, California, 92054 2

1950 Oceanside Blvd, Oceanside, California, 92054

Ring: 5 mile radius

Latitude: 33.19498, Longitude: -117.35455



Summary	Census 2010	Census 2020	2024	2029		
Population	189,518	199,032	198,311	200,001		
Households	68,777	73,307	74,343	76,574		
Families	45,553	-	48,584	50,123		
Average Household Size	2.66	2.62	2.57	2.52		
Owner Occupied Housing Units	35,440	-	38,691	40,186		
Renter Occupied Housing Units	33,337	-	35,652	36,388		
Median Age	33.4	-	37.9	39.1		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.17%	0.09%	0.30%			
Households	0.59%	0.38%	0.49%			
Families	0.63%	0.37%	0.44%			
Owner HHS	0.76%	0.58%	0.66%			
Median Household Income	2.93%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	4,680	6.3%	4,250	5.6%		
\$15,000 - \$24,999	3,950	5.3%	2,978	3.9%		
\$25,000 - \$34,999	4,162	5.6%	3,368	4.4%		
\$35,000 - \$49,999	6,011	8.1%	5,110	6.7%		
\$50,000 - \$74,999	11,195	15.1%	10,182	13.3%		
\$75,000 - \$99,999	9,590	12.9%	9,391	12.3%		
\$100,000 - \$149,999	14,402	19.4%	15,505	20.2%		
\$150,000 - \$199,999	8,960	12.1%	11,170	14.6%		
\$200,000+	11,394	15.3%	14,620	19.1%		
Median Household Income	\$92,372		\$106,731			
Average Household Income	\$125,910		\$146,921			
Per Capita Income	\$47,098		\$56,047			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,371	7.1%	10,497	5.3%	10,244	5.1%
5 - 9	11,713	6.2%	10,478	5.3%	9,967	5.0%
10 - 14	11,396	6.0%	10,322	5.2%	10,642	5.3%
15 - 19	13,498	7.1%	11,366	5.7%	10,906	5.5%
20 - 24	19,463	10.3%	17,136	8.6%	15,952	8.0%
25 - 34	29,431	15.5%	31,205	15.7%	29,677	14.8%
35 - 44	23,914	12.6%	27,128	13.7%	28,693	14.3%
45 - 54	24,818	13.1%	22,810	11.5%	23,590	11.8%
55 - 64	19,316	10.2%	22,958	11.6%	21,491	10.7%
65 - 74	10,720	5.7%	19,854	10.0%	21,030	10.5%
75 - 84	8,021	4.2%	10,304	5.2%	12,978	6.5%
85+	3,859	2.0%	4,252	2.1%	4,831	2.4%



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