

for lease



OCEANSIDE SQUARE

4750-4760 OCEANSIDE BLVD. | OCEANSIDE, CA | 92056



EXCLUSIVE BROKER





±35,013 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Strategically located retail center fronting the heavily trafficked Oceanside Boulevard
- Diverse tenant mix including food, entertainment, education, fitness & medical
- Dense residential population surrounds the shopping center along with hundreds of thousands square feet of industrial and flex buildings in the immediate area

TRAFFIC COUNTS

- Oceanside Blvd.: 22,296 ADT
- Temple Heights Dr.: 3,708 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	17,451	149,857	278,758
AHH Income	\$126,651	\$126,016	\$130,432
Daytime Pop.	4,569	43,891	73,430

TENANTS (IN AREA)



AVAILABILITIES

SUITE	TENANT	SQ. FT.
A001	Veterinary	2,700
A004	Hair Salon	825
A005-06	Yoga	1,700
A007	Barber	585
A008	Edward Jones	1,175
A009	K Donut	1,080
A010	The Tax Place	850
A011	Nails	1,014
A012	Zai Sheng Massage	1,200
A013-016	Escape Rooms	3,270
A015	Dentist	1,375
A017	Chiropractor	1,375
A018	Thai Garden Restaurant	1,500
A019	AVAILABLE	1,100
A020	Sushi 4 Reel	900
A021	Mr Pho	2,090
A023	Mi Asador Mexican Seafood	2,850
B001	Two Brother's From Italy	1,900
B003	Excellence Real Estate	900
B004	USA Taekwondo	2,124
B005	Kids Care	4,500



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SUITE A019

- 1,100 SF with great retail frontage
- Recently remodeled by ownership with new flooring, paint, ceiling tiles, lighting and bathroom finishes
- Private Bathroom
- Rear Exit Door

CLICK HERE FOR [360° VIRTUAL TOUR](#)



AERIAL



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

4750 Oceanside Blvd, Oceanside, California, 92056 4

4750 Oceanside Blvd, Oceanside, California, 92056

Ring: 1 mile radius

Latitude: 33.21680, Longitude: -117.27164



Summary	Census 2010	Census 2020	2024	2029
Population	16,047	17,337	17,451	17,495
Households	5,552	6,150	6,315	6,495
Families	4,008	-	4,484	4,602
Average Household Size	2.88	2.82	2.76	2.69
Owner Occupied Housing Units	3,782	-	4,008	4,170
Renter Occupied Housing Units	1,770	-	2,307	2,324
Median Age	36.4	-	39.5	40.7
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.05%	0.09%	0.30%	
Households	0.56%	0.38%	0.49%	
Families	0.52%	0.37%	0.44%	
Owner HHs	0.80%	0.58%	0.66%	
Median Household Income	2.55%	2.70%	2.57%	
Households by Income		2024	2029	
		Number	Percent	Number
<\$15,000		335	5.3%	312
\$15,000 - \$24,999		270	4.3%	214
\$25,000 - \$34,999		256	4.1%	203
\$35,000 - \$49,999		468	7.4%	387
\$50,000 - \$74,999		779	12.3%	608
\$75,000 - \$99,999		931	14.7%	854
\$100,000 - \$149,999		1,395	22.1%	1,532
\$150,000 - \$199,999		979	15.5%	1,208
\$200,000+		903	14.3%	1,176
Median Household Income		\$102,741		\$116,539
Average Household Income		\$126,651		\$147,209
Per Capita Income		\$46,081		\$54,961
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	1,019	6.4%	956	5.5%
5 - 9	987	6.2%	956	5.5%
10 - 14	1,022	6.4%	898	5.1%
15 - 19	1,188	7.4%	928	5.3%
20 - 24	1,428	8.9%	1,317	7.5%
25 - 34	2,109	13.1%	2,609	15.0%
35 - 44	1,993	12.4%	2,310	13.2%
45 - 54	2,511	15.6%	1,968	11.3%
55 - 64	2,034	12.7%	2,342	13.4%
65 - 74	884	5.5%	2,002	11.5%
75 - 84	615	3.8%	848	4.9%
85+	257	1.6%	317	1.8%

Demographic and Income Profile

4750 Oceanside Blvd, Oceanside, California, 92056 4

4750 Oceanside Blvd, Oceanside, California, 92056

Ring: 3 mile radius

Latitude: 33.21680, Longitude: -117.27164



Summary	Census 2010	Census 2020	2024	2029
Population	141,258	148,372	149,857	150,362
Households	44,701	47,913	49,191	50,489
Families	32,524	-	35,550	36,541
Average Household Size	3.11	3.04	3.00	2.93
Owner Occupied Housing Units	26,072	-	28,408	29,510
Renter Occupied Housing Units	18,629	-	20,783	20,978
Median Age	32.3	-	37.2	38.3
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.07%	0.09%	0.30%	
Households	0.52%	0.38%	0.49%	
Families	0.55%	0.37%	0.44%	
Owner HHs	0.76%	0.58%	0.66%	
Median Household Income	2.78%	2.70%	2.57%	
Households by Income		2024	2029	
		Number	Percent	Number
<\$15,000		2,436	5.0%	2,141
\$15,000 - \$24,999		2,182	4.4%	1,598
\$25,000 - \$34,999		2,574	5.2%	2,051
\$35,000 - \$49,999		3,682	7.5%	3,016
\$50,000 - \$74,999		7,487	15.2%	6,366
\$75,000 - \$99,999		6,585	13.4%	6,313
\$100,000 - \$149,999		10,163	20.7%	10,882
\$150,000 - \$199,999		6,631	13.5%	8,276
\$200,000+		7,451	15.1%	9,847
Median Household Income		\$98,296		\$112,716
Average Household Income		\$126,016		\$148,300
Per Capita Income		\$41,381		\$49,808
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	10,726	7.6%	8,643	5.8%
5 - 9	9,945	7.0%	9,175	6.1%
10 - 14	10,155	7.2%	9,155	6.1%
15 - 19	11,053	7.8%	9,115	6.1%
20 - 24	12,717	9.0%	10,705	7.1%
25 - 34	21,238	15.0%	23,260	15.5%
35 - 44	18,598	13.2%	21,596	14.4%
45 - 54	19,400	13.7%	17,715	11.8%
55 - 64	13,119	9.3%	17,473	11.7%
65 - 74	6,713	4.8%	13,627	9.1%
75 - 84	5,049	3.6%	6,452	4.3%
85+	2,545	1.8%	2,941	2.0%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

4750 Oceanside Blvd, Oceanside, California, 92056 4

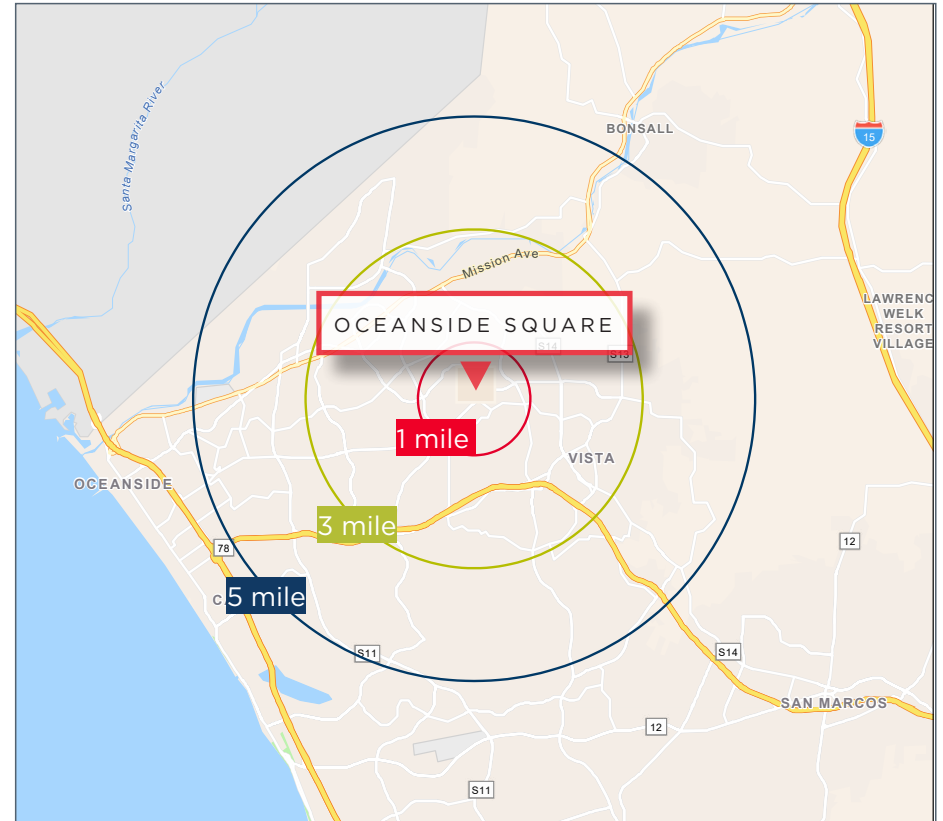
4750 Oceanside Blvd, Oceanside, California, 92056

Ring: 5 mile radius

Latitude: 33.21680, Longitude: -117.27164



Summary	Census 2010	Census 2020	2024	2029
Population	259,624	277,148	278,758	279,724
Households	87,736	94,980	96,748	99,200
Families	62,499	-	68,288	70,001
Average Household Size	2.93	2.88	2.85	2.79
Owner Occupied Housing Units	54,054	-	58,668	60,834
Renter Occupied Housing Units	33,682	-	38,080	38,366
Median Age	34.7	-	39.1	40.1
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.07%	0.09%	0.30%	
Households	0.50%	0.38%	0.49%	
Families	0.50%	0.37%	0.44%	
Owner HHS	0.73%	0.58%	0.66%	
Median Household Income	2.54%	2.70%	2.57%	
Households by Income	Number	Percent	2024 Number	2029 Percent
<\$15,000	5,099	5.3%	4,578	4.6%
\$15,000 - \$24,999	4,200	4.3%	3,109	3.1%
\$25,000 - \$34,999	4,733	4.9%	3,786	3.8%
\$35,000 - \$49,999	7,483	7.7%	6,062	6.1%
\$50,000 - \$74,999	14,074	14.5%	12,106	12.2%
\$75,000 - \$99,999	12,010	12.4%	11,558	11.7%
\$100,000 - \$149,999	20,222	20.9%	21,405	21.6%
\$150,000 - \$199,999	13,313	13.8%	16,318	16.4%
\$200,000+	15,614	16.1%	20,277	20.4%
Median Household Income		\$101,223	\$114,769	
Average Household Income		\$130,432	\$152,682	
Per Capita Income		\$45,327	\$54,207	
Population by Age	Number	Percent	2024 Number	2029 Percent
0 - 4	18,373	7.1%	15,198	5.5%
5 - 9	17,018	6.6%	16,179	5.8%
10 - 14	17,368	6.7%	16,068	5.8%
15 - 19	18,933	7.3%	15,944	5.7%
20 - 24	21,714	8.4%	18,321	6.6%
25 - 34	37,422	14.4%	41,349	14.8%
35 - 44	33,562	12.9%	39,150	14.0%
45 - 54	36,520	14.1%	32,796	11.8%
55 - 64	26,870	10.3%	33,449	12.0%
65 - 74	14,981	5.8%	28,626	10.3%
75 - 84	11,417	4.4%	15,382	5.5%
85+	5,446	2.1%	6,295	2.3%



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