

# 3510

# mission ave

oceanside, ca 92054

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



freestanding 5,400 square foot auto repair facility  
former midas auto service center

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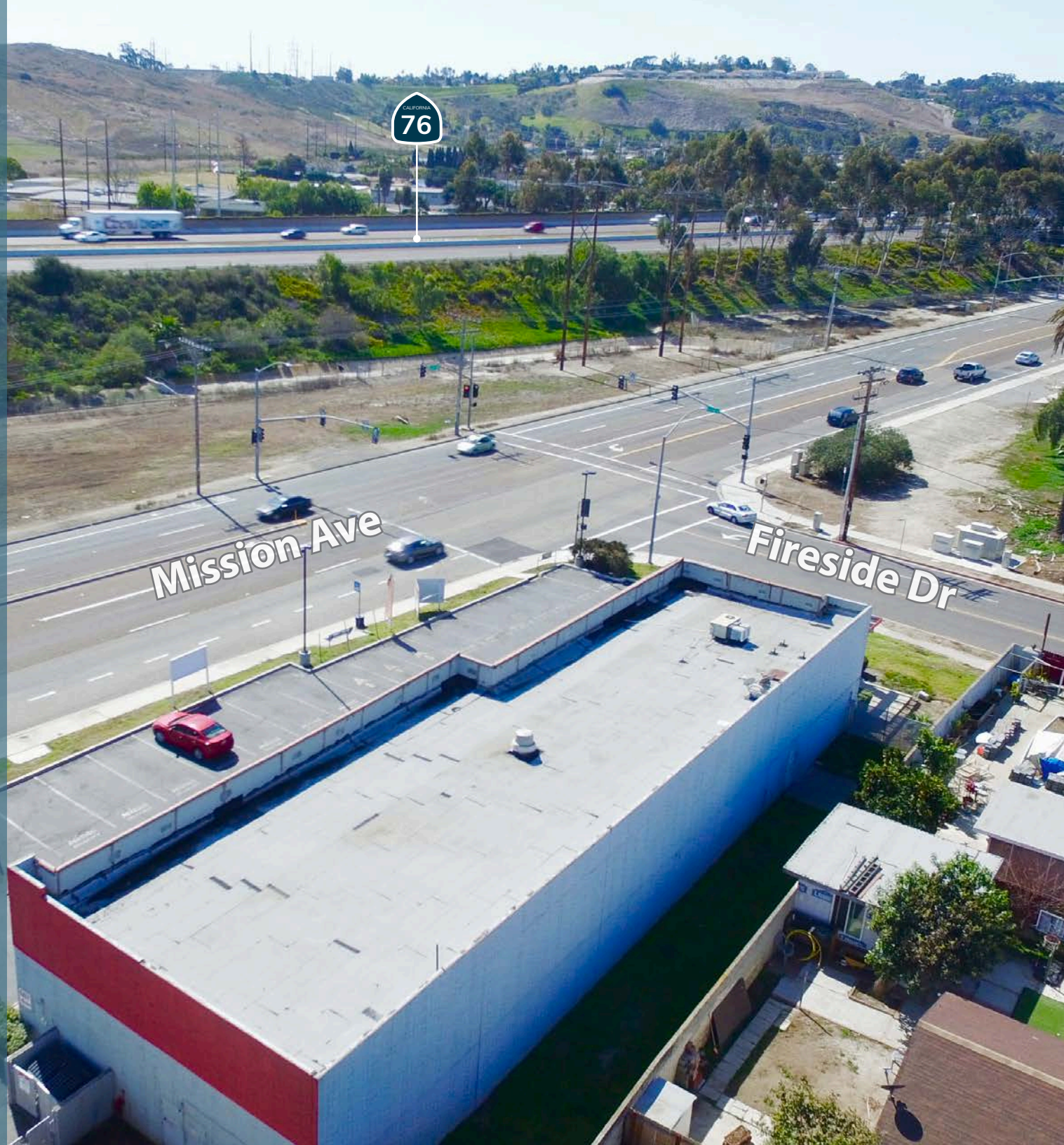
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# property overview

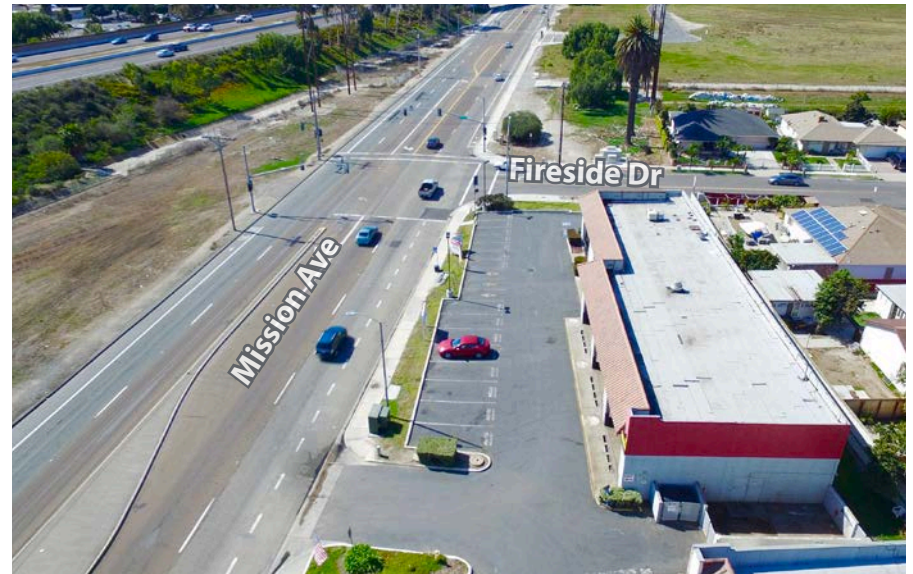
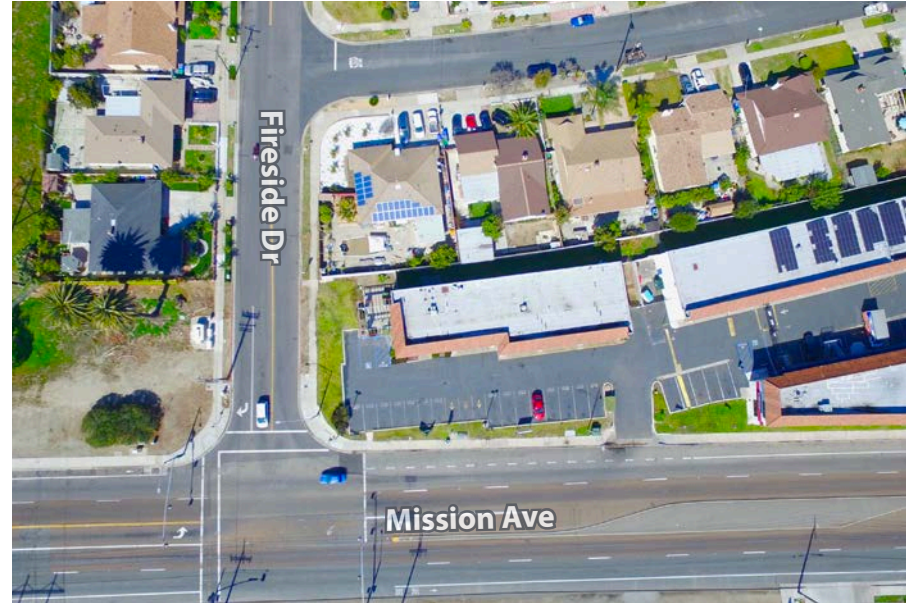
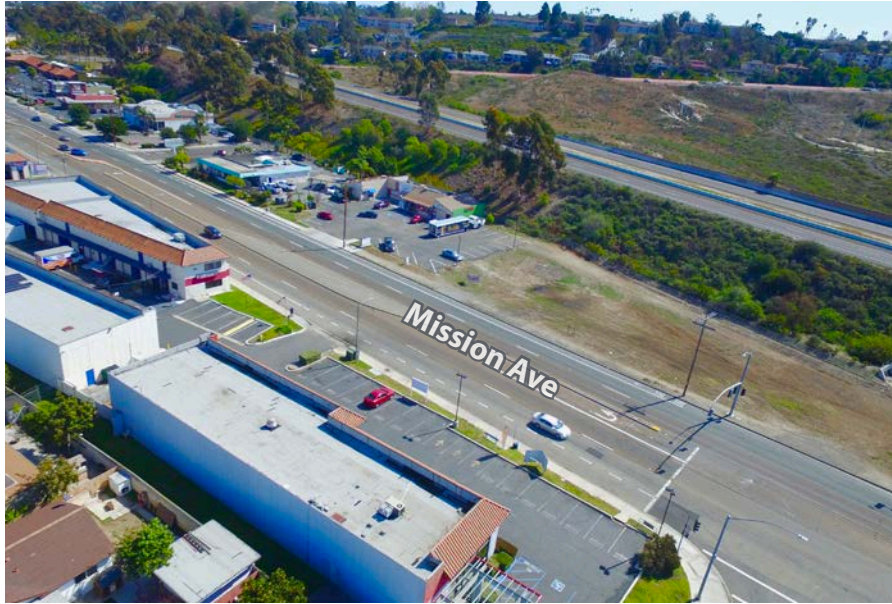
<b>SIZE:</b>	5,400 SF
<b>TYPE:</b>	Single Tenant Building
<b>IMPROVEMENTS:</b>	Customer lobby, counter, 2 customer restrooms, manager office area & shop restrooms
<b>LOADING DOORS:</b>	4 oversized rollup doors
<b># BAYS:</b>	8 + service bays
<b>EXISTING LIFTS:</b>	Existing heavy-duty lifts in place
<b>PARKING:</b>	20 onsite parking stalls
<b>TRAFFIC COUNTS:</b>	Mission Ave: 23,000 CPD Highway 76: 55,000 CPD
<b>LOCATION:</b>	Located on a hard corner
<b>VISIBILITY:</b>	Major visibility from highway 76 & Mission Ave
<b>ZONING:</b>	Zoned for auto repair
<b>AVAILABILITY:</b>	Available now
<b>LEASE RATE:</b>	\$1.35/SF NNN
<b>NNN'S:</b>	\$0.21/SF



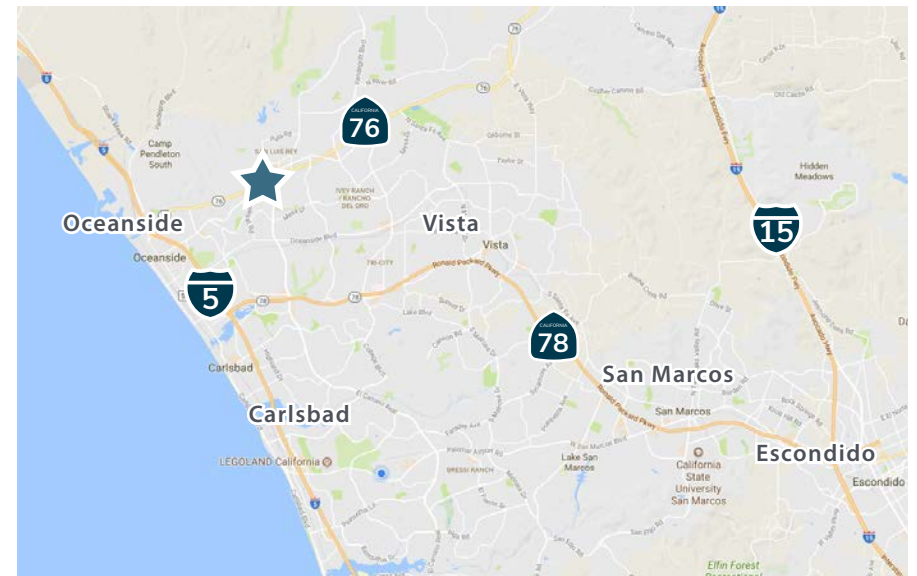
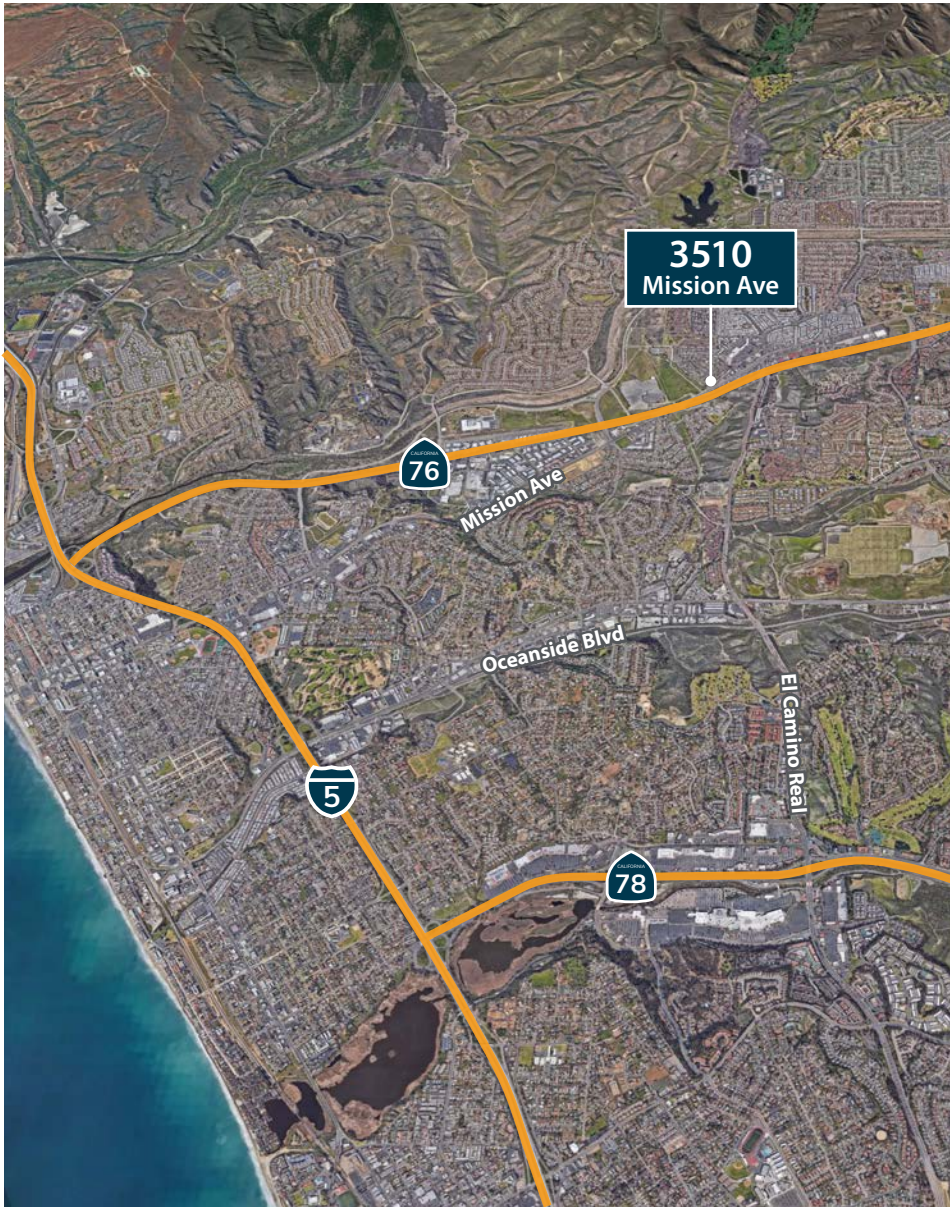
# site plan



# location overview



# location overview



# demographics

3510 Mission Ave		1 mi radius	3 mi radius	5 mi radius
Oceanside, CA 92058				
<b>POPULATION</b>	2017 Estimated Population	15,957	111,554	240,923
	2022 Projected Population	16,743	116,884	252,270
	2010 Census Population	15,365	106,805	226,845
	2000 Census Population	13,811	101,235	216,520
	Projected Annual Growth 2017 to 2022	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2017	0.9%	0.6%	0.7%
	<b>HOUSEHOLDS</b>	2017 Estimated Households	6,275	36,477
2022 Projected Households		6,628	38,394	85,795
2010 Census Households		6,106	35,168	77,321
2000 Census Households		5,607	32,913	73,032
Projected Annual Growth 2017 to 2022		1.1%	1.1%	1.0%
Historical Annual Growth 2000 to 2017		0.7%	0.6%	0.7%
<b>AGE</b>		2017 Est. Population Under 10 Years	11.8%	14.3%
	2017 Est. Population 10 to 19 Years	10.2%	12.8%	12.4%
	2017 Est. Population 20 to 29 Years	14.7%	18.2%	17.4%
	2017 Est. Population 30 to 44 Years	17.1%	20.1%	20.2%
	2017 Est. Population 45 to 59 Years	17.0%	17.1%	18.1%
	2017 Est. Population 60 to 74 Years	18.7%	11.9%	12.6%
	2017 Est. Population 75 Years or Over	10.5%	5.6%	5.9%
	2017 Est. Median Age	41.2	34.0	35.0
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	47.8%	50.0%	50.2%
	2017 Est. Female Population	52.2%	50.0%	49.8%
	2017 Est. Never Married	26.7%	34.5%	35.0%
	2017 Est. Now Married	44.8%	44.1%	43.1%
	2017 Est. Separated or Divorced	20.3%	17.1%	17.3%
	2017 Est. Widowed	8.3%	4.4%	4.7%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	3.6%	6.2%	7.5%
	2017 Est. HH Income \$150,000 to \$199,999	5.1%	6.4%	7.4%
	2017 Est. HH Income \$100,000 to \$149,999	13.0%	15.4%	16.0%
	2017 Est. HH Income \$75,000 to \$99,999	12.4%	13.7%	14.4%
	2017 Est. HH Income \$50,000 to \$74,999	21.4%	19.7%	18.8%
	2017 Est. HH Income \$35,000 to \$49,999	12.7%	13.6%	12.7%
	2017 Est. HH Income \$25,000 to \$34,999	11.1%	8.9%	8.1%
	2017 Est. HH Income \$15,000 to \$24,999	10.2%	7.6%	7.0%
	2017 Est. HH Income Under \$15,000	10.5%	8.5%	7.9%
	2017 Est. Average Household Income	\$67,411	\$84,865	\$90,430
	2017 Est. Median Household Income	\$57,859	\$67,832	\$72,027
	2017 Est. Per Capita Income	\$26,559	\$28,547	\$31,269
	2017 Est. Total Businesses	418	3,199	7,512
2017 Est. Total Employees	2,948	26,910	59,400	

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<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	13,147	87,821	192,118
	2017 Est. Civilian Employed	48.5%	54.3%	56.7%
	2017 Est. Civilian Unemployed	2.4%	2.3%	2.2%
	2017 Est. in Armed Forces	1.9%	8.4%	6.5%
	2017 Est. not in Labor Force	47.2%	35.1%	34.6%
	2017 Labor Force Males	46.9%	49.6%	49.8%
	2017 Labor Force Females	53.1%	50.4%	50.2%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	6,391	47,638	108,652
	2010 Mgmt, Business, & Financial Operations	12.1%	12.7%	13.9%
	2010 Professional, Related	18.1%	20.3%	21.1%
	2010 Service	25.3%	23.1%	22.0%
	2010 Sales, Office	23.3%	23.9%	24.1%
	2010 Farming, Fishing, Forestry	1.6%	1.1%	0.8%
	2010 Construction, Extraction, Maintenance	8.9%	8.0%	8.1%
	2010 Production, Transport, Material Moving	10.7%	10.7%	10.0%
	2010 White Collar Workers	53.6%	57.0%	59.1%
	2010 Blue Collar Workers	46.4%	43.0%	40.9%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	77.7%	77.0%	77.3%
	2010 Drive to Work in Carpool	8.8%	9.5%	8.6%
	2010 Travel to Work by Public Transportation	3.7%	3.0%	3.1%
	2010 Drive to Work on Motorcycle	0.9%	0.7%	0.5%
	2010 Walk or Bicycle to Work	1.5%	3.0%	3.0%
	2010 Other Means	1.0%	1.1%	1.2%
2010 Work at Home	6.5%	5.7%	6.3%	
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	15.7%	18.4%	20.0%
	2010 Travel to Work in 15 to 29 Minutes	34.0%	36.0%	37.0%
	2010 Travel to Work in 30 to 59 Minutes	25.9%	27.0%	28.3%
	2010 Travel to Work in 60 Minutes or More	8.2%	9.8%	10.2%
	2010 Average Travel Time to Work	23.9	23.1	23.1
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$336 M	\$2.28 B	\$5.34 B
	2017 Est. Apparel	\$11.7 M	\$80.3 M	\$188 M
	2017 Est. Contributions, Gifts	\$22.2 M	\$157 M	\$379 M
	2017 Est. Education, Reading	\$12.7 M	\$91.2 M	\$219 M
	2017 Est. Entertainment	\$18.7 M	\$128 M	\$301 M
	2017 Est. Food, Beverages, Tobacco	\$51.9 M	\$348 M	\$808 M
	2017 Est. Furnishings, Equipment	\$11.4 M	\$78.8 M	\$186 M
	2017 Est. Health Care, Insurance	\$29.7 M	\$196 M	\$456 M
	2017 Est. Household Operations, Shelter, Utilities	\$104 M	\$705 M	\$1.65 B
	2017 Est. Miscellaneous Expenses	\$5.00 M	\$33.3 M	\$77.5 M
	2017 Est. Personal Care	\$4.36 M	\$29.6 M	\$69.2 M
	2017 Est. Transportation	\$64.1 M	\$432 M	\$1.01 B

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