

FOR LEASE

CAMINO TOWN & COUNTRY

NWC HIGHWAY 78 & EL CAMINO REAL, OCEANSIDE, CA 92054



For Lease: Phase II
NOW UNDER CONSTRUCTION!
ESTIMATED DELIVERY NOVEMBER 2017

Property Highlights

- Camino Town & Country's strategically located at the major Oceanside/Carlsbad retailing hub of Highway 78 & El Camino Real. New shop buildings facing the recently remodeled Target are available. A major remodel is planned for the rest of the shopping center.

Location

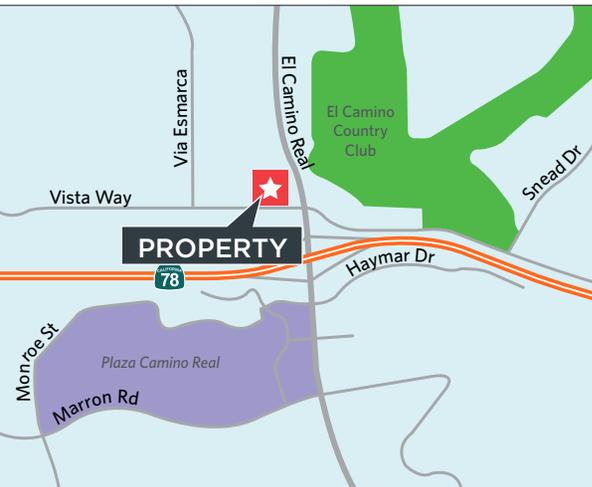
- NWC Highway 78 & El Camino Real, Oceanside, CA 92054

Traffic Counts

- El Camino Real & Vista Way: 49,800 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2016)	12,667	120,840	250,731
AHH Income	\$86,315	\$79,130	\$81,051
Daytime Pop.	8,020	50,090	100,387



Another development brought to you by:



Anchored By:



Current Tenants:



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Availabilities & Site Plan



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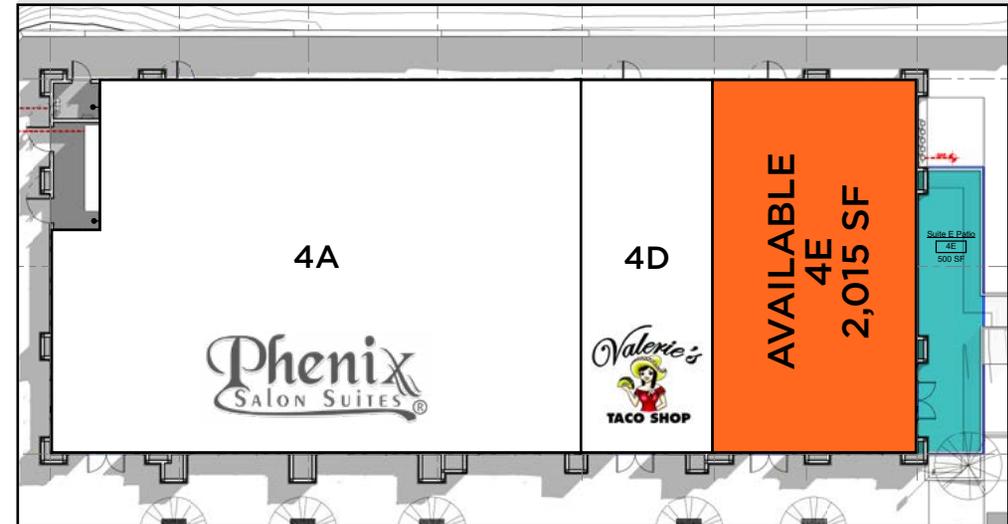
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Remodel Renderings - Buildings 3 & 4

Building 3



Building 4



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Remodel Renderings - Buildings 5



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Remodel Renderings - Street View



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Aerial



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Demographics

2253 S El Camino Real, Oceanside, California, 92054 Ring: 1 mile radius				Prepared by Esri Latitude: 33.18503 Longitude: -117.32942			
Summary	Census 2010	2016	2021				
Population	12,126	12,667	13,307				
Households	5,137	5,290	5,527				
Families	3,204	3,303	3,455				
Average Household Size	2.34	2.37	2.39				
Owner Occupied Housing Units	2,350	2,343	2,440				
Renter Occupied Housing Units	2,787	2,947	3,087				
Median Age	36.7	37.4	37.7				
Trends: 2016 - 2021 Annual Rate	Area	State	National				
Population	0.99%	0.87%	0.84%				
Households	0.88%	0.79%	0.79%				
Families	0.90%	0.79%	0.72%				
Owner HHs	0.81%	0.69%	0.73%				
Median Household Income	3.29%	2.73%	1.89%				
Households by Income	2016		2021				
	Number	Percent	Number	Percent			
<\$15,000	384	7.3%	431	7.8%			
\$15,000 - \$24,999	318	6.0%	291	5.3%			
\$25,000 - \$34,999	572	10.8%	570	10.3%			
\$35,000 - \$49,999	729	13.8%	708	12.8%			
\$50,000 - \$74,999	963	18.2%	717	13.0%			
\$75,000 - \$99,999	886	16.7%	1,030	18.6%			
\$100,000 - \$149,999	826	15.6%	1,028	18.6%			
\$150,000 - \$199,999	275	5.2%	344	6.2%			
\$200,000+	336	6.4%	408	7.4%			
Median Household Income	\$64,453		\$75,793				
Average Household Income	\$86,315		\$95,227				
Per Capita Income	\$35,931		\$39,346				
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	684	5.6%	671	5.3%	720	5.4%	
5 - 9	553	4.6%	653	5.2%	648	4.9%	
10 - 14	584	4.8%	578	4.6%	654	4.9%	
15 - 19	657	5.4%	582	4.6%	550	4.1%	
20 - 24	1,128	9.3%	917	7.2%	872	6.6%	
25 - 34	2,205	18.2%	2,502	19.8%	2,633	19.8%	
35 - 44	1,454	12.0%	1,649	13.0%	1,937	14.6%	
45 - 54	1,712	14.1%	1,479	11.7%	1,384	10.4%	
55 - 64	1,487	12.3%	1,641	13.0%	1,570	11.8%	
65 - 74	802	6.6%	1,124	8.9%	1,330	10.0%	
75 - 84	585	4.8%	532	4.2%	667	5.0%	
85+	276	2.3%	340	2.7%	343	2.6%	
Race and Ethnicity	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	9,346	77.1%	9,477	74.8%	9,714	73.0%	
Black Alone	462	3.8%	500	3.9%	533	4.0%	
American Indian Alone	93	0.8%	95	0.7%	97	0.7%	
Asian Alone	760	6.3%	893	7.0%	1,036	7.8%	
Pacific Islander Alone	86	0.7%	92	0.7%	100	0.8%	
Some Other Race Alone	750	6.2%	876	6.9%	995	7.5%	
Two or More Races	628	5.2%	734	5.8%	832	6.3%	
Hispanic Origin (Any Race)	2,206	18.2%	2,569	20.3%	2,958	22.2%	

2253 S El Camino Real, Oceanside, California, 92054 Ring: 3 mile radius				Prepared by Esri Latitude: 33.18503 Longitude: -117.32942			
Summary	Census 2010	2016	2021				
Population	115,256	120,840	127,256				
Households	44,006	45,486	47,653				
Families	27,254	28,215	29,572				
Average Household Size	2.59	2.63	2.64				
Owner Occupied Housing Units	21,712	21,728	22,660				
Renter Occupied Housing Units	22,294	23,758	24,992				
Median Age	35.9	37.0	38.0				
Trends: 2016 - 2021 Annual Rate	Area	State	National				
Population	1.04%	0.87%	0.84%				
Households	0.94%	0.79%	0.79%				
Families	0.94%	0.79%	0.72%				
Owner HHs	0.84%	0.69%	0.73%				
Median Household Income	2.29%	2.73%	1.89%				
Households by Income	2016		2021				
	Number	Percent	Number	Percent			
<\$15,000	5,068	11.1%	5,670	11.9%			
\$15,000 - \$24,999	3,675	8.1%	3,404	7.1%			
\$25,000 - \$34,999	4,486	9.9%	4,348	9.1%			
\$35,000 - \$49,999	6,325	13.9%	6,273	13.2%			
\$50,000 - \$74,999	7,864	17.3%	6,161	12.9%			
\$75,000 - \$99,999	6,287	13.8%	7,560	15.9%			
\$100,000 - \$149,999	6,776	14.9%	8,294	17.4%			
\$150,000 - \$199,999	2,631	5.8%	3,166	6.6%			
\$200,000+	2,374	5.2%	2,775	5.8%			
Median Household Income	\$57,932		\$64,872				
Average Household Income	\$79,130		\$86,103				
Per Capita Income	\$30,257		\$32,686				
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	7,407	6.4%	7,386	6.1%	7,767	6.1%	
5 - 9	6,651	5.8%	7,054	5.8%	7,072	5.6%	
10 - 14	6,788	5.9%	6,971	5.8%	7,230	5.7%	
15 - 19	7,702	6.7%	7,006	5.8%	6,858	5.4%	
20 - 24	9,459	8.2%	8,782	7.3%	8,172	6.4%	
25 - 34	18,266	15.8%	19,952	16.5%	20,839	16.4%	
35 - 44	14,939	13.0%	15,789	13.1%	17,832	14.0%	
45 - 54	15,888	13.8%	14,816	12.3%	14,441	11.3%	
55 - 64	12,819	11.1%	14,715	12.2%	15,216	12.0%	
65 - 74	7,165	6.2%	9,736	8.1%	12,104	9.5%	
75 - 84	5,399	4.7%	5,449	4.5%	6,352	5.0%	
85+	2,772	2.4%	3,183	2.6%	3,373	2.7%	
Race and Ethnicity	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	81,445	70.7%	82,918	68.6%	85,343	67.1%	
Black Alone	3,843	3.3%	4,084	3.4%	4,303	3.4%	
American Indian Alone	1,038	0.9%	1,059	0.9%	1,095	0.9%	
Asian Alone	5,686	4.9%	6,624	5.5%	7,607	6.0%	
Pacific Islander Alone	1,045	0.9%	1,100	0.9%	1,162	0.9%	
Some Other Race Alone	16,262	14.1%	18,235	15.1%	20,085	15.8%	
Two or More Races	5,937	5.2%	6,821	5.6%	7,660	6.0%	
Hispanic Origin (Any Race)	37,611	32.6%	42,264	35.0%	47,269	37.1%	

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Ring: 5 mile radius		Latitude: 33.18503			
		Longitude: -117.32942			
Summary	Census 2010	2016	2021		
Population	239,553	250,731	263,334		
Households	85,560	88,251	92,281		
Families	57,627	59,502	62,238		
Average Household Size	2.71	2.75	2.77		
Owner Occupied Housing Units	46,883	46,699	48,499		
Renter Occupied Housing Units	38,677	41,552	43,782		
Median Age	33.9	34.7	35.9		
Trends: 2016 - 2021 Annual Rate	Area	State	National		
Population	0.99%	0.87%	0.84%		
Households	0.90%	0.79%	0.79%		
Families	0.90%	0.79%	0.72%		
Owner HHs	0.76%	0.69%	0.73%		
Median Household Income	2.38%	2.73%	1.89%		
Households by Income		2016	2021		
		Number	Percent	Number	Percent
<\$15,000		8,875	10.1%	9,938	10.8%
\$15,000 - \$24,999		6,805	7.7%	6,355	6.9%
\$25,000 - \$34,999		8,378	9.5%	8,151	8.8%
\$35,000 - \$49,999		12,118	13.7%	11,755	12.7%
\$50,000 - \$74,999		15,920	18.0%	12,939	14.0%
\$75,000 - \$99,999		12,352	14.0%	14,594	15.8%
\$100,000 - \$149,999		13,544	15.3%	16,393	17.8%
\$150,000 - \$199,999		5,545	6.3%	6,713	7.3%
\$200,000+		4,715	5.3%	5,443	5.9%
Median Household Income		\$60,106		\$67,603	
Average Household Income		\$81,051		\$87,960	
Per Capita Income		\$29,162		\$31,400	
Population by Age	Census 2010	2016		2021	
	Number	Percent	Number	Percent	Number
0 - 4	16,679	7.0%	16,651	6.6%	17,455
5 - 9	14,976	6.3%	15,534	6.2%	15,481
10 - 14	14,809	6.2%	14,950	6.0%	15,432
15 - 19	17,172	7.2%	15,745	6.3%	15,466
20 - 24	23,502	9.8%	22,732	9.1%	21,301
25 - 34	36,170	15.1%	40,905	16.3%	43,285
35 - 44	30,346	12.7%	30,759	12.3%	34,852
45 - 54	32,394	13.5%	30,052	12.0%	28,702
55 - 64	24,399	10.2%	28,715	11.5%	30,131
65 - 74	13,461	5.6%	18,224	7.3%	22,891
75 - 84	10,590	4.4%	10,509	4.2%	12,048
85+	5,056	2.1%	5,956	2.4%	6,290
Race and Ethnicity	Census 2010	2016		2021	
	Number	Percent	Number	Percent	Number
White Alone	164,953	68.9%	167,127	66.7%	171,232
Black Alone	9,747	4.1%	10,400	4.1%	10,912
American Indian Alone	2,124	0.9%	2,177	0.9%	2,252
Asian Alone	14,115	5.9%	16,210	6.5%	18,435
Pacific Islander Alone	2,289	1.0%	2,425	1.0%	2,558
Some Other Race Alone	33,275	13.9%	37,475	14.9%	41,298
Two or More Races	13,049	5.4%	14,917	5.9%	16,647
Hispanic Origin (Any Race)	79,653	33.3%	89,653	35.8%	100,095

Business Summary:

	1 MILE	3 MILES	5 MILES
Total Businesses:	875	5,762	10,035
Total Employees:	8,165	49,107	104,059
Total Residential Population:	12,005	118,370	110,673
Employee/Residential Population Ratio:	0.68:1	0.41:1	0.42:1

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