

Commercial Site Available for Sale

Colliers
INTERNATIONAL

NORTHEAST CORNER OF OLD GROVE ROAD & FRAZEE ROAD, OCEANSIDE, CA 92057



Features

- › Site within close proximity to significant commercial development (Lowe's Home Improvement, CVS, Ralphs, 24 Hour Fitness, In-N-Out, etc.)
- › Close to 76 Expressway for access
- › Excellent small neighborhood development site
- › 2.76 gross acres

Sale Price: \$1,685,000



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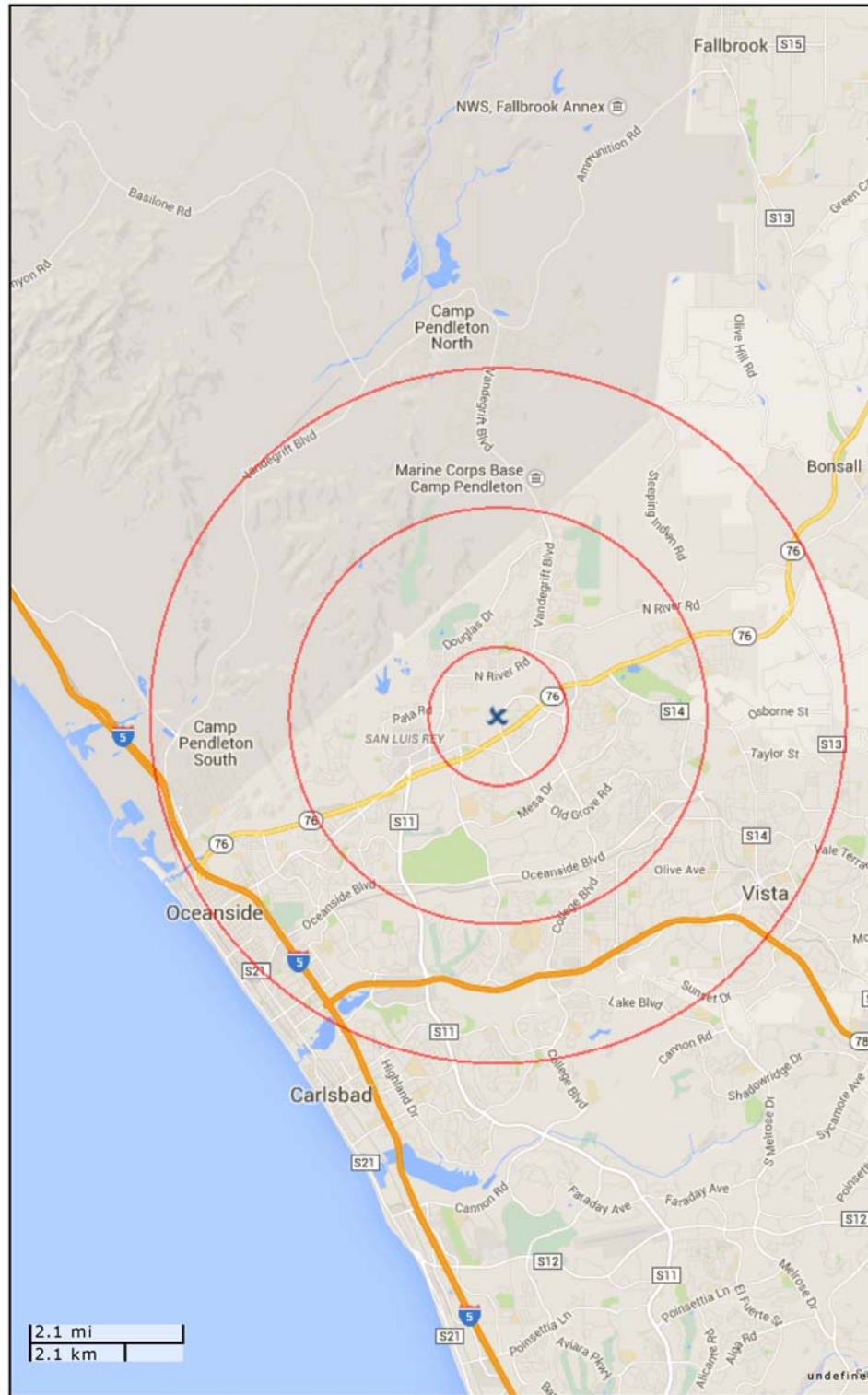
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Legend

- Location
- Rings 1,3,5 mi

Location

Fraze
Old Grove Road
Oceanside, California,
92057
33.237013, -117.309216



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	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	16,678	89,825	224,517
2010 Total Population	20,021	97,547	236,269
2014 Total Population	21,130	102,920	247,094
2019 Total Population	23,087	110,376	261,301
Population Change 2000 to 2010	20.0%	8.6%	5.2%
Population Change 2000 to 2014	26.7%	14.6%	10.1%
Population Change 2010 to 2019	15.3%	13.2%	10.6%
Population Change 2014 to 2019	9.3%	7.2%	5.7%
2014 Race and Ethnicity			
White alone	58.0%	62.6%	64.4%
Black or African American alone	6.1%	5.5%	4.5%
Asian alone	9.1%	8.2%	5.8%
Other Race	26.8%	23.7%	25.3%
Hispanic or Latino			
Hispanic	41.3%	36.0%	40.5%
Not Hispanic	58.7%	64.0%	59.5%
2014 Age			
Median Age	32.2	34.6	32.1
19 and Under	30.2%	27.8%	28.3%
20 to 29	16.8%	16.2%	18.9%
30 to 39	14.3%	13.0%	13.3%
40 to 49	13.6%	13.5%	12.6%
50 to 64	14.2%	17.4%	15.9%
65 and Over	10.8%	12.1%	11.0%
2014 Occupation			
Civilian employed population 16 years and over	8,599	45,258	104,505
White collar	60.2%	61.6%	56.2%
Blue collar	39.8%	38.4%	43.8%
2014 Educational Attainment			
Population 25 years and over	12,903	65,319	151,325
No High School Diploma	17.4%	14.8%	18.9%
High school graduate, GED, or alternative	21.1%	22.0%	22.0%
College No Degree	29.5%	28.4%	25.6%

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College or Advanced Degree	32.0%	34.8%	33.5%
2014 Marital Status			
Population 15 years and over	16,352	81,745	195,602
Married	57.9%	56.1%	51.2%
Not Married	42.1%	43.9%	48.8%

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HOUSEHOLD OVERVIEW			
Household Trend			
2000 Households	5,623	30,291	73,044
2010 Households	6,517	32,726	77,182
2014 Households	6,593	33,258	77,950
2019 Households	7,214	35,490	82,123
Household Change 2000 to 2010	15.9%	8.0%	5.7%
Household Change 2000 to 2014	17.3%	9.8%	6.7%
Household Change 2010 to 2019	10.7%	8.4%	6.4%
Household Change 2014 to 2019	9.4%	6.7%	5.4%
2014 Household Size			
Average Household Size	3.1	3.1	3.1
Household Income Trend			
2000 Median Income	\$43,655	\$49,168	\$44,623
2010 Median Income	\$64,866	\$65,374	\$57,225
2014 Median Income	\$69,537	\$70,528	\$62,762
2019 Median Income	\$74,789	\$76,022	\$69,424
Median Income Change 2000 to 2010	48.6%	33.0%	28.2%
Median Income Change 2000 to 2014	59.3%	43.4%	40.7%
Median Income Change 2010 to 2019	15.3%	16.3%	21.3%
Median Income Change 2014 to 2019	7.6%	7.8%	10.6%
2014 Household Income			
up to \$24,999	12.8%	12.7%	14.4%
\$25,000 to \$49,999	17.7%	18.4%	23.4%
\$50,000 to \$74,999	24.2%	22.5%	22.2%
\$75,000 to \$124,999	29.2%	28.8%	24.8%
\$125,000 to \$199,999	11.9%	13.3%	11.4%
\$200,000 or more	4.2%	4.3%	3.7%
HOUSING UNITS OVERVIEW			
2014 Home Value			
Median Home Value	\$316,199	\$342,747	\$354,174
Average Home Value	\$320,998	\$354,199	\$378,288
2014 Occupancy			
Households	6,593	33,258	77,950
Owner Occupied	62.6%	65.7%	56.0%
Renter Occupied	37.4%	34.3%	44.0%

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Occupancy by Number of Units			
1 Unit, Detached	53.6%	60.4%	53.8%
1 Unit, Attached	13.0%	11.4%	11.2%
2 to 9	16.2%	13.6%	16.3%
10 to 49	9.3%	7.6%	10.7%
50 or more Units	2.2%	2.2%	3.5%
Mobile Home	5.6%	4.8%	4.4%
Boat, RV, Van, etc.	.0%	.0%	.1%

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