

# HWY 76 EXPRESSWAY & DOUGLAS DRIVE - OCEANSIDE, CA

## STREET SIDE RETAIL PAD BUILDINGS



DEVELOPERS  
RESOURCE  
COMPANIES, INC.  
RETAIL CENTER DEVELOPMENT  
AND ASSET MANAGEMENT

## Daily Needs Grocer/Household Goods Anchored Center



- **Located at 2 Major Signalized Intersections:** The busy 76 Expressway and Douglas Drive & the corner of Mission Avenue and Douglas Drive
- **Passerby Traffic Counts total 96,400 vehicles per day**
- **Gateway to Camp Pendleton Marine Base** and the Mission San Luis Rey Historical Landmark
- **780 ft. of Frontage** along Mission Avenue, Douglas Drive and the Highway 76 Expressway

LEASING

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# LOCATED AT A STRATEGIC PATH OF TRAVEL ON/OFF HWY 76

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NO EXPRESSWAY ACCESS  
AT EL CAMINO REAL

EXPRESSWAY ACCESS FOR EL  
CAMINO REAL & DOUGLAS DR



Architectural Tower  
Features for High  
Impact Signage!



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# PRIME 76 EXPRESSWAY SIGNALIZED EXIT LOCATION



**DEVELOPERS  
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**Lighted Corner  
Monument Sign**



**Lighted Pylon Sign**

**Premium corner suite available along 76 HWY with pylon and monument signage, and dual facade signage on south and east storefronts!**

## TRAFFIC COUNTS

Vehicles Per Day	Current	
Mission Avenue:	21,948	
Douglas Drive:	20,400	
Highway 76:	46,500	
Total:	89,448	Source: esri 2021

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2021	17,946	112,827	257,678
2026 Population Projection	18,330	115,357	265,601
Daytime Population 2021	15,045	103,837	231,546
Avg. Household Income 2021	\$76,526	\$95,817	\$97,707

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# JOIN THESE ESTABLISHED & SUCCESSFUL TENANTS



DEVELOPERS  
RESOURCE  
COMPANIES, INC.  
RETAIL CENTER DEVELOPMENT  
AND ASSET MANAGEMENT

“Their highest sales volume Oceanside store!”

“Best of SD County stores!”

“Sales up 14%!”

“Sales close to \$1,000 p.s.f!”



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