



# FOR LEASE - 4,122 SF

## FORMER VET SPACE - FULLY BUILT OUT

3509 SUITE E-4 CANNON ROAD OCEANSIDE, CA 92056

[VIEW VIRTUAL TOUR](#)



4,122 SF END CAP  
FULLY BUILT OUT VET SPACE

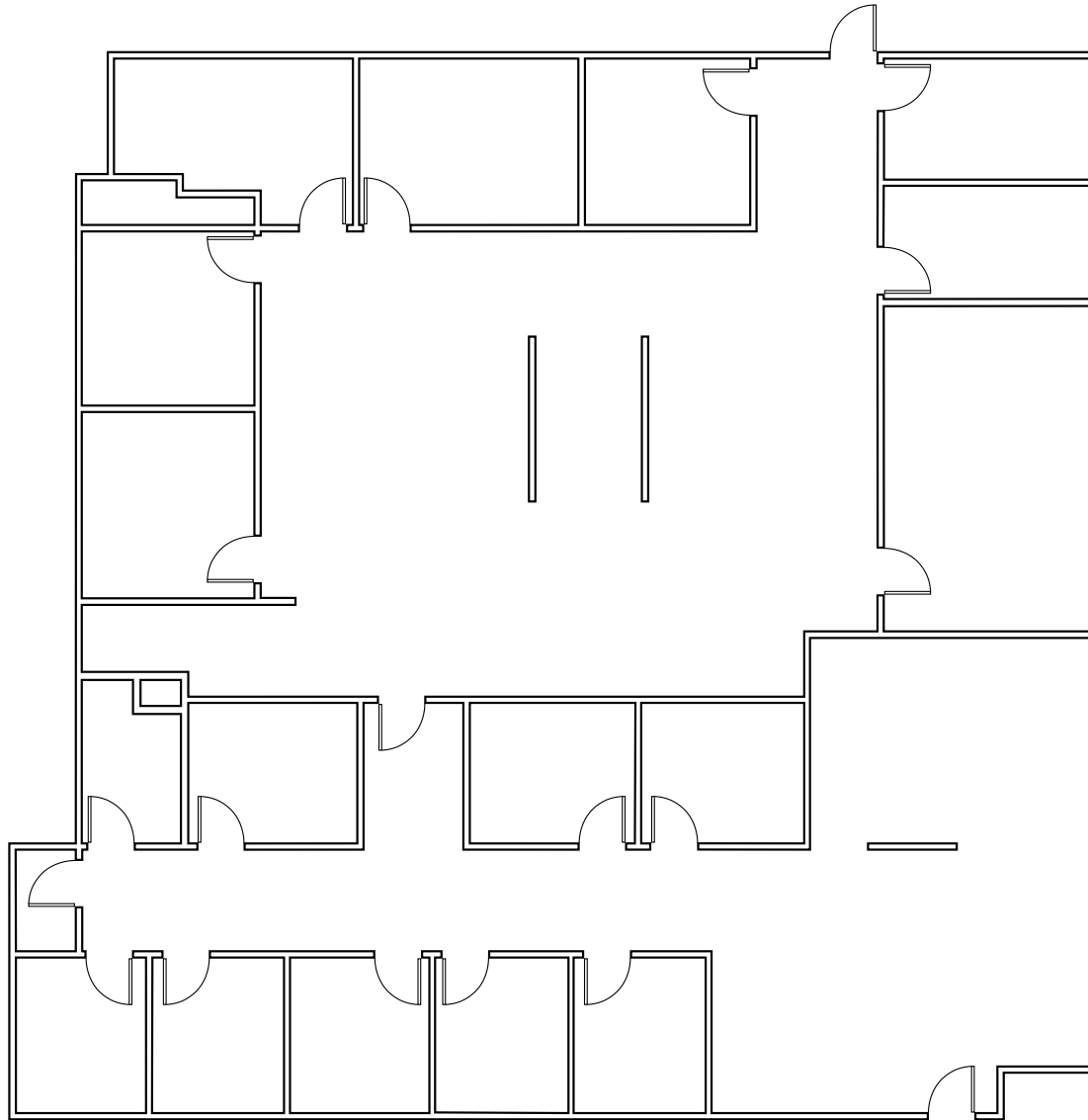


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# FLOOR PLAN



# SITE PLAN

MADISON MIDDLE SCHOOL  
LAKE ELEMENTARY SCHOOL  
EXISTING BALL FIELDS



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FULLY BUILT OUT VET SPACE  
4,122 SF END CAP SPACE



# AREA DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2021 Population	13,316	118,695	281,206
2026 Population	13,446	122,136	291,089
Percent Pop Change: 2010 to 2021	0.09%	0.49%	0.70%
Percent Pop Change: 2021 to 2026	0.19%	0.57%	0.69%

## HOUSEHOLDS

2021 Households	5,071	38,933	97,158
2026 Households	5,113	39,974	100,180
Percent HH Change: 2021 to 2026	0.17%	0.53%	0.61%
Average Household Size	2.61	2.99	2.86

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2021 Average Household Income	\$120,386	\$99,501	\$112,628
2026 Average Household Income	\$136,489	\$113,626	\$128,700
2021 Median Household Income	\$102,731	\$79,533	\$87,075
2026 Median Household Income	\$110,212	\$89,987	\$100,021
2021 Per Capita Income	\$45,662	\$32,826	\$38,779
2026 Per Capita Income	\$51,708	\$37,396	\$44,130

## HOUSING UNITS

2021 Housing Units	5,302	41,056	102,451
Occupied Units	5,071	38,933	97,158
Vacant Housing Units	231	2,123	5,293
2021 Owner-Occupied Housing Units	3,390	22,780	59,720
2021 Renter-Occupied Housing Units	1,681	16,153	37,438
2021 Median Home Value	\$645,917	\$594,543	\$648,226
2021 Average Home Value	\$697,676	\$630,615	\$708,914



Walgreens

EoS FITNESS



4,122 SF  
END CAP  
AVAILABLE



LAKE BLVD  
10,380 ADT

CANNON RD  
12,626 ADT

MELROSE DR  
31,263 ADT



FOR MORE INFORMATION, PLEASE CONTACT:

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