

  
**Palm Tree Plaza**

3509-3533 CANNON ROAD  
OCEANSIDE, CA 92056



Canon Road

Lake Blvd

Canon Road

Melrose Drive

31,263 ADT

**FOR LEASE**

**CBRE**

# AVAILABLE SPACE

Suite	Tenant	SF
2-A	Gracie Jiu-Jitsu	1,464
2-B	760 Nutrition	1,408
2-C	Perfect Cut	1,408
2-D	Bodega Market	1,241
2-E&F	American Nail Bar	2,800
2-G	Dentist	1,425
2-G1	Farmers Insurance	965
2-H	Montessori School	1,250
2-H1	Montessori School	1,250
2-J	Montessori School	1,487
Pad	Montessori School	7,040
Pad	Starbucks	2,000
Pad	McDonald's	3,686
3513	Auto Zone	7,048
E-4	Former Vet Space Fully Built-Out	4,110
E-2B	*Available Yogurt	1,042
E-1	Pizza Hut	1,348
Pad	Popeyes Chicken	2,400
Pad A-E	Available	4,186

**Anchor**  
EOS Fitness  
45,750 SF

**Co-Anchor**  
Walgreens  
14,380 SF



■ Available     
 ■ Potentially Available     
  Leased

\* Do Not Disturb Tenant

# AREA RETAILERS



# 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
2010 Population	13,185	112,319	259,998
2000 Population	12,685	106,233	225,970
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
2010 Households	4,991	36,770	90,171
2000 Households	4,792	34,757	79,471
Percent HH Change: 2010 to 2021	0.14%	0.51%	0.67%
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







**POPEYE'S  
COMING SOON**



**BRAD JONES**  
First Vice President  
+1 858 646 4725

*brad.jones@cbre.com*  
Lic. 01211248

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.