



FOR LEASE ■ 1,348 SF

CBRE

FORMER PIZZA SPACE - HIGH VISIBILITY

3509 SUITE E-1 CANNON ROAD OCEANSIDE, CA 92056



Cannon Rd

S Melrose Dr

JOIN THESE RETAILERS



UNDER
NEW
OWNERSHIP

AVAILABLE SPACE

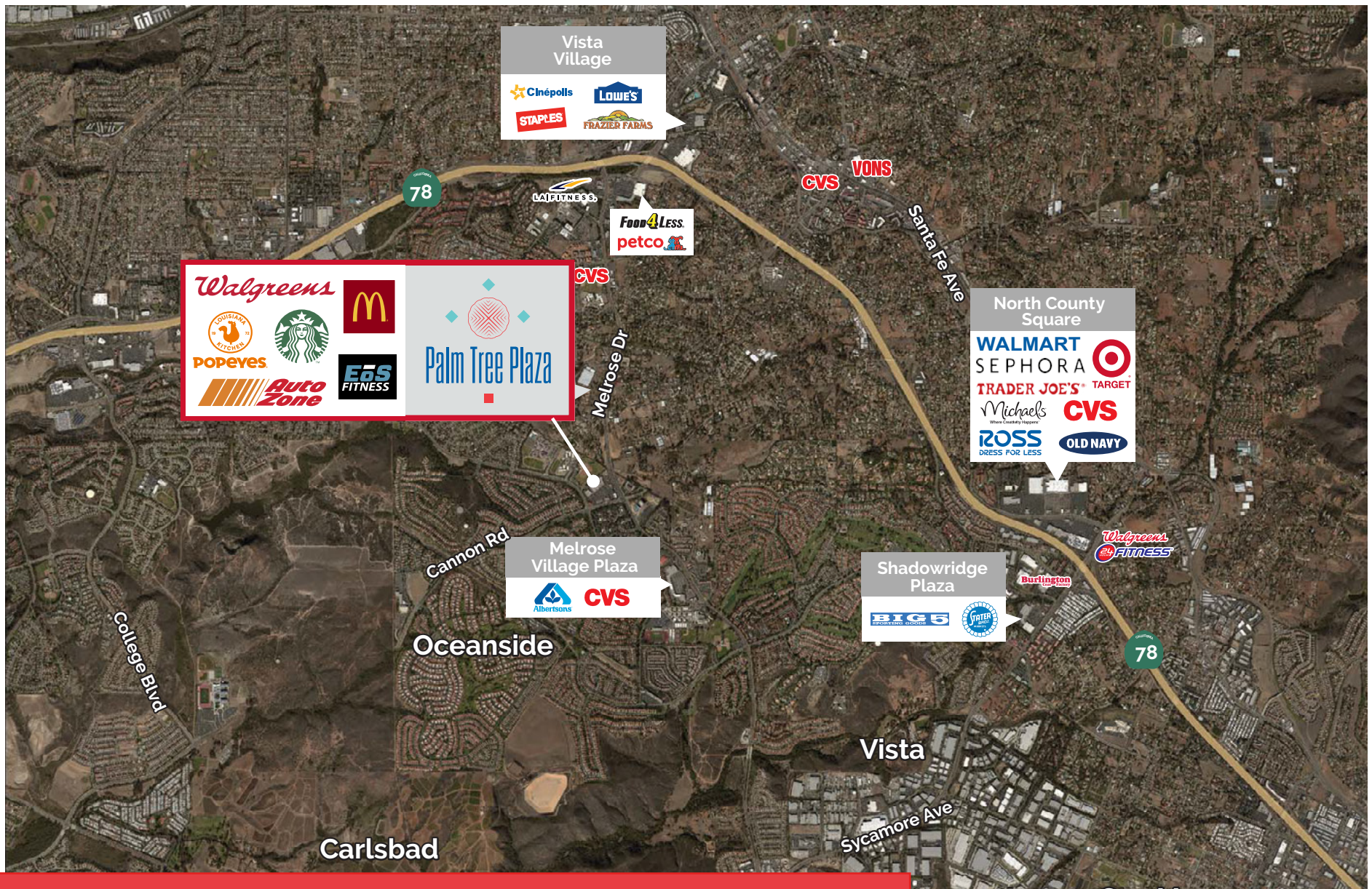
SITE PLAN

Suite	Tenant	SF
3507	Walgreens	14,380
3533	EOS Fitness	45,750
3529 2-A	Gracie Jiu-Jitsu	1,464
3529 2-B	760 Nutrition	1,408
3529 2-C	Perfect Cut	1,408
3529 2-D	Bodega Market	1,241
3529 2-E&F	American Nail Bar	2,800
3529 2-G	Dentist	1,425
3529 2-G1	Farmers Insurance	965
3525 2-H	Montessori School	1,250
3525 2-H1	Montessori School	1,250
3525 2-J	Montessori School	1,487
3525	Montessori School	7,040
3521	Starbucks	2,000
3517	McDonald's	3,686
3513	Auto Zone	7,048
3509 E-2B	Yogurt	1,042
3509 E-1	Former Pizza Restaurant - Available	1,348
3503	Popeyes Chicken	2,400

■ Available
 ■ Potentially Available
 ■ Leased



AREA RETAILERS



AREA DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 Population	13,046	118,052	281,530
2030 Population	12,837	118,512	285,032
Percent Pop Change: 2020 to 2025	-0.41%	-0.03%	0.16%
Percent Pop Change: 2025 to 2030	-0.32%	0.08%	0.25%

HOUSEHOLDS

2025 Households	5,102	40,867	100,656
2030 Households	5,079	41,495	102,997
Percent HH Change: 2025 to 2030	-0.09%	0.31%	0.46%
Average Household Size	2.53	2.84	2.76

SITE STATISTICS (PLACER.AI)

Visits	2.7M
Unique Visitors	215.9K
Vist Frequency	12.45
Average Dwell Time	55 Min
Visits YoY	+11.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$176,563	\$142,659	\$158,951
2030 Average Household Income	\$197,216	\$161,916	\$180,120
2025 Median Household Income	\$139,651	\$108,724	\$118,370
2030 Median Household Income	\$157,068	\$124,584	\$139,649
2025 Per Capita Income	\$69,694	\$49,855	\$56,973
2030 Per Capita Income	\$78,764	\$57,183	\$65,220

HOUSING UNITS

2025 Housing Units	5,296	42,610	105,733
Occupied Units	5,102	40,867	100,656
Vacant Housing Units	194	1,743	5,077
2025 Owner-Occupied Housing Units	3,181	23,485	61,312
2025 Renter-Occupied Housing Units	1,921	17,382	39,344
2025 Median Home Value	\$961,976	\$832,986	\$899,081
2025 Average Home Value	\$1,093,615	\$891,296	\$993,509

Source: ESRI





FOR MORE INFORMATION,
PLEASE CONTACT:

BRAD JONES

First Vice President
+1 858 646 4725
brad.jones@cbre.com
Lic. 01211248

REG KOBZI

Senior Vice President
+1 858 546 4604
reg.kobzi@cbre.com
Lic. 00917639

MICHAEL PETERSON

Senior Vice President
+1 858 646 4749
michael.peterson@cbre.com
Lic. 01969314

LANE ROBERTSON

Associate
+1 858 646 4733
lane.robertson@cbre.com
Lic. 02206700

©2026 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.

