

HIGHWAY 76 EXPRESSWAY & DOUGLAS DRIVE DELIVERS TRAFFIC & SALES!



Architectural Tower Features for High Impact Signage!

- **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

Join These Established & Successful Tenants

“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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HIGHWAY 76 & DOUGLAS RESTAURANT & RETAIL PAD BUILDINGS

Multiple End Caps with Dining Patios

TRAFFIC COUNTS

Vehicles Per Day	Current	w/projects in process	NOTE
Mission Avenue:	25,000	25,000	Ask to see the passersby traffic presentation
Douglas Drive:	20,400	28,930	
Highway 76:	51,000	51,000	
Total:	96,400	104,930	

Sources: SANDAG 2010 & Caltrans 2011

DEMOGRAPHICS

	1 mile	3 Miles	5 miles
Population 2013	21,229	106,887	232,298
2020 Population Projection	18,257	114,632	259,971
Avg. Household Income 2013	61,905	76,935	73,793
Daytime Population 2013	14,857	85,207	195,329

NOTE
High daytime population is almost the same as Resident Population



Lighted Corner Sign



Lighted Pylon Sign



NO EXPRESSWAY ACCESS
at El Camino Real

Site

Expressway Access for El Camino Real & Douglas Dr

ENTIRE STREET SEGMENT ON WEST SIDE OF DOUGLAS DRIVE BETWEEN MISSION AVENUE AND HIGHWAY 76! OCEANSIDE, CA 92054