

FOR LEASE

# Copperwood Center

Oceanside, CA 92058

**3365-3385**  
Mission Avenue

**101-110**  
Copperwood

COPPERWOOD WAY

MISSION AVE

CALIFORNIA  
76

**3365-3385** MISSION AVENUE  
**101-110** COPPERWOOD WAY

 CUSHMAN &  
WAKEFIELD

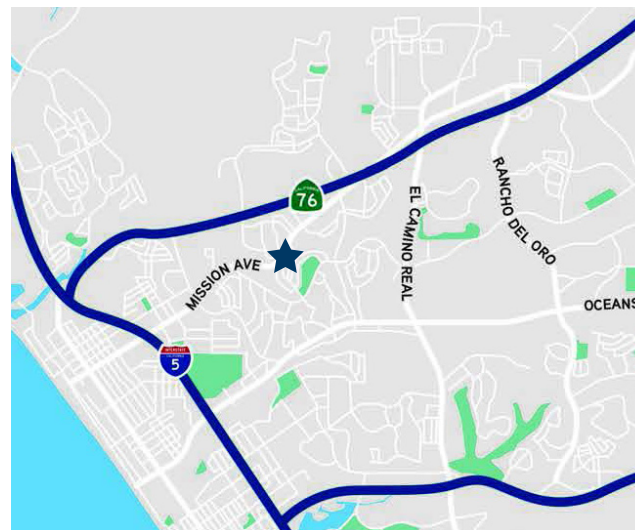


# THE PROPERTY

FOR LEASE

## DETAILS GREAT MIX OF SMALL INDUSTRIAL SHOWROOM

- » Small open floor plan units ideal for showroom/light industrial
- » Project completely renovated with new signage and landscaping
- » 100 amp, 3 phase power service on most suites
- » Adjacent to shops and restaurants
- » Immediate access to Highway 76 and Interstate 5



**LEASE RATE:**  
**\$1.35/SF + NNN**



# THE AVAILABILITY

## 101-110 COPPERWOOD WAY INDUSTRIAL

UNIT	RSF	AVAILABLE	DETAILS	MONTHLY RATE
102 Suite H	2,779	30 Day Notice	Private Offices, Restroom, and Warehouse	\$1.35/SF NNN
110 Suite A	1,541	Now	Private Offices, Restrooms, and Warehouse	\$1.35/SF NNN

Estimated NNN:  
\$0.48/SF/Mo



3365-3385  
**MISSION AVE**

**3375**  
Mission Ave

**3365**  
Mission Ave

**3385**  
Mission Ave

MISSION AVE



# PROPERTY PHOTOGRAPHY





# 101-110 COPPERWOOD WAY





# PROPERTY PHOTOGRAPHY





# THE LOCATION



OCEANSIDE  
PIER

COPPERWOOD  
CENTER

OCEANSIDE  
MUNICIPAL  
AIRPORT

FUTURE RETAIL

CALIFORNIA  
76

## AREA DEMOGRAPHICS (1-MILE RING)



Daytime  
Population

14,613



Projected  
Population (2027)

14,187



Average Household  
Income (2023)

\$100,934



Unemployment  
Rate (2023)

5.4%



**3385**  
Mission Ave

**3375**  
Mission Ave

**3365**  
Mission Ave

**101**  
Copperwood

**105**  
Copperwood

**102**  
Copperwood

**106**  
Copperwood

**110**  
Copperwood

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