

**FOR  
LEASE**



# NORTH COUNTY PLACE

2204 El Camino Real | Oceanside, CA 92054

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES  
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## PROPERTY HIGHLIGHTS

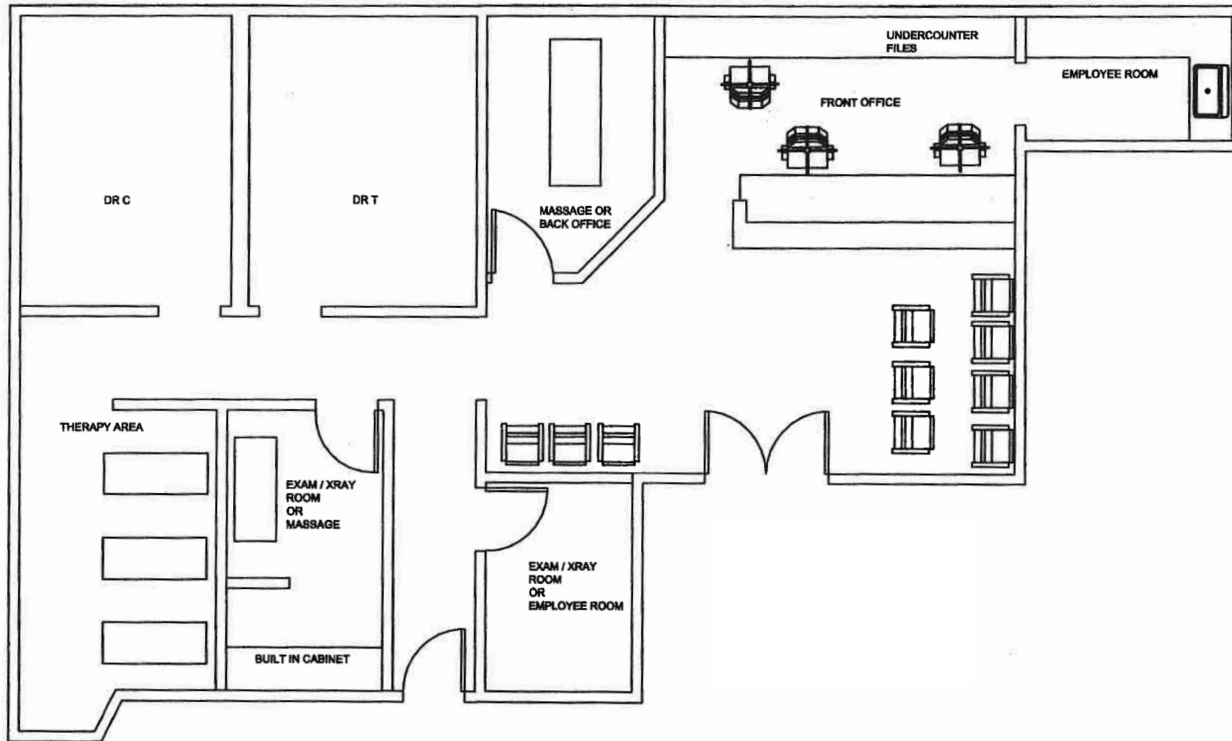
- ±1,800 RSF Office spaces available
- North County Place is strategically located within one of North County's premier office & retail corridors
- Prominent building signage
- Elevator served
- 5.00/1,000 SF parking available
- Flexible layouts
- Home to surrounding tenants such as Target, Barnes & Noble, Wal-Mart, Michael's, Vons, 24-Hour Fitness
- Great access to Hwy 78 and I-5 Fwy
- Ocean and lagoon views

**Lease Rate:** \$2.00 psf plus utilities

Located in high traffic location, next to The Shoppes at Carlsbad, other major shopping centers, dining, entertainment and more.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Suite 201  
1,800 SF



## SECOND FLOOR AVAILABILITY

Suite 201 1,800 SF

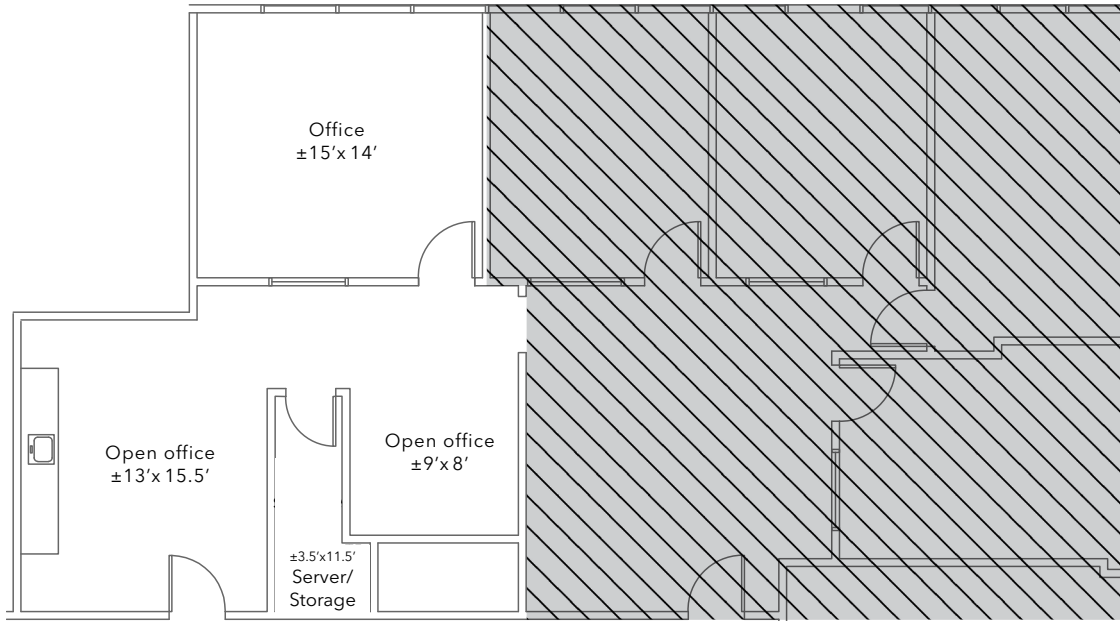
Lease Rate: \$2.00 plus utilities

Suite 314  
632 SF

## THIRD FLOOR AVAILABILITY

Suite 314 632 SF

Lease Rate: \$2.00 plus utilities



*All measurements are approximate*

SOUTH OCEANSIDE BEACH



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## OCEANSIDE

Oceanside Blvd

## CARLSBAD

HOSP GROVE PARK

Jefferson St

Vista Way

El Camino Real | 49,800 Cars Per Day

Subject Property



### Located just off the 78 freeway in Oceanside



EL CAMINO COUNTRY CLUB



# the neighborhood

Sample of neighboring merchants within < 1 mile of the property



## demographics



### Population

1 Mile	10,747
3 Miles	123,588
5 Miles	254,127



### Avg. HH Income

1 Mile	\$144,191
3 Miles	\$127,158
5 Miles	\$128,699



### Median HH Income

1 Mile	\$95,570
3 Miles	\$101,886
5 Miles	\$105,339



### Households

1 Mile	4,633
3 Miles	49,326
5 Miles	94,739



### Employees

1 Mile	7,225
3 Miles	49,293
5 Miles	106,357



### Median Age

1 Mile	38.6
3 Miles	38.4
5 Miles	37.7

\* REGIS 2024

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