

# FOR SALE



## 4100 Avenida De La Plata

OCEANSIDE, CA 92056



CBRE

FREESTANDING INDUSTRIAL BUILDING | 14,533 SF | IDEAL INVESTOR OR OWNER-USER OPPORTUNITY



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The Offering

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire 4100 Avenida De La Plata (the “Property”), a freestanding industrial Flex/R&D asset located in the prestigious Rancho Del Oro Technology Park of Oceanside, CA. Currently owned and occupied by a publicly traded biopharmaceutical company, the asset will be delivered vacant at the close of escrow.

Offering Terms

ASKING PRICE  
\$4.8M | \$330/SF

Property Summary

REGION	ADDRESS	POWER	PARKING
North County San Diego	4100 Avenida De La Plata	800 Amps 277/480V	3.0:1,000 SF
SUBMARKET	SIZE	LOADING	LAND AREA
Oceanside	14,533 SF	3 Rollup Positions	1.01 Acres
CURRENT USE	YEAR BUILT	CLIMATE-CONTROLLED	ZONING
Ind/R&D/Office	1990	100%	IL - Light Industrial
OCCUPANCY	CLEAR HEIGHT	APN	EV CHARGERS
Vacant	18'	162-502-01	4



Investment Highlights

Asset Level Highlights

- + 14,533 SF freestanding building
- + Single-story (no-mezz) w/ ~18’ clear
- + Flexible for multi or single tenancy
- + Two points of ingress & egress
- + 3 roll-up positions
- + Ample power; 800 amps
- + 100% climate-controlled
- + Opportunity to provide a secure yard
- + Highly visible at the signalized intersection of Avenida De La Plata & Avenida Del Oro

Exceptional Investor or User Opportunity

- + Ideal owner-user opportunity with limited supply of freestanding assets under 20,000 SF
- + Avg. \$/SF for comparable sales and on-market activity | \$300-\$400/SF
- + Opportunity to modify the existing buildout and position the asset with ±20% improved interior space
- + Flexible and highly attractive for various uses: manufacturing, construction/building materials, Aerospace & defense, and Technology

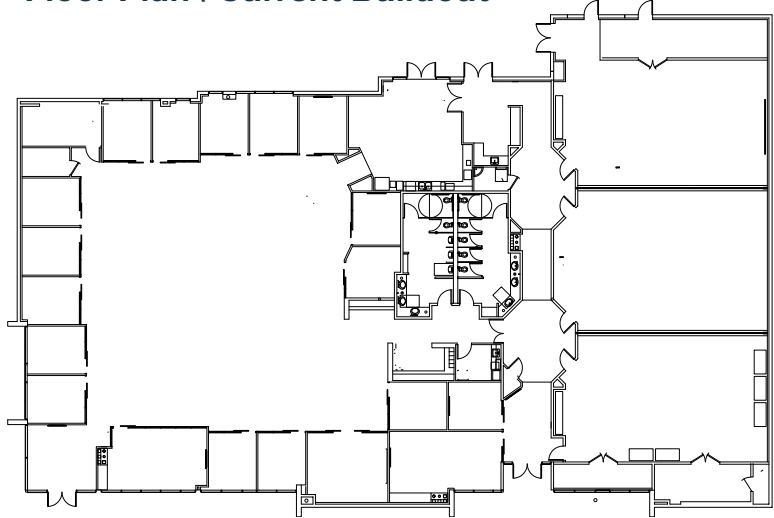
Market Highlights

- + Strong market fundamentals across the industrial sector:
  - 8.7M SF industrial inventory with a 3.4% direct vacancy rate
  - No NEW competing supply or active development in North County
  - Robust tenant demand for spaces under 20,000 SF
- + Oceanside is home to some of the largest Fortune 500 companies
- + Strategic Oceanside location with access to nearby amenities, including the 465-acre El Corazon master planned development



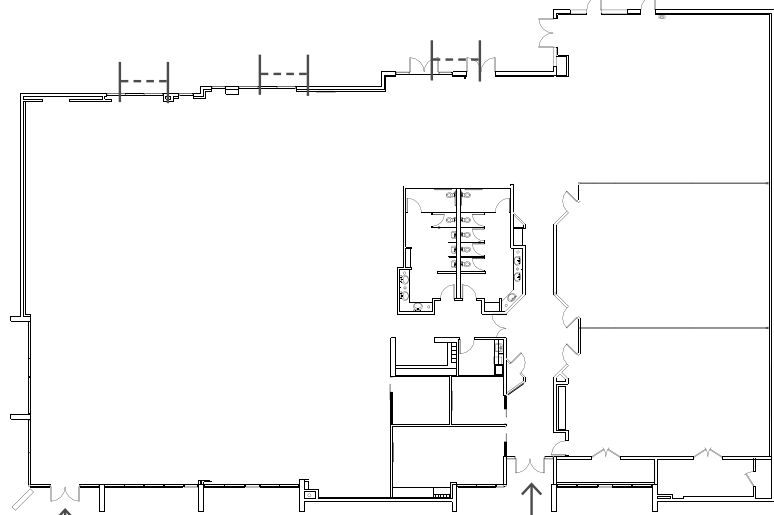
Property Information

Floor Plan | Current Buildout



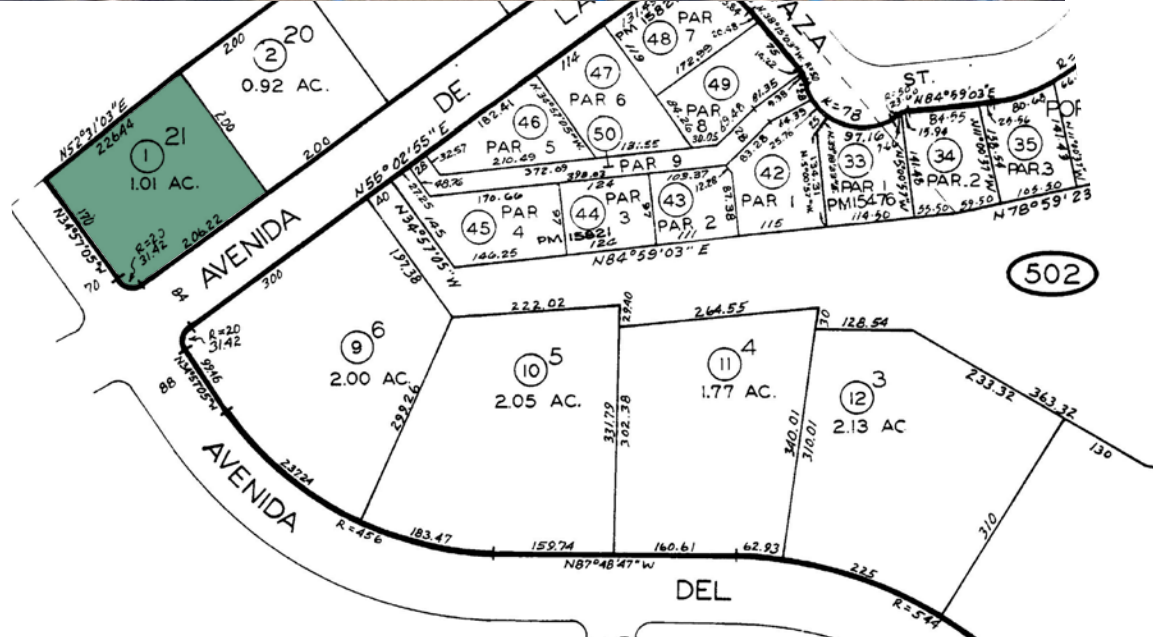
Floor Plan | Hypothetical Low-Finish Buildout

The ability to pull back on the existing buildout and provide lower finish product will increase the asset's appeal and marketability



Main Entrance      Secondary Entrance

6      |---|      Glased In Rollup Doors



Site Plan



14,533 SF



4100 AVENIDA DE LA PLATA

**B600**  
INDUSTRIAL FLEX / R&D



San Diego Industrial

TOTAL INVENTORY  
188.1M SF

ASKING RATE (NNN)  
\$1.40

DIRECT VACANCY  
5.5%

UNDER CONSTRUCTION  
1.5M SF

NET ABSORPTION  
449.5k SF

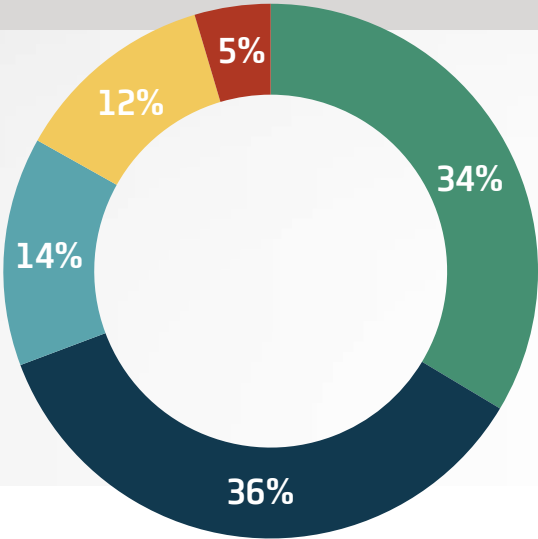
LEASING ACTIVITY (YTD 2025)  
3.2M SF

San Diego County as of Q1 2025

	Building Count	RBA	Direct Vacant	Total Vacant	Total Vacant SF	Low-Finish Asking Rate NNN	High-Finish Asking Rate NNN	Under Construction	Construction Deliveries	Net Absorption	Net Absorption YTD	Leasing Activity	Leasing Activity YTD
North County	2,279	51,824,260	5.1%	6.1%	3,158,376	\$1.36	\$1.71	67,721	169,534	112,730	112,730	1,065,786	1,065,786
Carlsbad	430	13,794,592	6.3%	7.4%	1,020,270	\$1.49	\$1.74	67,721	0	141,092	141,092	278,149	278,149
Escondido	564	7,444,172	3.4%	4.5%	338,431	\$1.37	\$1.37	0	147,054	(51,568)	(51,568)	161,908	161,908
North Beach Cities	19	334,210	0.0%	0.0%	0	\$0.00	\$0.00	0	0	880	880	880	880
Oceanside	374	8,656,890	3.4%	3.6%	312,148	\$1.31	\$1.46	0	0	11,269	11,269	113,847	113,847
San Marcos	420	8,003,397	3.8%	5.4%	429,811	\$1.35	\$1.36	0	0	31,374	31,374	195,957	195,957
Vista	472	13,590,999	6.8%	7.8%	1,057,716	\$1.33	\$1.52	0	22,480	(20,317)	(20,317)	315,045	315,045
Grand Total	6,693	188,120,866	5.5%	6.2%	11,745,799	\$1.40	\$1.82	1,525,930	261,135	449,514	449,514	3,204,996	3,204,996

San Diego’s Diverse Demand Drivers

The San Diego region is one of the most diverse industrial markets in the country. The market consists of various product types that service its diverse user base, including industrial business parks, R&D, manufacturing facilities and warehouse distribution.

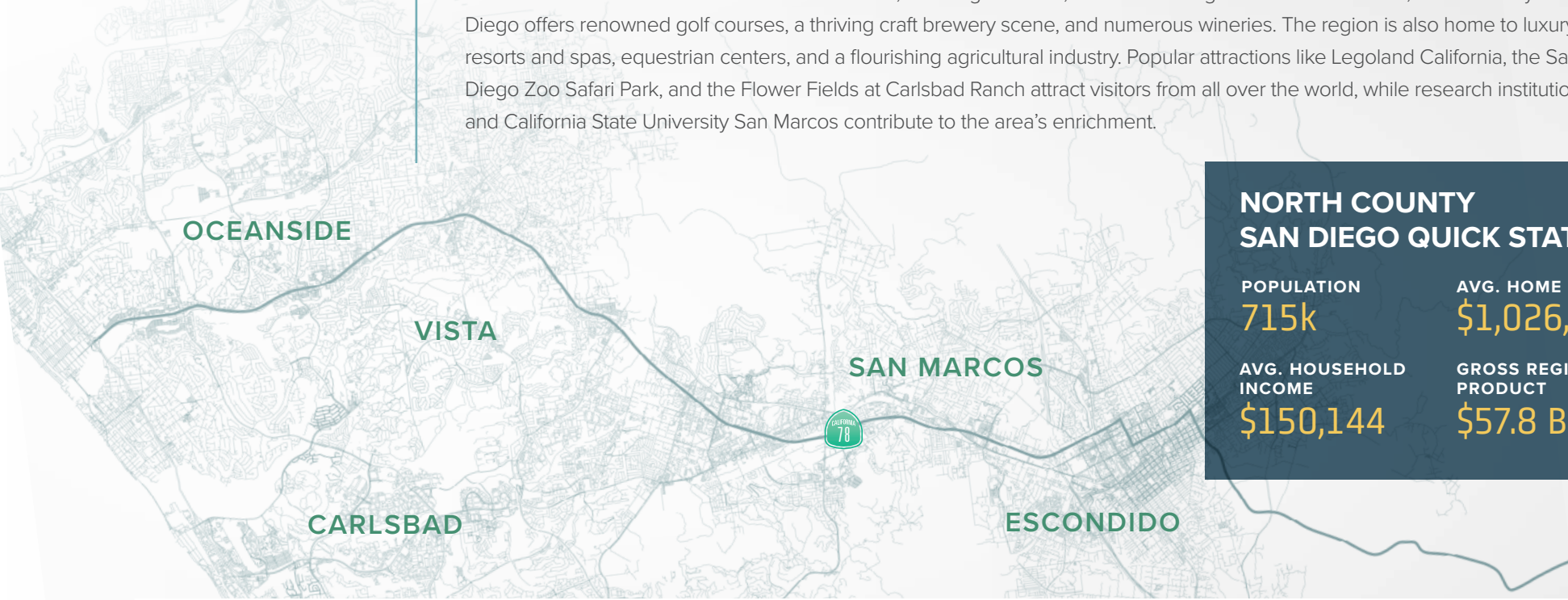


Industrial Inventory Distribution & Vacancy Rates

- Warehouse/Distribution
- Manufacturing
- Business Park Ind
- R&D
- Business Park R&D

North County San Diego

North County San Diego, with its exceptional weather and thriving economy, is highly coveted as a place to live and work in the United States. Over the past two decades, North County has developed its distinct identity as a prominent tourist destination and a leader in industries such as action sports, life sciences, biotechnology, medical device, and telecommunications. With its substantial population, North County plays a significant role in San Diego, the second-largest city in California and the eighth-largest in the United States. Known for its affluent communities, stunning beaches, and a wide range of outdoor activities, North County San Diego offers renowned golf courses, a thriving craft brewery scene, and numerous wineries. The region is also home to luxury resorts and spas, equestrian centers, and a flourishing agricultural industry. Popular attractions like Legoland California, the San Diego Zoo Safari Park, and the Flower Fields at Carlsbad Ranch attract visitors from all over the world, while research institutions and California State University San Marcos contribute to the area’s enrichment.



NORTH COUNTY SAN DIEGO QUICK STATS

POPULATION  
715k

AVG. HOME VALUE  
\$1,026,769

AVG. HOUSEHOLD INCOME  
\$150,144

GROSS REGIONAL PRODUCT  
\$57.8 B

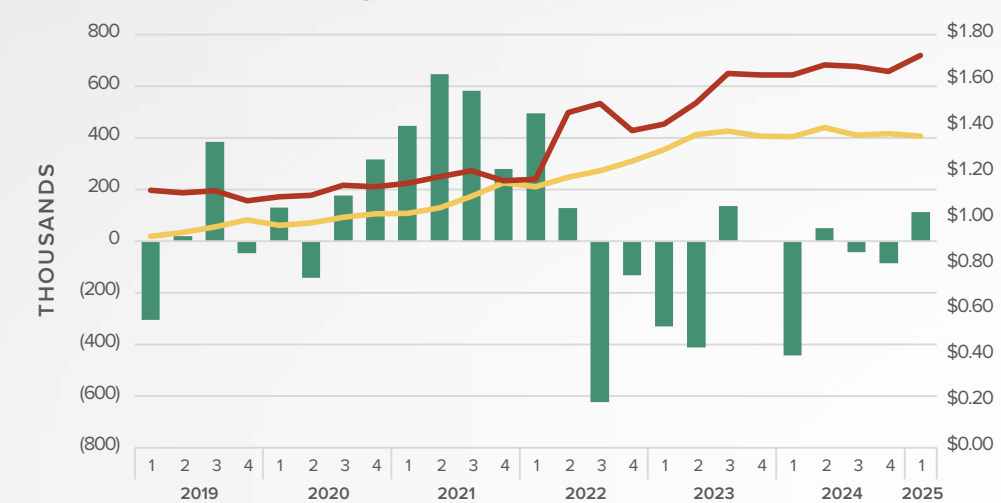
North County Fortune 500 Presence



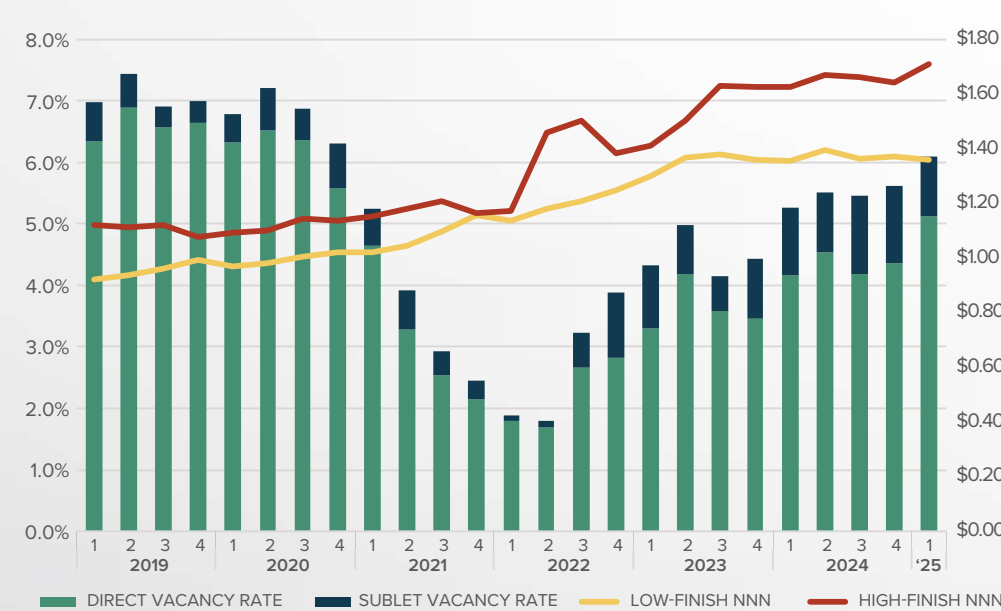


# North County Industrial Market

Net Absorption vs. Asking Rate



Vacancy vs. Asking Rate



Innovate78 is a collaborative effort among the cities of Oceanside, Escondido, Carlsbad, San Marcos, and Vista to support and enhance the business ecosystem along the 78 Corridor in North County San Diego. This partnership aims to elevate the region's reputation, create an innovation corridor focused on technology, life sciences, and communications, and provide assistance to businesses as they evolve and grow. By working together, these cities strive to foster economic prosperity and contribute to the overall betterment of the community. Innovate78 leverages an already thriving ecosystem that includes leading companies, significant patent generation, a skilled workforce, and a desirable coastal lifestyle.



Situated in the northwest corner of the San Diego metropolitan area, the City of Oceanside is the County's third largest municipality, in terms of both land area and population. Oceanside's manufacturing segment represents a wide variety of advanced technologies from cancer drugs to transdermal medical patches, precision metal components, to food manufacturing and sports equipment like sailboats, kayaks and surfboards. Oceanside is centrally located between San Diego and Los Angeles and has access to three major thoroughfares: I-5, Hwy 78 and Hwy 76.

There is currently only one other industrial site available in North County over 5 acres.

## Oceanside Industrial Market

TOTAL INVENTORY

8.7M

DIRECT VACANCY

3.4%

NET ABSORPTION

11k SF

LOW-FINISH ASKING RATE (NNN)

\$1.31

- + Oceanside's scarcity of available land will limit future industrial product, with zero new speculative low-finish industrial product currently under construction. Since 2016, the direct vacancy rate in North County has averaged 4.3%, currently 4.4%
- + There is currently 1.85M SF of North County industrial tenant demand, comprised of 28 tenant requirements above 20,000 SF. Demand is weighted towards low-finish product, specifically warehouse/distribution space suitable for the proposed Faraday development.
- + Three projects are under construction in North County – the largest being a RPG development in Escondido for 147k SF warehouse/distribution space. The San Diego County Water Authority acquired 60% of that project for their personal use. This accounts for 62% of the projects under construction.
- + The Oceanside industrial direct vacancy rate sits at a low 3.6% as of Q1 2025. The speculative industrial product built in Oceanside over the last five years is 100% leased.
- + Oceanside's low vacancy and rich tenant diversity has driven consistent rental rate growth with low downside volatility risk. Current active tenants in the market include diverse industries groups including specialized manufacturing, food and beverage, value-add manufacturing, consumer products, and distributors.



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