

±2,048 SF BUILT OUT DENTAL SPACE FOR LEASE

4110 OCEANSIDE BOULEVARD, SUITE 2, OCEANSIDE, CA 92056

allen
orthodontics

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REAL ESTATE SERVICES

PROPERTY FEATURES

- » ±2,048 SF available located within grocery anchored retail center
- » Freestanding medical office building
- » Recently renovated with upgraded flooring and fixtures
- » Prominent signage opportunity
- » Prime location with easy access from Highway 78 and Interstate 5
- » Located less than a mile to Tri-City Medical Center
- » Lease Rate: \$3.00/SF + Utilities



BUILDING SPECIFICATIONS

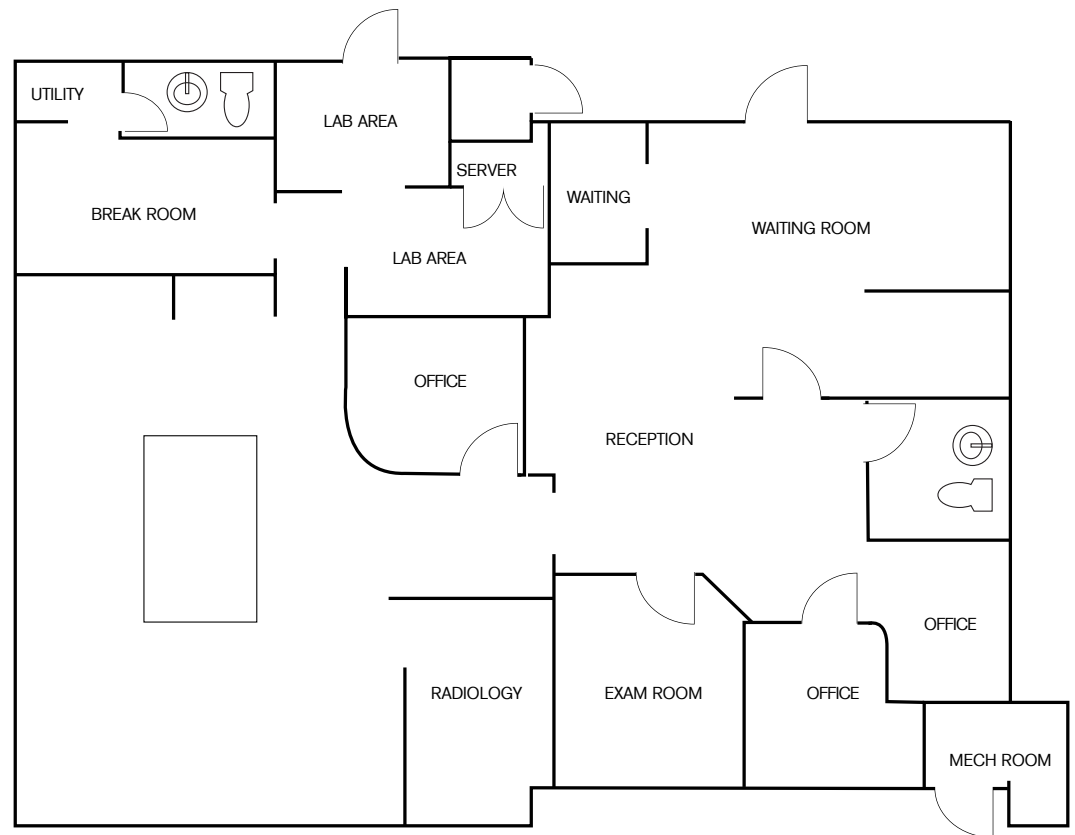
TOTAL BUILDING SIZE:	±5,423 SF
AVAILABLE SIZE:	±2,048 SF
STORIES:	One
TENANCY:	Multi-Tenant
YEAR BUILT:	1981
PARKING RATIO:	4.43/1,000 SF
LAND SIZE:	±0.56 AC

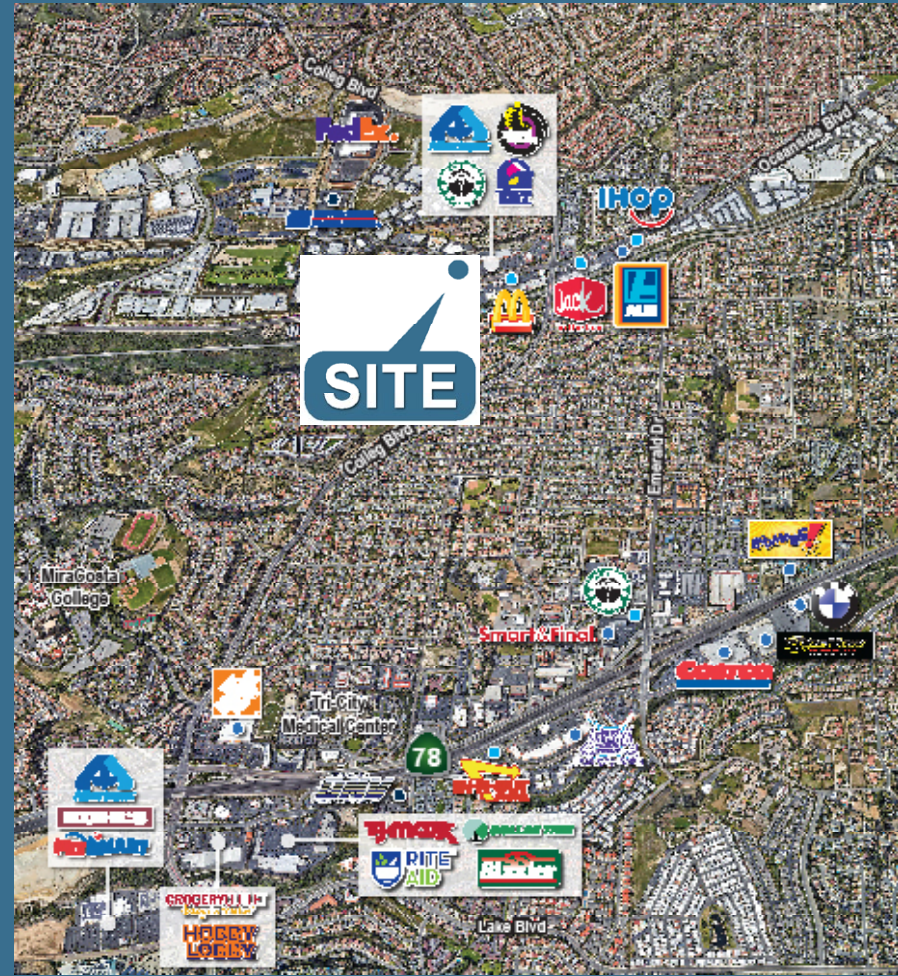


±2,048 SF
AVAILABLE SIZE

SUITE 2
SUITE

\$3.00/SF + UTIL
LEASE RATE





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	15,627	147,918	315,114
2030 POPULATION PROJECTION	15,657	148,572	316,354
2025 HOUSEHOLDS	4,913	50,438	109,768
2030 HOUSEHOLD PROJECTION	4,916	50,610	110,105
AVG HOUSEHOLD INCOME	\$132,837	\$122,884	\$127,564
MEDIAN HOUSEHOLD INCOME	\$108,518	\$97,275	\$100,827
MEDIAN HOME VALUE	\$730,152	\$724,816	\$791,561
MEDIAN YEAR BUILT	1982	1984	1983

TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
OCEANSIDE BOULEVARD	COLLEGE BOULEVARD	31,470
AVENIDA DEL ORO	CALLE PLATINO	8,215
COLLEGE BOULEVARD	OLIVE AVENUE	33,844

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