

3186 VISTA WAY
OCEANSIDE, CA 92056

**15,940 Sq Ft Medical-Professional
Office Building**



OFFICE SPACE FOR LEASE: 150sf - 5,120sf // Executive - Professional - Medical

JAMES BENGALA

ph: 760.208.8798

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CalDRE Lic: 01950077

CorpDRE Lic: 01350200



3186 VISTA WAY, OCEANSIDE, CA 92056



PROJECT HIGHLIGHTS

Address
3186 Vista Way, Oceanside



Site Area
1.17 Acres



Year Built
2005



Zoning CS-HO
Special Commercial
Highway Oriented



Parking Ratio
5.14/1,000 SF



APN
165-350-40



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.

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LOCATION HIGHLIGHTS:

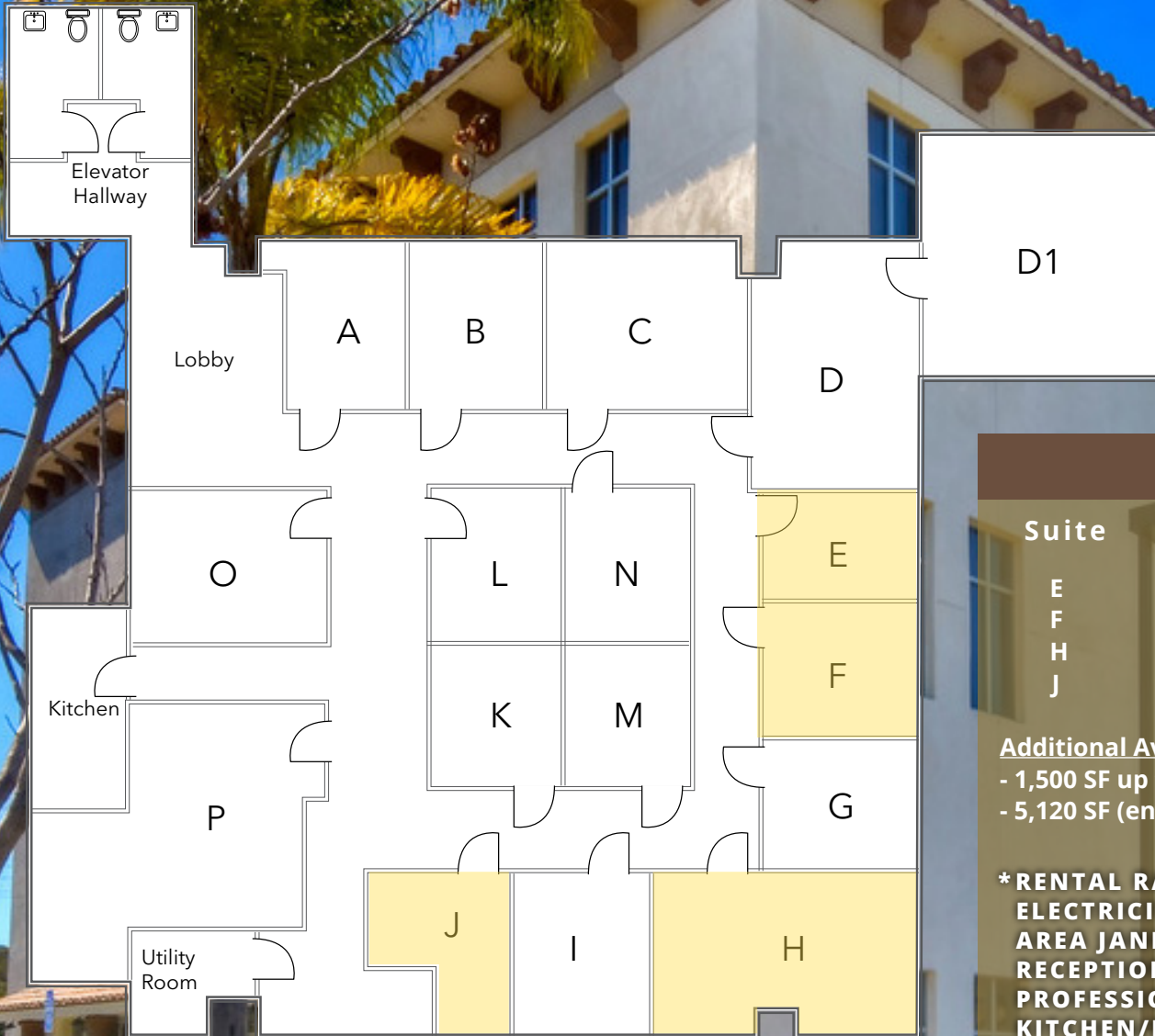
- Excellent access to Hwy 78 via Vista Way/El Camino Real
- Fantastic visibility from Hwy 78
- Convenient access to Escondido, Vista, San Marcos, Rancho Bernardo, & Carlsbad

AMENITIES:

- 24/7 Secure Entry/Access
- Elevator Served
- Hands-On Ownership/Management
- Ample Parking

ACCESSIBILITY

- 0.3 miles to El Camino Real
- 0.4 miles to CA-78 OnRamp
- 1.7 miles to Interstate 5
- 15.2 miles to Interstate 15



AVAILABLE SUITES

Suite	Square Footage	Lease Rate
E	106 SF	\$550/month*
F	131 SF	\$780/month*
H	266 SF	\$1,295/month*
J	116 SF	\$550/month*

Additional Availability

- 1,500 SF up to 3,000 SF Professional Office - \$2.45/SF + E
- 5,120 SF (entire 3rd Floor) Medical Office - \$2.85/SF + NNN

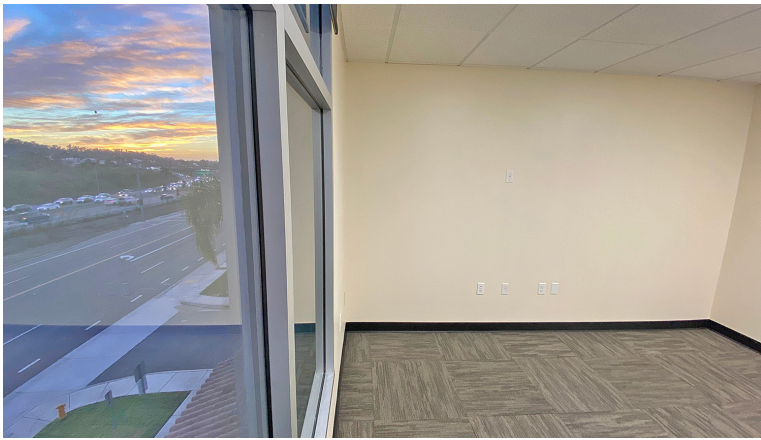
*** RENTAL RATES INCLUDE: TENANT'S SHARE OF ELECTRICITY, WATER/SEWER, TRASH, COMMON AREA JANITORIAL AND USE OF COMMON RECEPTION AREA, CONFERENCE ROOM, PROFESSIONAL GRADE PRINTER/COPIER, KITCHEN/BREAK AREA AND RESTROOMS.**

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COMMON AREA

3186 VISTA WAY, OCEANSIDE, CA 92056



SUITE F - 131 SF - \$780/MONTH

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SUITE H - 266 SF - \$1,295/MONTH

SUITE J - 116 SF - \$550/MONTH

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CARLSBAD

HOSP GROVE PARK

Jefferson St

Oceanside Blvd

OCEANSIDE

LA FITNESS
ULTA
ROSS
BARNES & NOBLE BOOKSELLERS
Macaroni
BIG6

AutoZone
TRADER JOE'S
BevMo!
JOAN
WinCo
penny's
The Habit BURGER GRILL

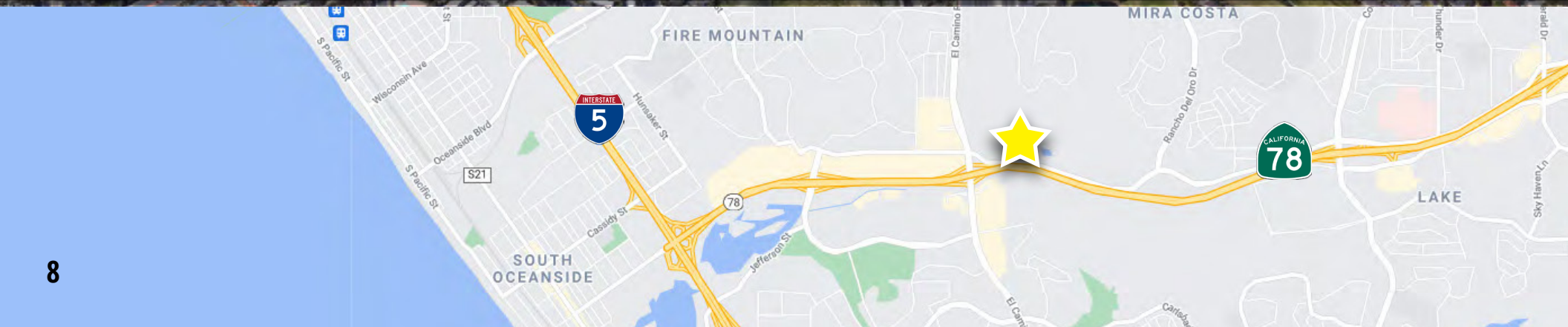
The Shoppes at Carlsbad
REGAL JCPenney
macy's
Starbucks
Dunkin'
Santitas
Victoria's Secret
Abercrombie & Fitch

VONS
Bank of America
US Bank
Starbucks
Santitas
BR
Carlsbad Savon Pharmacy
CH2OZE
GOLDEN SPUN
BASKIN ROBBINS

El Camino Real | 49,800 Cars Per Day



EL CAMINO COUNTRY CLUB



City of Oceanside

Demand for coastal oceanside commercial real estate has skyrocketed in the past few years, causing an increase in land values, building values and lease rates. Major mixed developments are underway in downtown Oceanside and investors are snatching up real estate opportunities along Coast Highway in anticipation of continued tenant demand for the area.



Population
178,021



Avg HH Income
\$87,744



Housing Units
65,426



Residential Units
Under Construction
227



Annual Visitors
>6 MILLION



Visitor Spending
\$382M



Businesses
6,198

For more information visit: www.ci.oceanside.ca.us/howdoi/find/projects.asp

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