

# PACIFIC GATEWAY TOWERS MEDICAL & PROFESSIONAL OFFICES

## FOR LEASE



**3142 & 3156**  
Vista Way  
Oceanside, CA 92056

 **BOOK A TOUR**

**McKee**  
**COMMERCIAL**  
LEASE | MANAGE | INVEST  
McKeeCommercialRealEstate.com



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# PACIFIC GATEWAY TOWERS OFFICE PARK



## 73,301 SF Professional Office Building

**Pacific Gateway Towers** offers Medical and Professional Offices that benefit from excellent visibility and signage opportunities to Highway 78, which runs parallel to the property with heavy daily traffic counts.



Two four story buildings



Easily visible from SR-78



Close to the I-5 Freeway



Recently rennovated



Plenty of parking, 5/1,000 parking ratio



Lush landscaping



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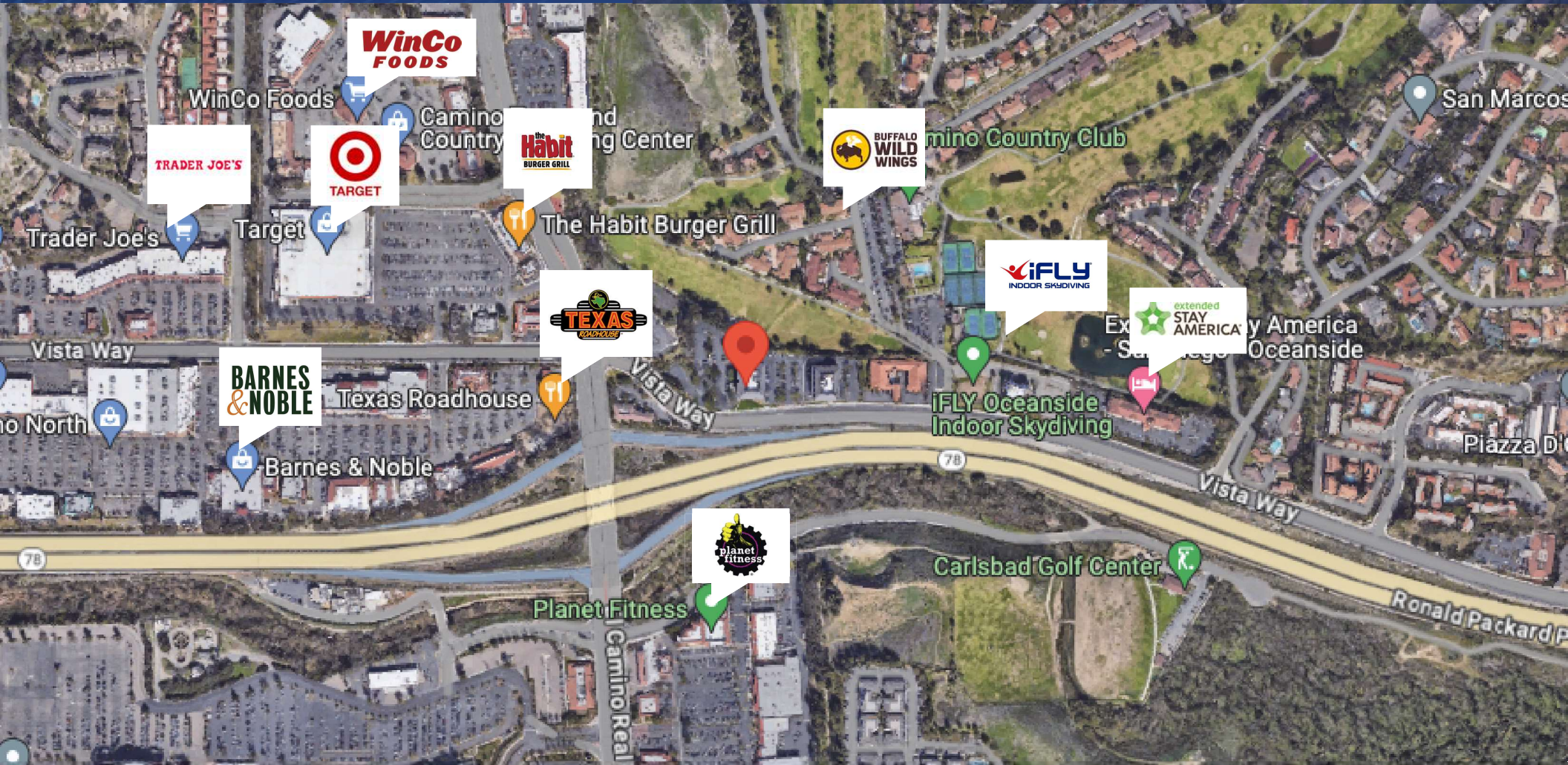
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**181,093**  
Population



**38.3**  
Median Age



**67,617**  
Households



**\$828,870**  
Median Home Value



**\$82,116**  
Household Income  
\*Source: costar.com

## Oceanside / Carlsbad

Oceanside/Carlsbad lies on the shores of the Pacific Ocean, 35 miles north of San Diego and about 85 miles south of Los Angeles.

## Conveniently Located

Oceanside and Carlsbad offer a diverse range of opportunities for businesses across various industries, from tourism and hospitality to technology and biotechnology. Their proximity to major metropolitan areas like San Diego and Los Angeles further enhances their appeal as business destinations.

## Accommodations & Attractions

LEGOLAND California Resort & Oceanside Museum Art. Oceanside and Carlsbad offer an array of accommodations and attractions to suit every traveler's preferences.



# Suite 3142-300

3,527 RSF



## Suite Details

- 7 Private offices
- Reception area
- Kitchenette
- 3 open work areas

*Location:* 3142 building, 3rd Floor  
Facing South/East

[Virtual Tour](#)



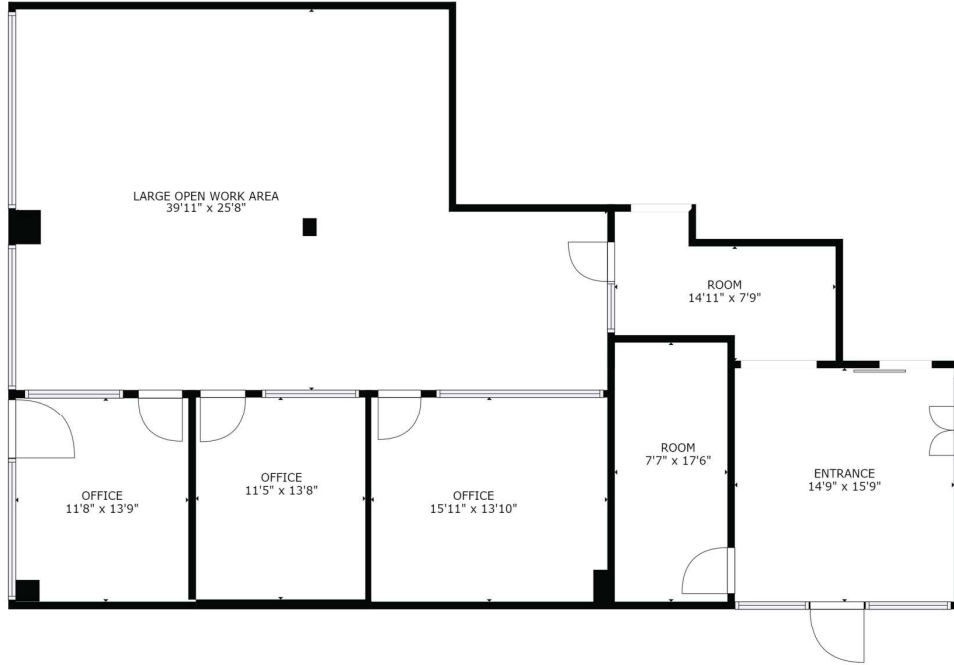
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# Suite 3142-301

4,041 RSF



## Suite Details

- 7 Private Offices
- Open reception area
- Kitchenette

*Location:* 3142 building, 3rd Floor  
Facing South/East

[Virtual Tour](#)



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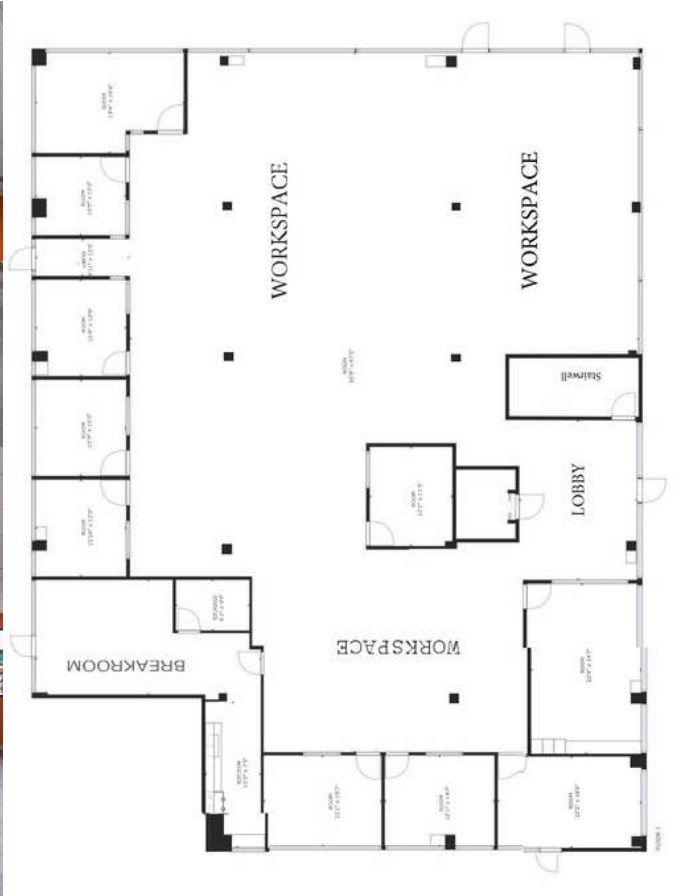


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# Suite 3156-300

9,253 RSF



## Suite Details

- 8 Private offices
- Kitchen and break room
- Open work area
- Plenty of free parking and freeway visibility

*Location:* Entire 3rd Floor

[Virtual Tour](#)



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# Suite 3156-400

9,284 RSF



## Suite Details

- 12 Private Offices
- Conference Room
- Kitchenette
- Open Work Spaces
- Private restrooms

*Location:* 3156 building,  
entire fourth floor

[Virtual Tour](#)

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# PACIFIC GATEWAY TOWERS OFFICE BUILDINGS

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[Virtual Tour](#)

## Disclaimer:

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