

FOR LEASE OFFICE

3355 MISSION AVE, OCEANSIDE, CA 92058



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.



PROPERTY FEATURES

PROPERTY	PROPERTY SIZE	AVAILABILITY	FREEWAY ACCESS	PARKING
Copperwood Courtyard 2-Story Office Building	± 34,634 SF	Suite 222-223: ± 2,364 SF Office Suite Potentially Divisible - Contact Agent	Direct Access to Hwy 76 with Close Proximity to I-5	99 Free Surface Parking Spaces

ELEVATORS	TRAFFIC COUNT	LOCATION	RESTROOMS	LEASE RATE
One (1)	26,000 VPD	Near an Abundance of Retail Amenities, Desirable Housing & Significant Labor Pool	Men & Women's Common Area on Each Floor	\$1.45/SF + Jan & Elec



RECENT IMPROVEMENTS



ROOF TILE REPLACEMENT



NEW SOLAR POWER SYSTEMS



MODERN GLASS ENTRY WAY & ACCESS CONTROL SYSTEMS INSTALLED



PARKING LOT & ADA IMPROVEMENTS



COMPLETE LED LIGHTING OVERHAUL



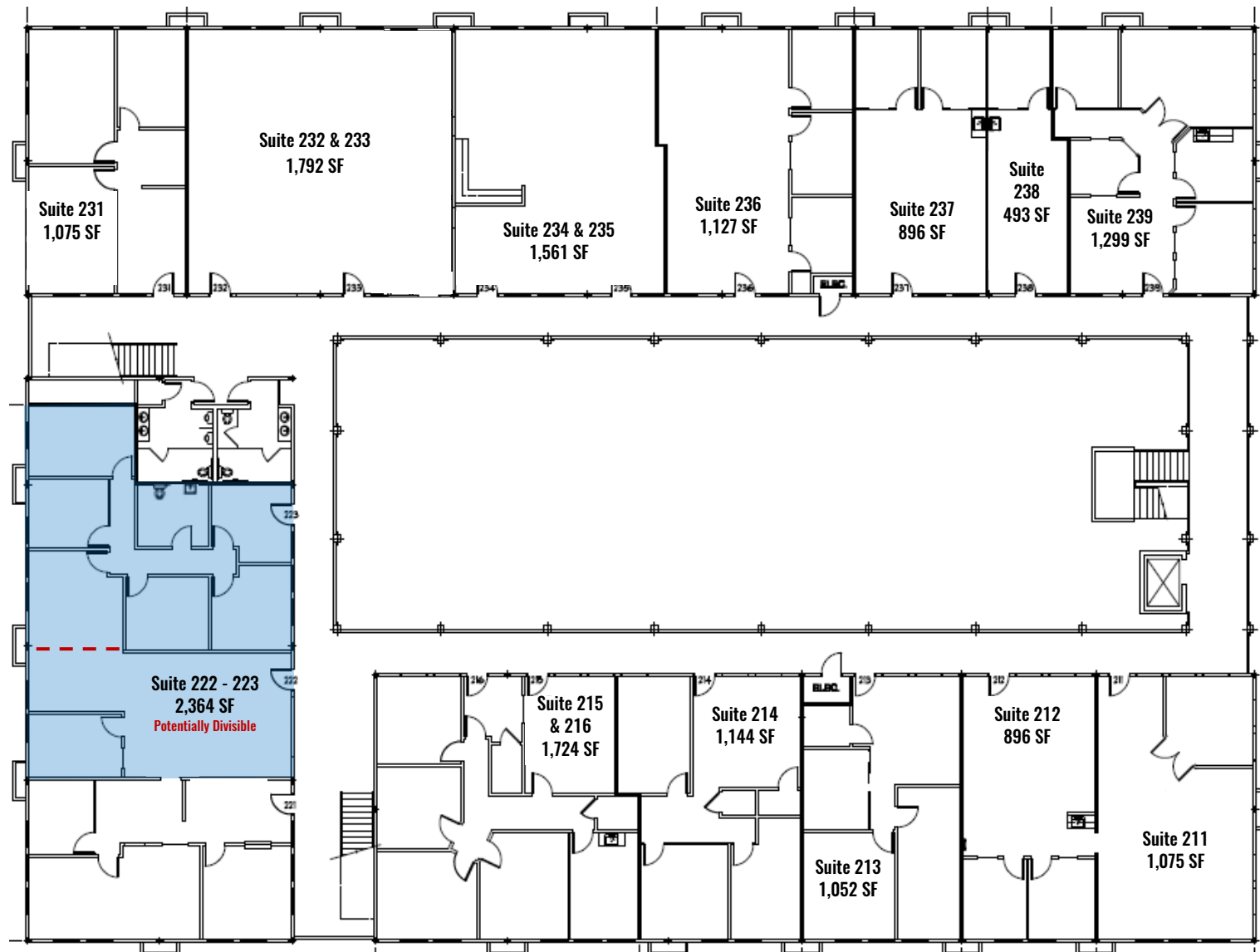
LANDSCAPING IMPROVEMENTS



14 HVAC PACKAGE UNITS REPLACED



FLOOR PLAN 2ND FLOOR



SUITE 222 - 223
± 2,364 SF Office Suite

* Floor plan is not to scale; for reference purposes only.



3355 MISSION AVE

AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE
2024 Total Population	117,743	242,162
2029 Population Projection	117,312	240,871
Average Age	35.3	36.4



HOUSEHOLDS	3 MILE	5 MILE
Total Households	41,153	83,945
Avg. Household Income	\$98,667	\$108,849
Median Home Value	\$663,829	\$705,213



ECONOMY	3 MILE	5 MILE
# of Businesses	5,172	10,260
# of Employees	34,257	66,253
Total Consumer Spending	\$1.4 B+	\$3.1 B+



DRIVE TIMES	MINUTES
Camp Pendleton	10
Downtown Oceanside	10
Carlsbad	12



SURROUNDING AREA

