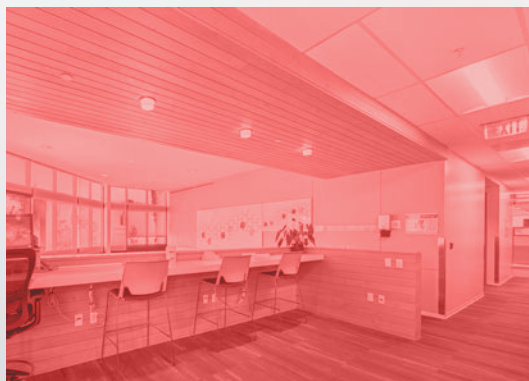




# 4039 & 4049

## Avenida De La Plata

OCEANSIDE, CA 92056



**CBRE**

TWO FREESTANDING ASSETS | BIOTECH & MANUFACTURING FACILITIES | IDEAL USER OR INVESTOR OPPORTUNITY



I

THE OFFERING

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire 4039 & 4049 Avenida de la Plata (the “Property”), in Oceanside, CA. Strategically located in San Diego’s North County, the two freestanding assets are highly specialized industrial biotech manufacturing and lab facilities. The offering provides users and investors the rare opportunity to capitalize on the existing infrastructure and operate critical biotech manufacturing and R&D capabilities with minimal upfront capital and production downtime. Currently owned and occupied by a publicly traded biopharmaceuticals company, the assets will be delivered vacant at the close of escrow.

4039 & 4049 AVENIDA DE LA PLATA ARE OFFERED FOR SALE WITHOUT AN ASKING PRICE, NO DEBT TO ASSUME, AND CAN BE SOLD INDEPENDENTLY.

TOTAL SIZE

126,568 SF

TOTAL LAND AREA

5.09 AC

ZONING

PD-1, Light Industrial

Bldg. 400

SIZE

70,256 SF

NO. OF STORIES

2

LAND AREA

2.52 AC

APN

162-503-27

YEAR BUILT

1999

PARKING

1.0/1,000 RSF

Bldg. 500

SIZE

56,312 SF

NO. OF STORIES

2

LAND AREA

2.57 AC

APN

162-503-28

YEAR BUILT

1986

PARKING

2.0/1,000 RSF

The ability to capitalize on existing infrastructure mitigates investor or user exposure and risk by reducing the cost and timeline associated with bringing critical testing and manufacturing capacity online.





## Significant Inherent Value

Given the specialized use and critical manufacturing capacity, the existing infrastructure offers significant intrinsic value for users with active or near-term space requirements. Both buildings feature distinct characteristics and specialized mechanical systems that can be readily repurposed for a variety of lab and R&D applications. Leveraging this infrastructure reduces both cost and development timelines, mitigating risk compared to ground-up construction and offering a faster path to operational readiness.

## Asset Level Highlights

- + Ideal Pilot/GMP bldg. sizes
- + Over \$25 Million of capital investment by current ownership
- + Ideal single tenant buildings
- + Enhanced security features
- + Dock and grade loading
- + 100% climate-controlled
- + Ample power for lab/R&D and manufacturing use
- + Equipped with O<sub>2</sub>, CO<sub>2</sub>, and N<sub>2</sub> airgas systems
- + High image asset at the signalized intersection of Avenida De La Plata & Avenida Del Oro

## In-Place Infrastructure

- + Well positioned to capture growing market demand for **turnkey GMP space**
- + In-place infrastructure attractive to capital conservative tenants
- + Competitive **“pace-to-market”** for both high-growth and new to market tenants
- + Shared waste neutralization system can be separated if needed
- + Flexibility for a range of investors looking to own limited market GMP supply or owner-user strategies



# Nationally Recognized and Flourishing Life Sciences Market

## EXCEPTIONAL USER OR INVESTOR OPPORTUNITY

- Limited existing supply of freestanding assets
- Estimated replacement cost to be **\$1,500/SF+**
- Co-locate GMP and lab operations of user or existing portfolio tenant to campus-style setting, enhancing operational synergy, workflow efficiency, and long-term adaptability

## RESHORING TRENDS & CAPITAL FUNDING

- **\$200+ Bllion** in announced U.S biomanufacturing and R&D investments from large pharma companies YTD
- ~50% of overall market demand made up of big pharma requirements
- Opportunity to capture expansion commitments from big pharma companies in a top US life science market
- Venture capital levels above historical averages, reinforcing investor confidence in San Diego’s life science market resilience

## OCEANSIDE’S MARKET POSITION

- **Strategic Location:** Cost-effective alternative to core submarkets like Torrey Pines and Sorrento Mesa, offers lower occupancy costs and greater development flexibility for expansion-stage companies and established manufacturers seeking operational efficiency
- **Growing Biomanufacturing Cluster:** Oceanside is home to a growing number of biomanufacturing users, supported by proximity to major biotech corridors







Bldg. 500



Bldg. 400



Bldg. 400



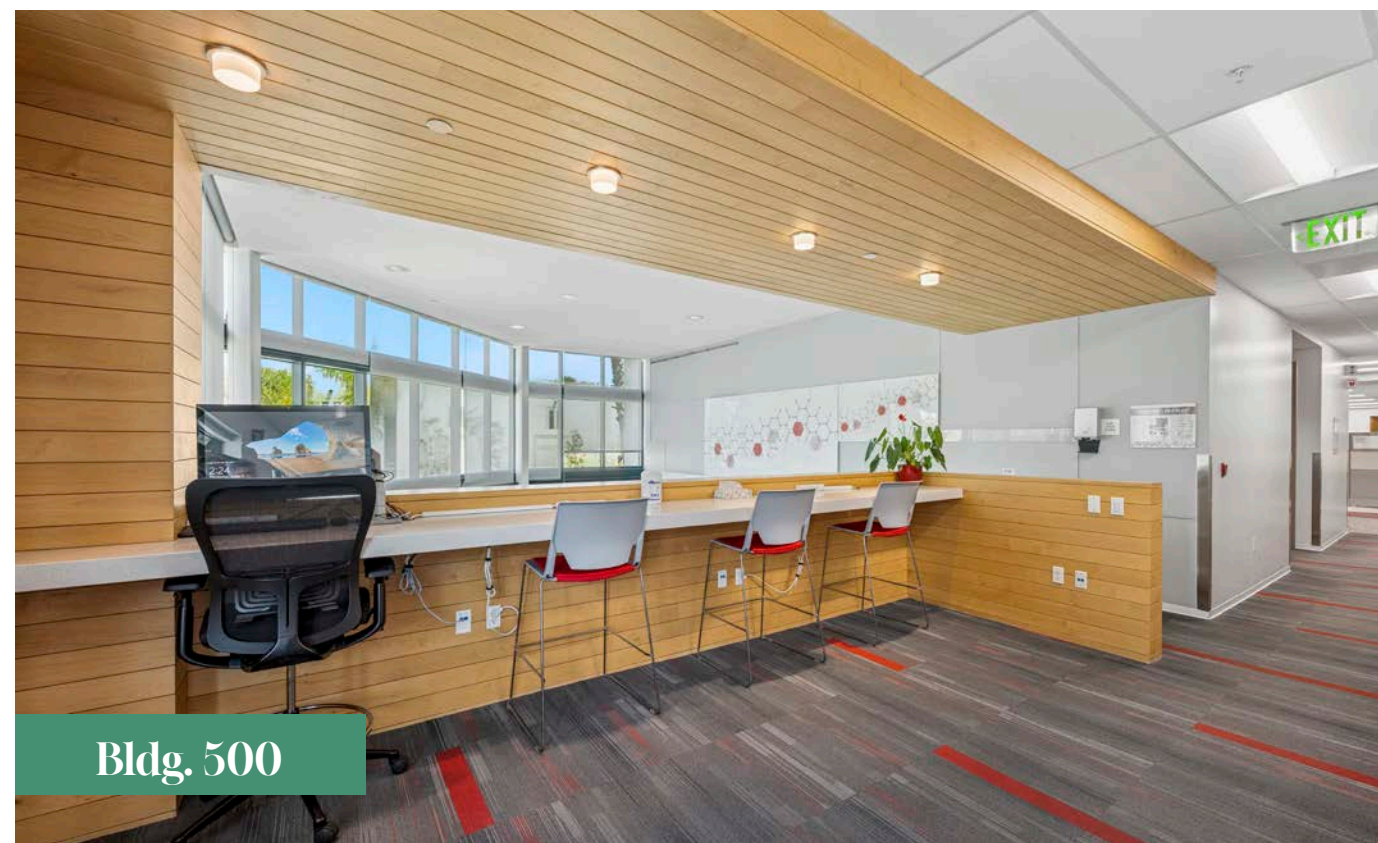
Bldg. 400



Bldg. 400



Bldg. 500



Bldg. 500



# Investment Highlights

## Strategic Oceanside Location with Access to Amenities

Located just two miles east of Interstate 5, the Site is close to a full range of amenities and a wide variety of restaurants in Oceanside, the largest retail market in North County San Diego. El Corazon, a 465-acre master planned development, is directly across from the Site on Oceanside Boulevard and includes an aquatic center, senior center, 22 sports fields, and nearly a million square feet of upcoming commercial development. Nearby Ocean Ranch Plaza offers a plethora of retail options from eateries and shops to hotel accommodation.

## Access & Location

- > Located in the epicenter of North County’s growth industries
- > Situated directly across from the 465-acre El Corazon master planned development
- > Surrounded by the county’s major transportation arteries:
  - + Interstate 5 & 15 and Highways 76 & 78
- > Convenient access to mass transit: Amtrak & the Sprinter
- > Adjacent to affordable and high-end residential neighborhoods with numerous amenities and entertainment opportunities

## Distance To:

Orange County/  
John Wayne Airport  
**55 MILES**

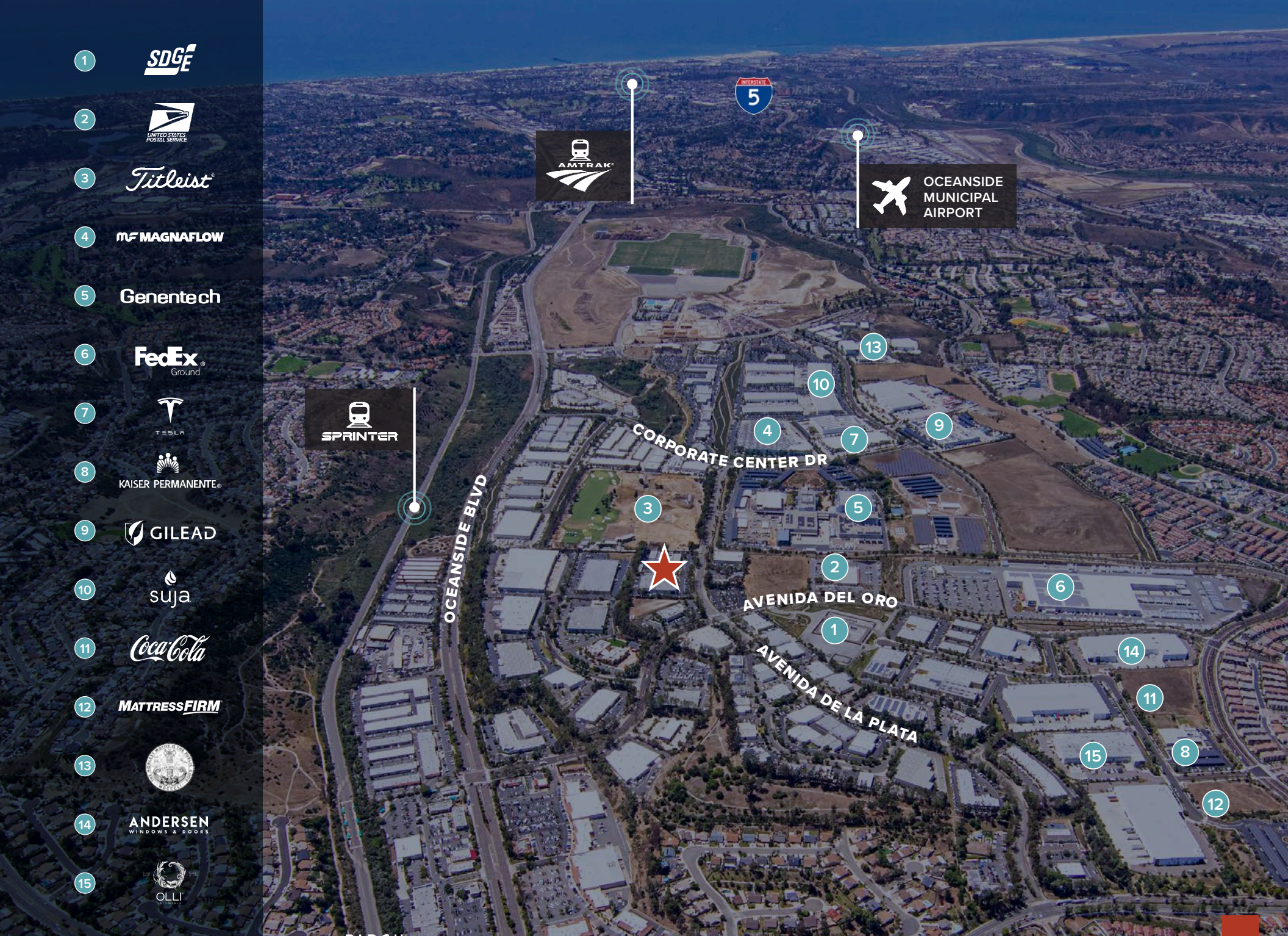
Downtown San Diego &  
International Airport  
**40 MILES**

US/Mexico Border  
**55 MILES**

Inland Empire  
**100 MILES**

Oceanside’s appeal lies in its prime coastal location, offering unparalleled access to diverse labor force and customer base being just 20 miles from San Diego’s core life sciences hubs in Torrey Pines and Sorrento Mesa.

OCEANSIDE IS HOME TO  
SOME OF THE WORLD’S  
MOST RECOGNIZED  
FORTUNE 500 COMPANIES:





# 4039 & 4049

## Avenida De La Plata

### Contacts

#### Capital Markets Advisors

**Matt Carlson**

+1 858 735 2905

Lic. 01459868

[matt.carlson@cbre.com](mailto:matt.carlson@cbre.com)

**Hunter Rowe**

+1 858 646 4746

Lic. 01903236

[hunter.rowe@cbre.com](mailto:hunter.rowe@cbre.com)

#### Debt & Structured Finance

**Scott Peterson**

+1 858 546 4607

Lic. 01383970

[scott.peterson@cbre.com](mailto:scott.peterson@cbre.com)

**Michael Kolcum**

+1 858 546 2680

Lic. 02046406

[michael.kolcum@cbre.com](mailto:michael.kolcum@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**