

FOR  
LEASE



# NORTH COUNTY PLACE

2204 El Camino Real | Oceanside, CA 92054



Located in high traffic location, next to The Shoppes at Carlsbad, other major shopping centers, dining, entertainment and more.

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## PROPERTY HIGHLIGHTS

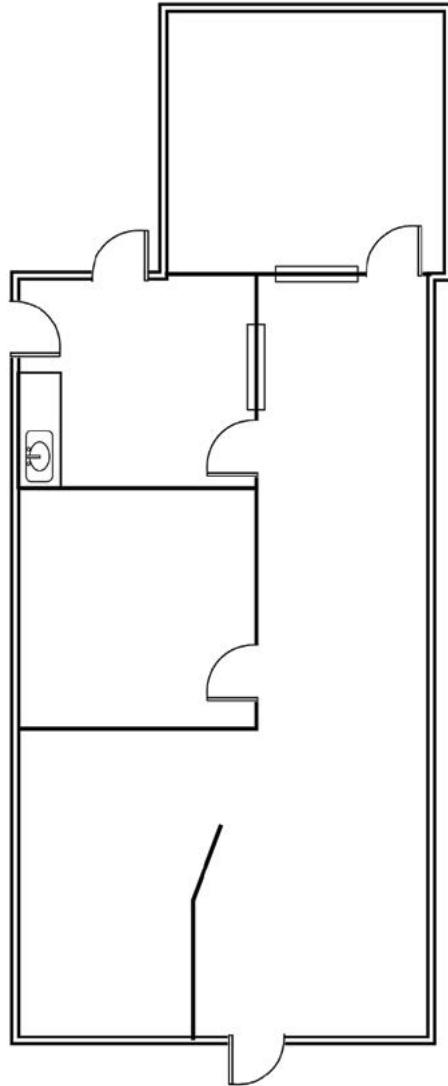
- 952 - 3,587 RSF Office space available
- North County Place is strategically located within one of North County's premier office & retail corridors
- Prominent building signage
- Elevator served
- 5.00/1,000 SF parking available
- Flexible layouts
- Home to surrounding tenants such as Target, Barnes & Noble, Wal-Mart, Michael's, Vons, 24-Hour Fitness
- Great access to Hwy 78 and I-5 Fwy
- Ocean and lagoon views

**Lease Rate:** \$2.00 - \$2.25 psf plus utilities

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.

Suite 11  
952 SF

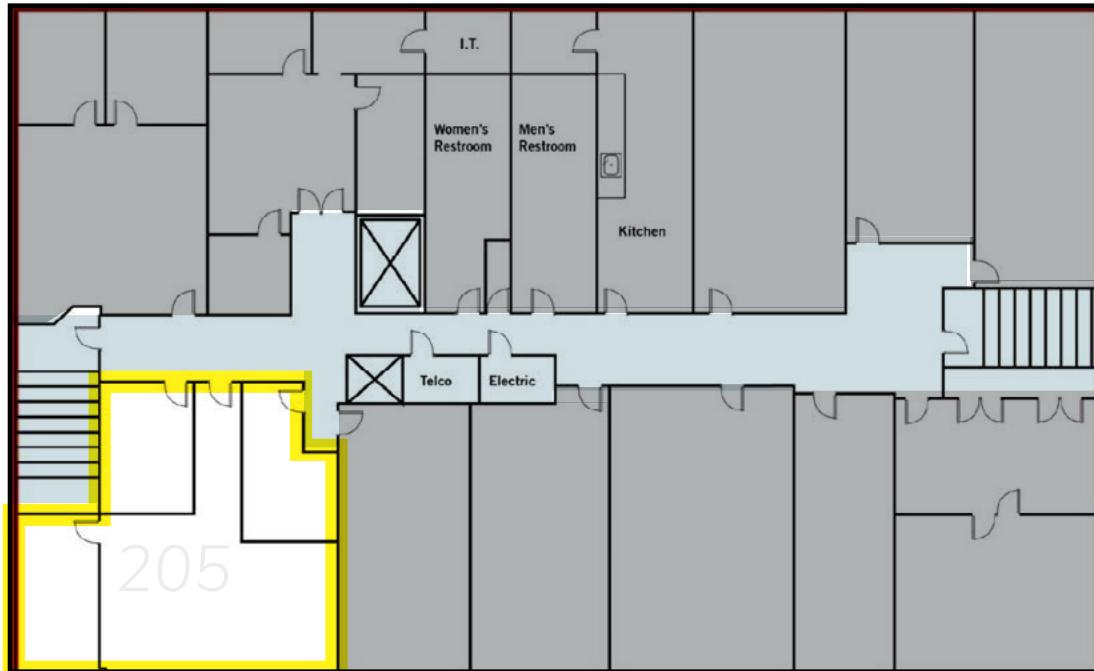
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## FIRST FLOOR AVAILABILITY

Suite 11      952 SF

**Lease Rate:** \$2.25 plus utilities



## SECOND FLOOR AVAILABILITY

Suite 205 1,242 SF

**Lease Rate:** \$2.00 plus utilities

= Common Area

All measurements are approximate

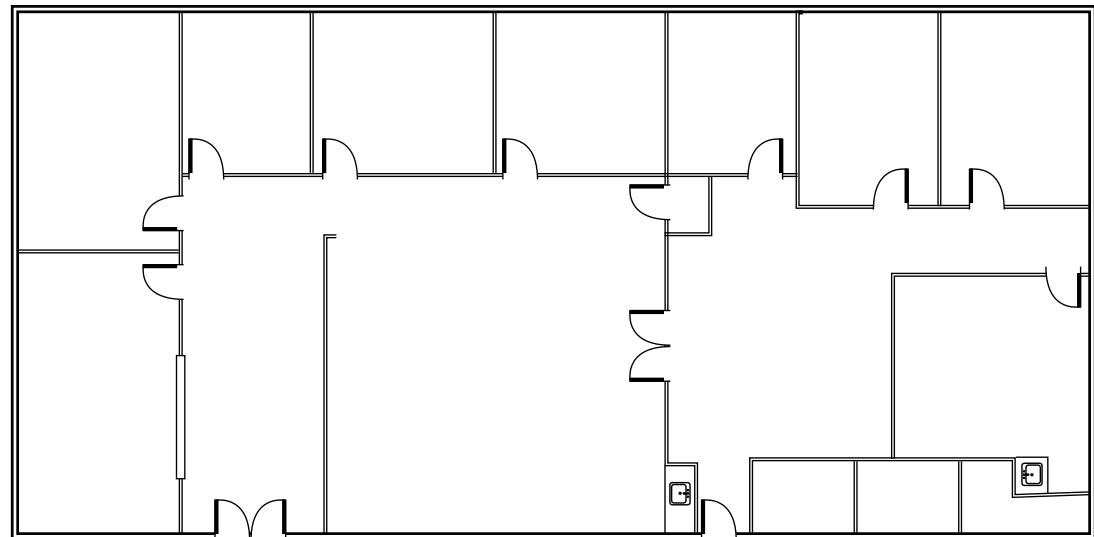
= Leased Area

Suite 315  
2,300 SF

Suite 350  
1,287 SF

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## THIRD FLOOR AVAILABILITY



*All measurements are approximate*

**Suite 315** 2,300 SF

**Suite 350** 1,287 SF

\*Suite's 315 & 350 can be combined for a total of 3,587 rsf.

**Lease Rate:** \$2.00 plus utilities

**Available:** 1.1.2025

SOUTH  
OCEANSIDE  
BEACH



CARLSBAD

HOSP GROVE  
PARK

Jefferson St



VONS



Located just off the 78 freeway in Oceanside

NORTH COUNTY PLACE

2204 El Camino Real | Oceanside, CA 92054

Oceanside Blvd

OCEANSIDE



Subject Property



EL CAMINO  
COUNTRY CLUB



# the neighborhood

Sample of neighboring merchants within < 1 mile of the property



## demographics



Population

1 Mile 10,747

3 Miles 123,588

5 Miles 254,127



Avg. HH Income

1 Mile \$144,191

3 Miles \$127,158

5 Miles \$128,699



Median HH Income

1 Mile \$95,570

3 Miles \$101,886

5 Miles \$105,339



Households

1 Mile 4,633

3 Miles 49,326

5 Miles 94,739



Employees

1 Mile 7,225

3 Miles 49,293

5 Miles 106,357



Median Age

1 Mile 38.6

3 Miles 38.4

5 Miles 37.7

\* REGIS 2024

# NORTH COUNTY PLACE

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