

**FOR
LEASE**



NORTH COUNTY PLACE

2204 El Camino Real | Oceanside, CA 92054



LEE & ASSOCIATES
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Carlsbad, CA 92008
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Subject Property

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

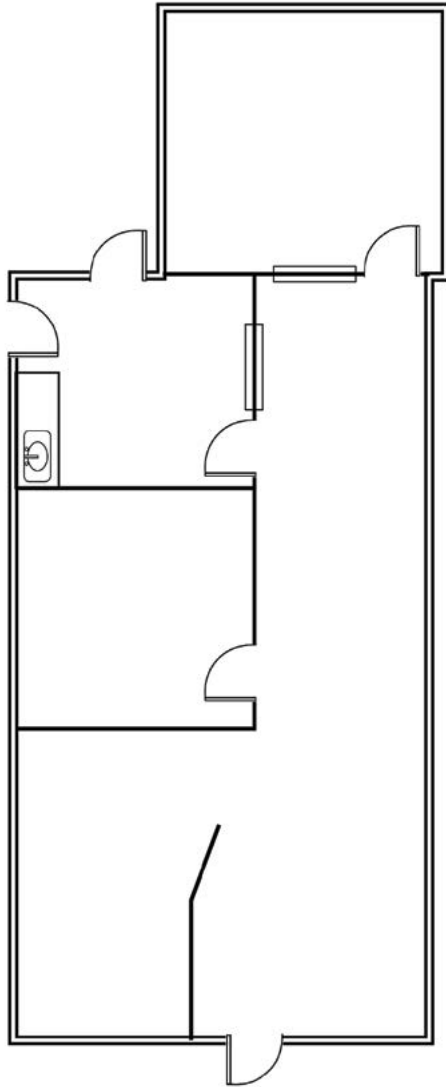
PROPERTY HIGHLIGHTS

- 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



FIRST FLOOR AVAILABILITY

Suite 11 952 SF

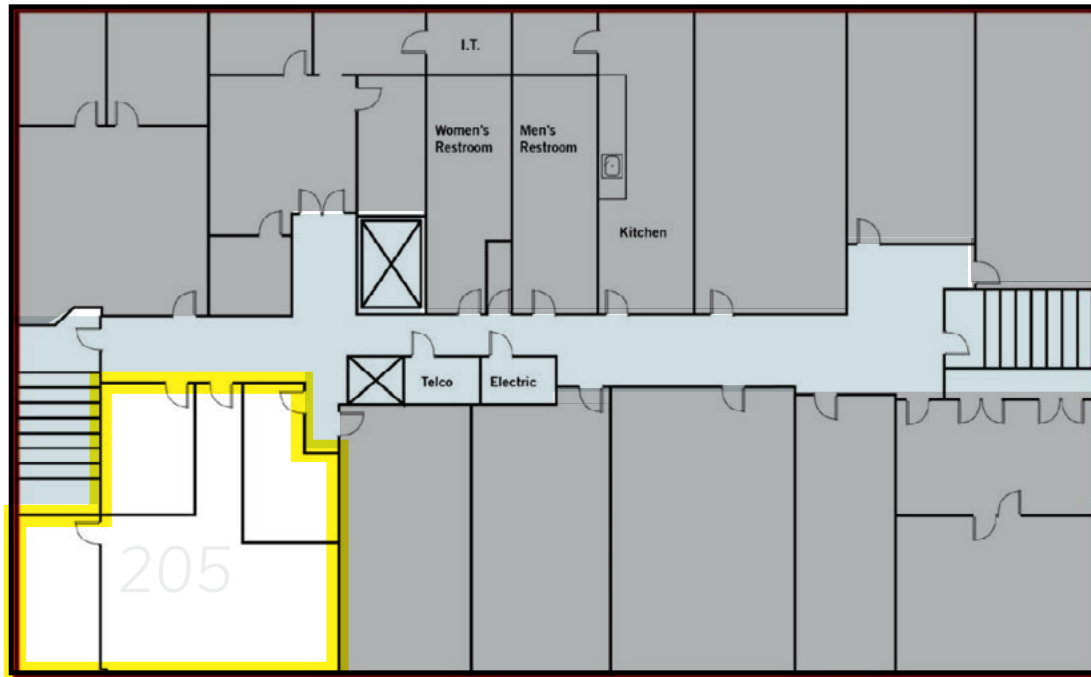
Lease Rate: \$2.25 plus utilities

Suite 205
1,242 SF


SECOND FLOOR AVAILABILITY

Suite 205 1,242 SF

Lease Rate: \$2.00 plus utilities



 = Common Area

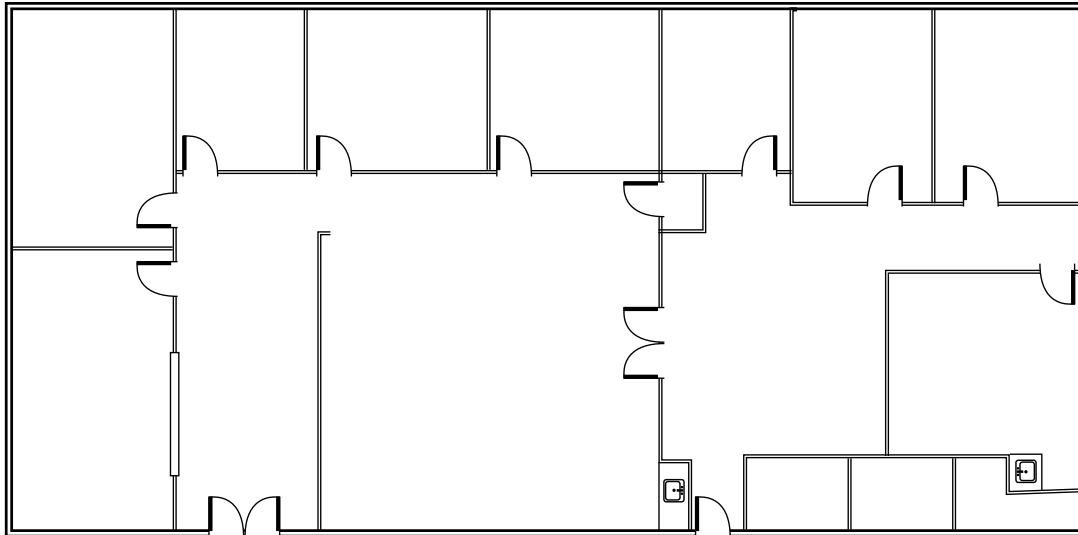
 = Leased Area

All measurements are approximate

Suite 315
2,300 SF

Suite 350
1,287 SF

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



Walmart **STAPLES**
Save money. Live better.
 BEST BUY **PartyCity**
Applebee's **SPORTS AUTHORITY**

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2204 El Camino Real | Oceanside, CA 92054

Oceanside Blvd
OCEANSIDE

CARLSBAD

HOSP GROVE
PARK

Jefferson St

Vista Way

El Camino Real | 49,800 Cars Per Day

Subject Property

The Shoppes
at
Carlsbad
 REGAL **JCPenney**
 macy's
 Abercrombie & Fitch

LA FITNESS **Macaroni GRILL**
 CHIPOTLE **ULTA** **BIG 5**
 ROSS **BARNES & NOBLE**
DRESS FOR LESS BOOKSELLERS

AutoZone **Target**
 TRADER JOE'S
 BevMo! **the Habit**
 WinCo **BURGER GRILL**
 JOANN **Denny's**

VONS **BOSTON MARKET** **GOLDEN SPOON**
Bank of America **STARBUCKS COFFEE** **The Coffee Bean & Tea Leaf** **BR**
 usbank **Caribou COFFEE** **Savon Pharmacy** **CHIT ZO**
 Caribou COFFEE

Located just off the 78 freeway in Oceanside



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

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