

FOR SALE

1800 ORD WAY

OCEANSIDE, CALIFORNIA 92056



REAL ESTATE &
BUSINESS SALE

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Voit
REAL ESTATE SERVICES



Voit Real Estate Services is pleased to offer for sale 1800 Ord Way, a 5,700 SF industrial condo currently built out as a brewery and tap room. The sale being offered is for both the real estate and business, including all equipment. The property boasts a 22' ceiling height, an oversized grade level door, and private fenced yard area.

1800 Ord Way is in the center of Oceanside's industrial region. Several major retailers, as well as the new Front Wave Credit Union stadium, are in the immediate vicinity to the property. This presents an excellent opportunity for a business owner to acquire prime real estate with a brewery in-place, in a growing submarket.

SALE PRICE: \$2,200,000

*ABC License (23 - Small Beer Manufacturer) as well as all FF&E (listed on page 9) are included in the purchase price



PROPERTY DETAILS

1800 ORD WAY, OCEANSIDE, CA 92056
ADDRESS

BUSINESS AND REAL ESTATE
SALE TYPE

INDUSTRIAL CONDO (BREWERY)
BUILDING TYPE

±5,700 SF SQUARE FEET
BUILDING SIZE

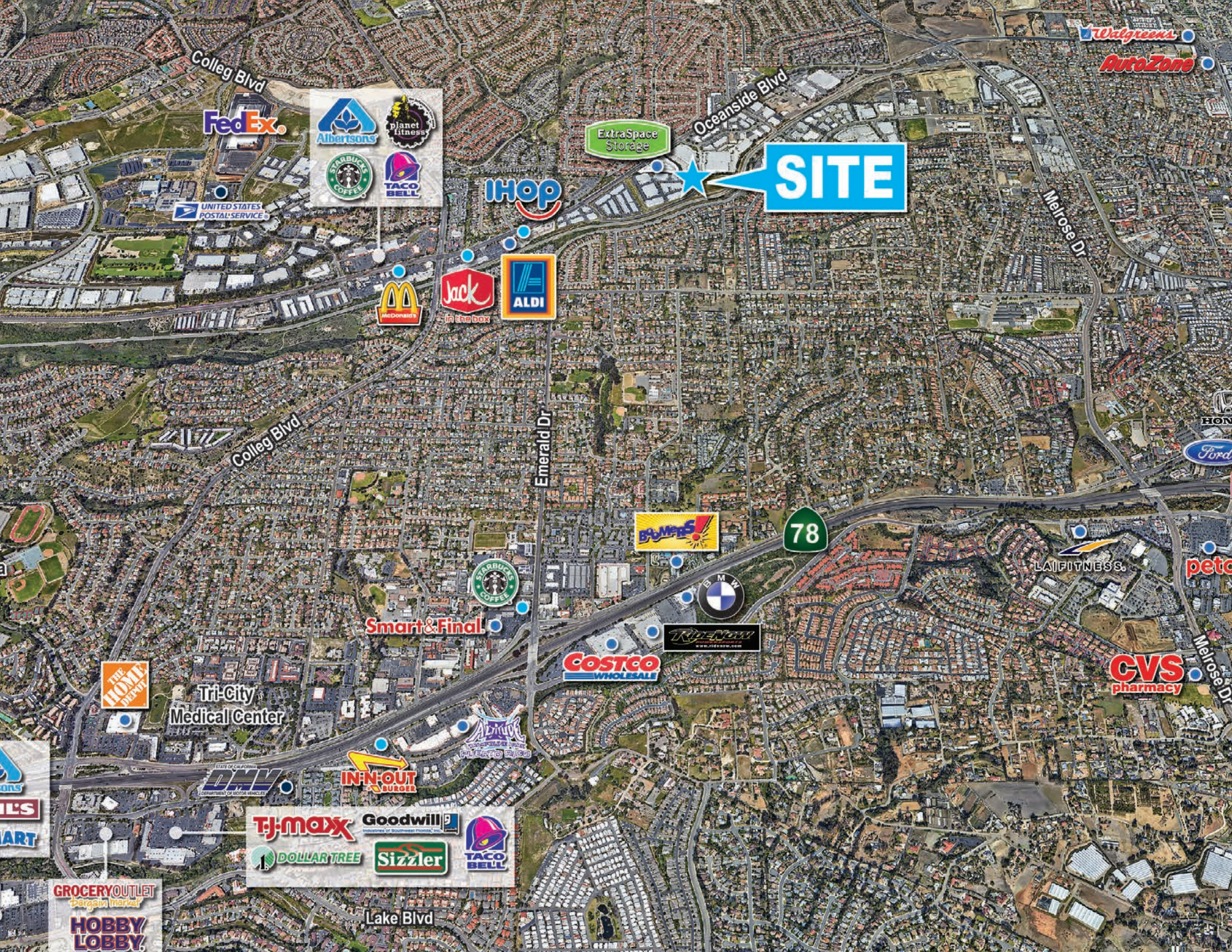
ONE (1)
TENANCY

TWO (2)
NUMBER OF FLOORS

LIMITED INDUSTRIAL (IL)
ZONING

ABC LICENSE AND ALL FF&E INCLUDED IN SALE
FENCED PATIO AREA
SPECIAL FEATURES





Colleg Blvd

Oceanside Blvd

Merrose Dr

Emerald Dr

Colleg Blvd

Lake Blvd

78

FedEx

Albersons

planet fitness

STARBUCKS COFFEE

TACO BELL

UNITED STATES POSTAL SERVICE

IHOP

ExtraSpace Storage

SITE

McDonald's

Jack in the box

ALDI

BAMERS

STARBUCKS COFFEE

BMW

Smart & Final

COSTCO WHOLESALE

RIDE NOW

LAI FITNESS

petco

THE HOME DEPOT

Tri-City Medical Center

CVS pharmacy

DMV

IN-N-OUT BURGER

FLORIO RICE

WALMART

TJ-maxx

Goodwill

DOLLAR TREE

Sizzler

TACO BELL

GROCERY OUTLET Bargain Market

HOBBY LOBBY

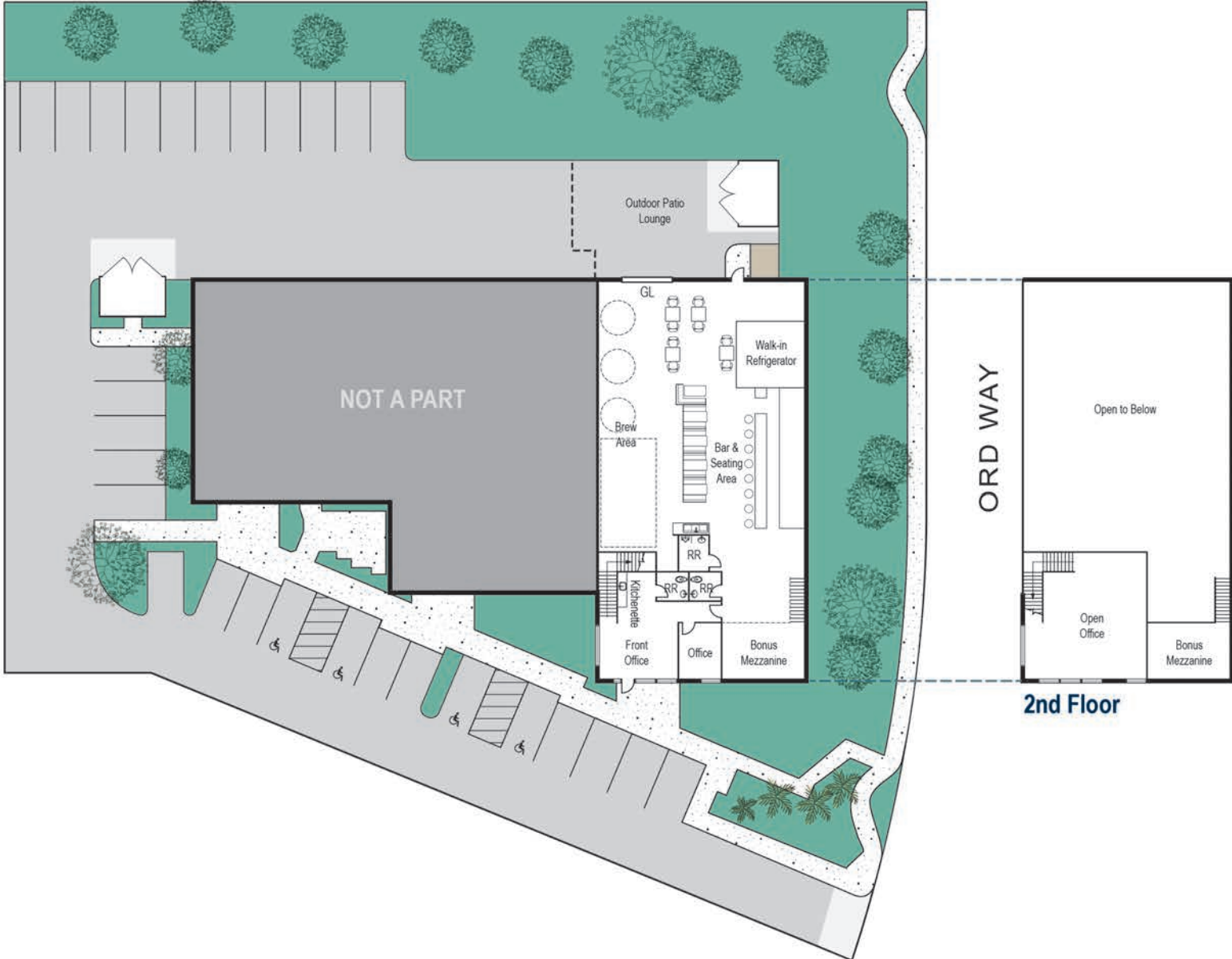
Walgreens

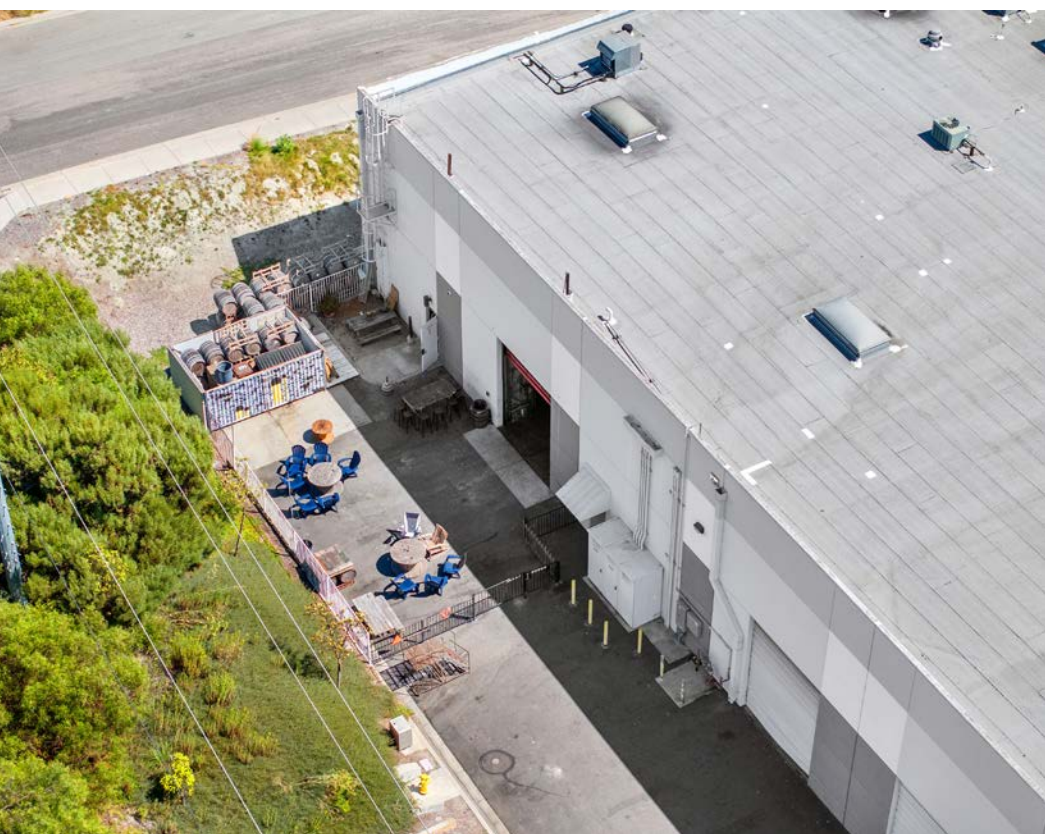
AutoZone

Ford

Merrose Dr

FLOOR AND SITE PLAN









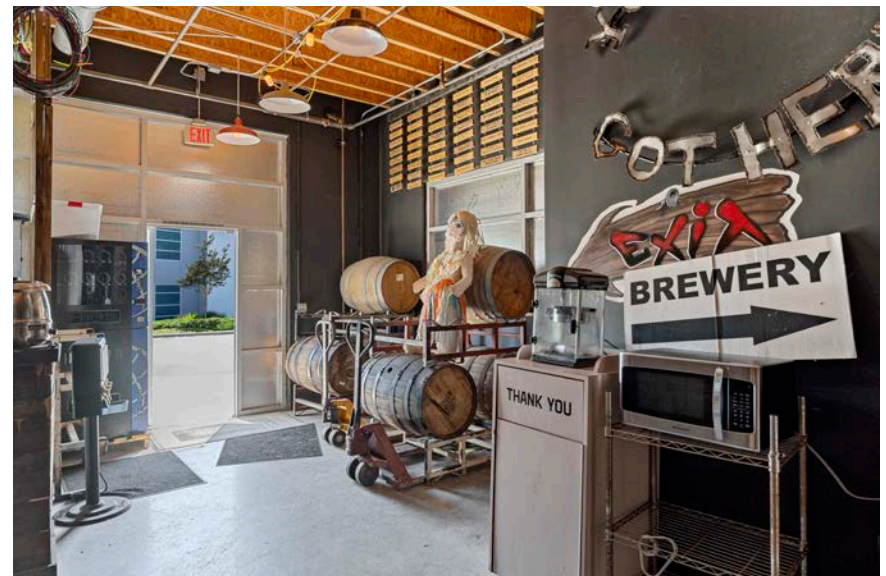
EQUIPMENT LIST

- » 1.5 inch medium pressure NG line, 7 psi, with meter
- » Six three phase electrical and three 220 outlets and numerous 20 amp gfi outlets
- » Commercial grade on demand NG heater @ 10 gpm @ 160 degrees F
- » Three vessel 20BBL direct fire manual brew house w/ rakes
- » Three food grade stainless steel heat exchangers
- » 5 ton glycol chiller with 30 bbl insulated cold tank
- » One 40 bbl jacketed insulated conical unitank
- » Two 30 bbl jacketed insulated conical tanks
- » Two 15 bbl jacketed insulated conical tanks
- » One 10 bbl jacketed insulated conical tank
- » Two 10 bbl jacketed insulated bride tank
- » One 10 bbl single wall uni tank
- » Six 15 bbl single was brute tanks
- » One carbonizer 300 co2 tank
- » One 2500 lb fork lift
- » Over 50,000 cubic feet of cold room space with one 15 ton compressor and one 5 ton compressor
- » Over 100 (15.5 gallon) kegs
- » Over 100 (5 gallon) kegs
- » Over 50 wine and bourbon barrels
- » Over hundred feet of pharmaceutical grade tri clover hoses
- » Two 5hp food grade stainless pumps with pulse drive
- » Two 3hp food grade stainless pumps with pulse drive
- » One 1hp food grade stainless pump
- » 30bbl jacketed and insulated horizontal fermentation tank and the two mezzanines
- » HDP two head automatic bottle filler
- » All the bar furniture and AV equipment
- » Tri clover clamps filters

POPULATION	1 MILE	3 MILE	5 MILE
2024 POPULATION	145,981	280,529	567,085
2029 POPULATION PROJECTION	144,583	277,810	563,302
ANNUAL GROWTH 2023-2028	-0.2%	-0.2%	-0.1%
MEDIAN AGE	37.7	39.1	38.2
BACHELOR'S DEGREE OR HIGHER	25%	30%	37%
U.S. ARMED FORCES	2,082	4,280	24,915
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 HOUSEHOLDS	47,648	95,592	194,841
2029 HOUSEHOLD PROJECTION	47,089	94,476	193,380
ANNUAL GROWTH 2023-2028	-0.2%	-0.2%	-0.2%
OWNER OCCUPIED HOUSEHOLDS	27,292	56,801	113,537
RENTER OCCUPIED HOUSEHOLDS	19,797	37,675	79,843
AVG HOUSEHOLD SIZE	2.9	2.8	2.7
TOTAL CONSUMER SPENDING	\$1.8B	\$3.7B	\$7.7B
MEDIAN HOME VALUE	\$653,054	\$698,481	\$774,861
MEDIAN YEAR BUILT	1983	1983	1985
INCOME	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$112,851	\$114,283	\$122,926
MEDIAN HOUSEHOLD INCOME	\$89,102	\$90,670	\$96,470
\$50,000 - 75,000	8,112	15,736	28,791
\$75,000 - 100,000	6,566	12,106	22,497
\$100,000 - 125,000	5,393	11,275	21,348
\$125,000 - 150,000	4,412	8,552	16,608
\$150,000 - 200,000	5,254	11,129	24,219
\$200,000+	5,903	12,323	32,069



COLLECTION STREET	CROSS STREET	CARS/DAY
OCEANSIDE BOULEVARD	ORD WAY	23,481
TEMPLE HEIGHTS DRIVE	OCEANSIDE BOULEVARD	3,708





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