

**FOR SALE**

**±8,306 SF INDUSTRIAL/FLEX BUILDING**



**1609  
ORD WAY**

OCEANSIDE, CA 92056

OFFERING MEMORANDUM

LOCATED WITHIN THE OCEANSIDIE GATEWAY BUSINESS PARK





1609

**EXCLUSIVELY PRESENTED BY**

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# DEAL SUMMARY

Matthew's Real Estate Investment Services™ is pleased to bring 1609 Ord Way in Oceanside, CA to the market For Sale. This concrete tilt-up building located in the highly coveted Oceanside Gateway Business Park offers 8,306 square feet of high-image Industrial/Flex space. With its highly improved Office and R&D buildout, great power supply, and high warehouse clear height, the building caters to a wide variety of Industrial users who are looking for a creative office space combined with excellent warehousing functionality. Please see specific property details below.



**\$2,616,390**  
LIST PRICE



**±8,306 SF**  
SQUARE FOOTAGE



**\$315**  
PRICE PER SF

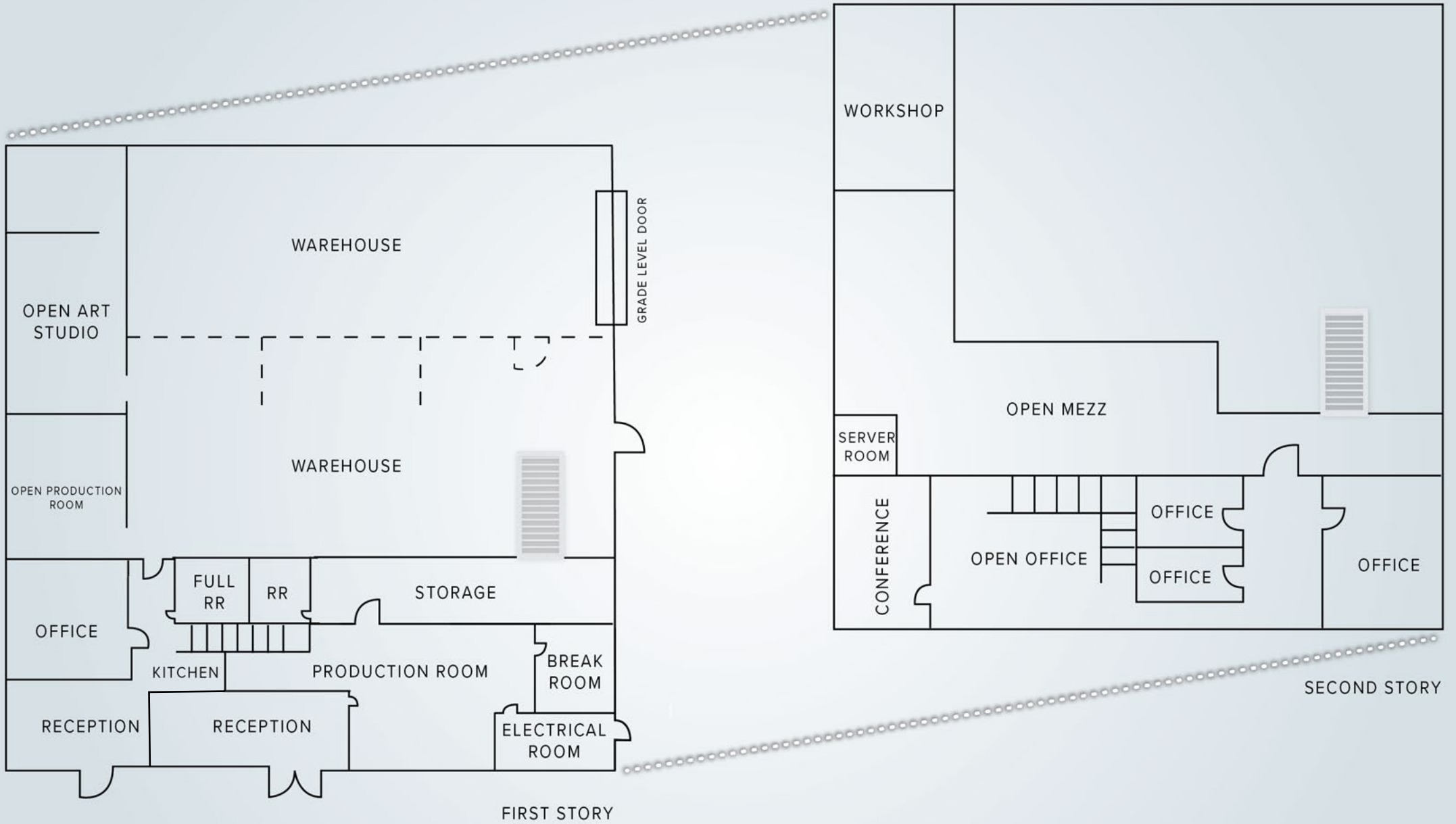




# PROPERTY OVERVIEW

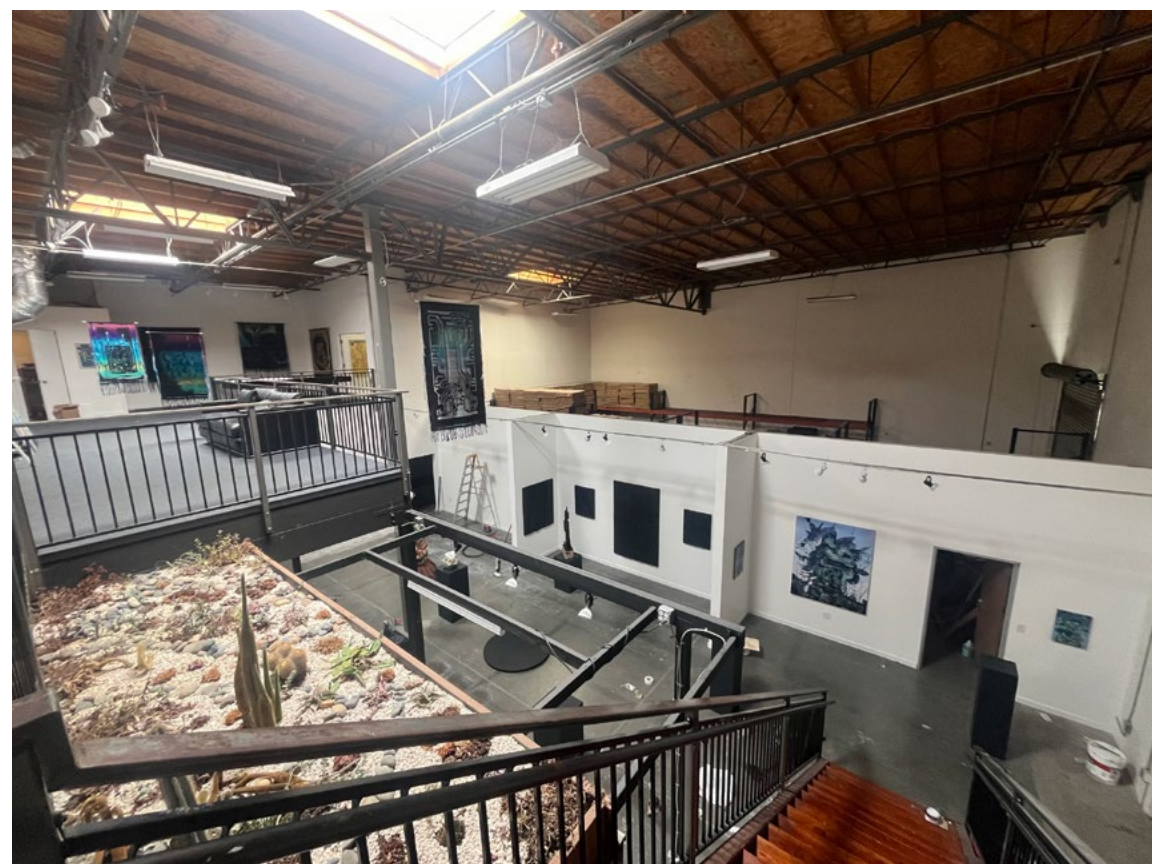
<b>Address</b>	1609 Ord Way, Oceanside, CA 92056
<b>APN</b>	162-120-88-00
<b>RBA</b>	±8,306 SF
<b>Lot Size</b>	±0.35 AC (±15,457 SF)
<b>Tenancy</b>	Single
<b>Year Built</b>	2007
<b>Concrete</b>	Reinforced Concrete Tilt-Up
<b>Zoning</b>	IL (Light Industrial)
<b>Clear Height</b>	22'
<b>Grade Level Doors</b>	1 Oversized Door (14' h x 12' w)
<b>Power</b>	400 Amps   120V - 208V   3 Phase
<b>Sprinklered</b>	Yes
<b>Parking Ratio</b>	1.80/1,000 SF





DOTTED LINE: NON-CLEAR DEMISING WALL





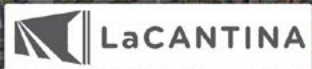
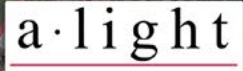




COLLEGE BLVD +29,000 VPD



OCEANSIDE BLVD +23,000 VPD



SUBJECT PROPERTY



RANCHO DEL ORO GATEWAY SHOPPING CENTER



PLAZA RANCHO DEL ORO SHOPPING CENTER





# OCEANSIDE, CA

Oceanside, California, is a coastal city situated in San Diego County, known for its beautiful beaches and laid-back lifestyle. As a popular destination for surfing and beachcombing, Oceanside offers a variety of outdoor activities, including fishing, boating, and hiking. The city boasts a picturesque pier and harbor, making it a favorite spot for locals and visitors alike. Oceanside's historic downtown area features charming shops, art galleries, and a vibrant culinary scene with diverse dining options. Additionally, the city is home to the California Surf Museum and the Mission San Luis Rey, both of which showcase Oceanside's rich cultural heritage. With its warm climate, stunning coastline, and numerous recreational opportunities, Oceanside is a vibrant community that attracts tourists and residents alike.

## DEMOGRAPHICS

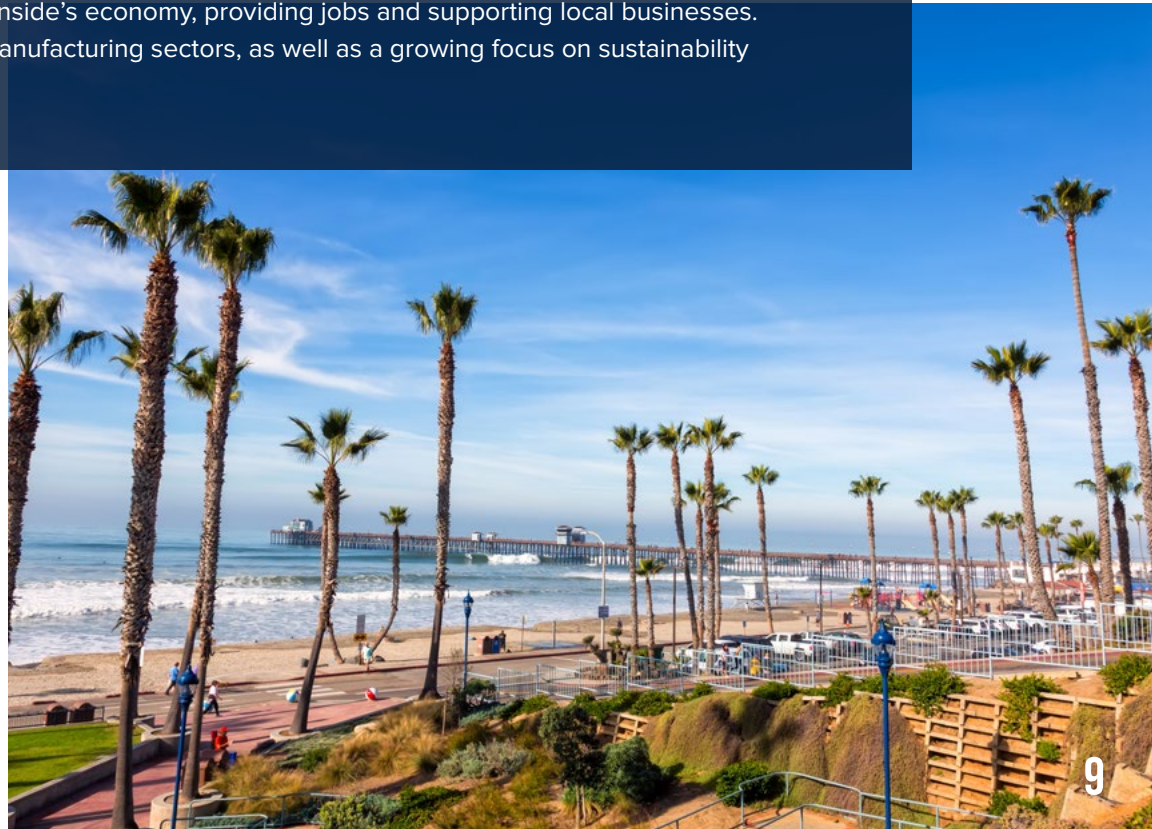
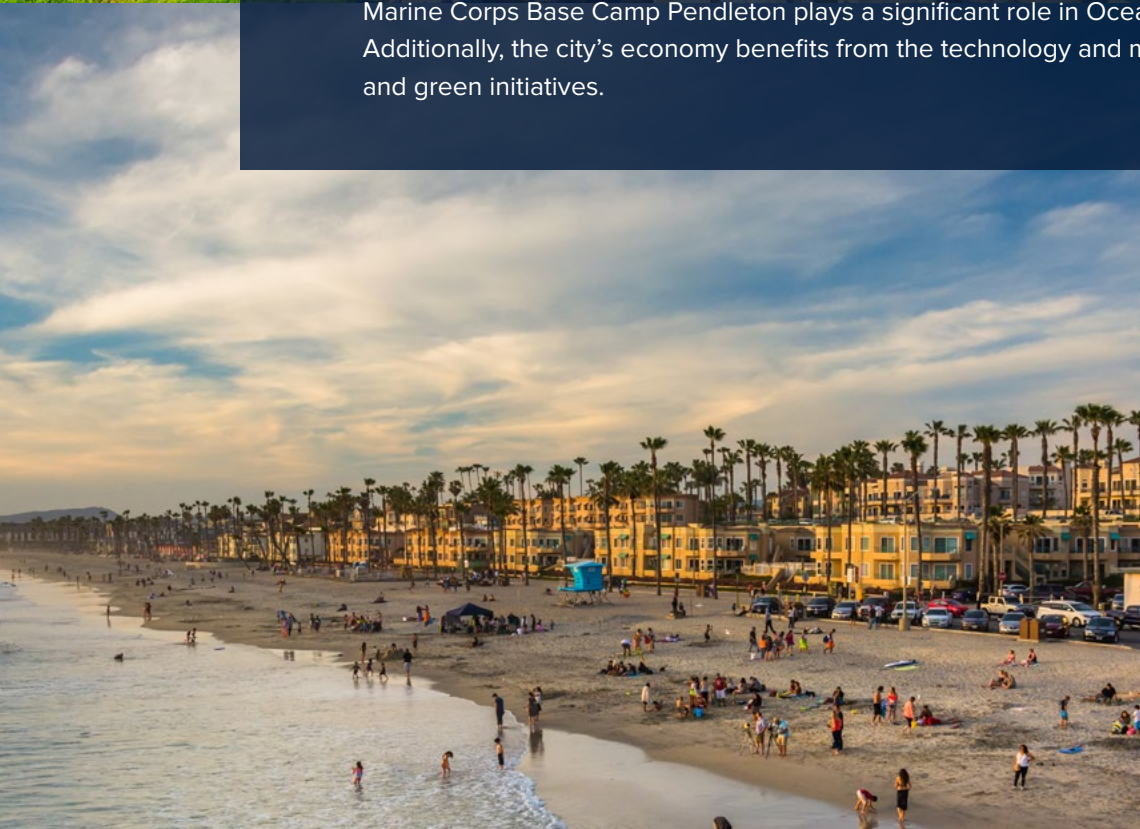
POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	16,352	138,554	276,518
2023 Estimate	16,946	143,901	288,069
2028 Projection	16,678	141,691	283,795
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	5,394	45,479	94,074
2023 Estimate	5,511	47,211	97,869
2028 Projection	5,409	46,465	96,360
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg. HH Income	\$110,662	\$103,426	\$108,762





## ECONOMY

Oceanside boasts a diverse and dynamic economy driven by various sectors, including tourism, retail, and the military. The city's coastal location attracts visitors year-round, boosting the hospitality industry with hotels, restaurants, and recreational businesses. Oceanside is also home to a strong retail sector, with shopping centers and local boutiques catering to both residents and tourists. The presence of Marine Corps Base Camp Pendleton plays a significant role in Oceanside's economy, providing jobs and supporting local businesses. Additionally, the city's economy benefits from the technology and manufacturing sectors, as well as a growing focus on sustainability and green initiatives.





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1609 Ord Way, Oceanside, CA 92056**. ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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