

FOR LEASE OFFICE SUITES

3355 MISSION AVE, OCEANSIDE, CA 92058



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

3355 MISSION AVE



PROPERTY FEATURES

| PROPERTY | PROPERTY SIZE | AVAILABILITY | FREEWAY ACCESS | PARKING |
|---|---------------|--|--|-----------------------------------|
| Copperwood Courtyard 2-Story Office Building | ± 34,634 SF | Suite 111 & 112: ± 1,971 SF Office Suite Suite 213: ± 1,052 SF Office Suite Suite 222-223: ± 2,364 SF Office Suite | Direct Access to Hwy 76 with Close Proximity to I-5 | 99 Free Surface Parking Spaces |

| ELEVATORS | TRAFFIC COUNT | LOCATION | RESTROOMS | LEASE RATE |
|-----------|---------------|--|--|---------------------------|
| One (1) | 26,000 VPD | Near an Abundance of Retail Amenities, Desirable Housing & Significant Labor Pool | Men & Women's Common Area on Each Floor | \$1.45/SF + Jan & Elec |





RECENT IMPROVEMENTS



ROOF TILE REPLACEMENT



NEW SOLAR POWER SYSTEMS



MODERN GLASS ENTRY WAY & ACCESS CONTROL SYSTEMS INSTALLED



PARKING LOT & ADA IMPROVEMENTS



COMPLETE LED LIGHTING OVERHAUL



LANDSCAPING IMPROVEMENTS

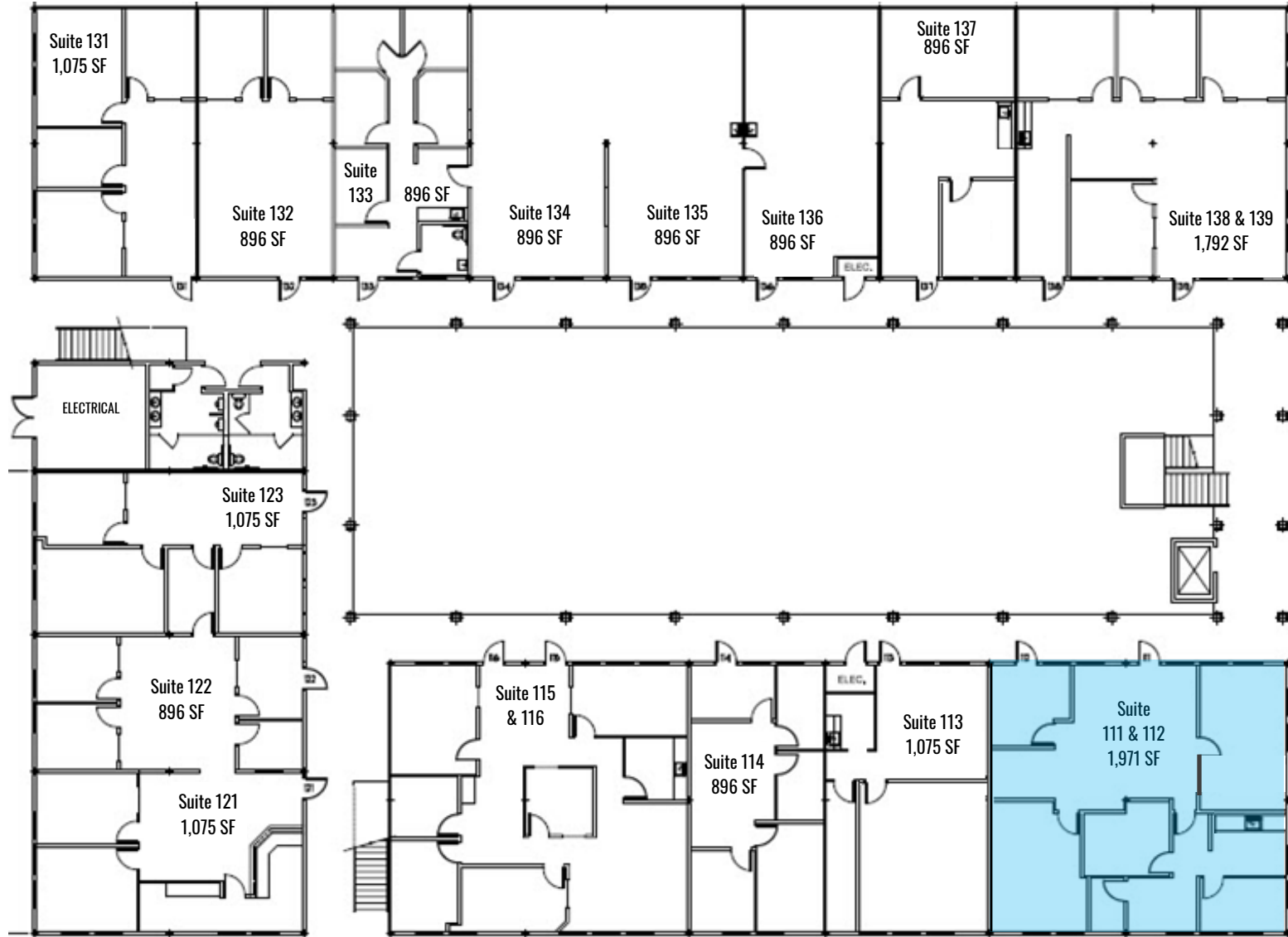


14 HVAC PACKAGE UNITS REPLACED





FLOOR PLAN 1ST FLOOR



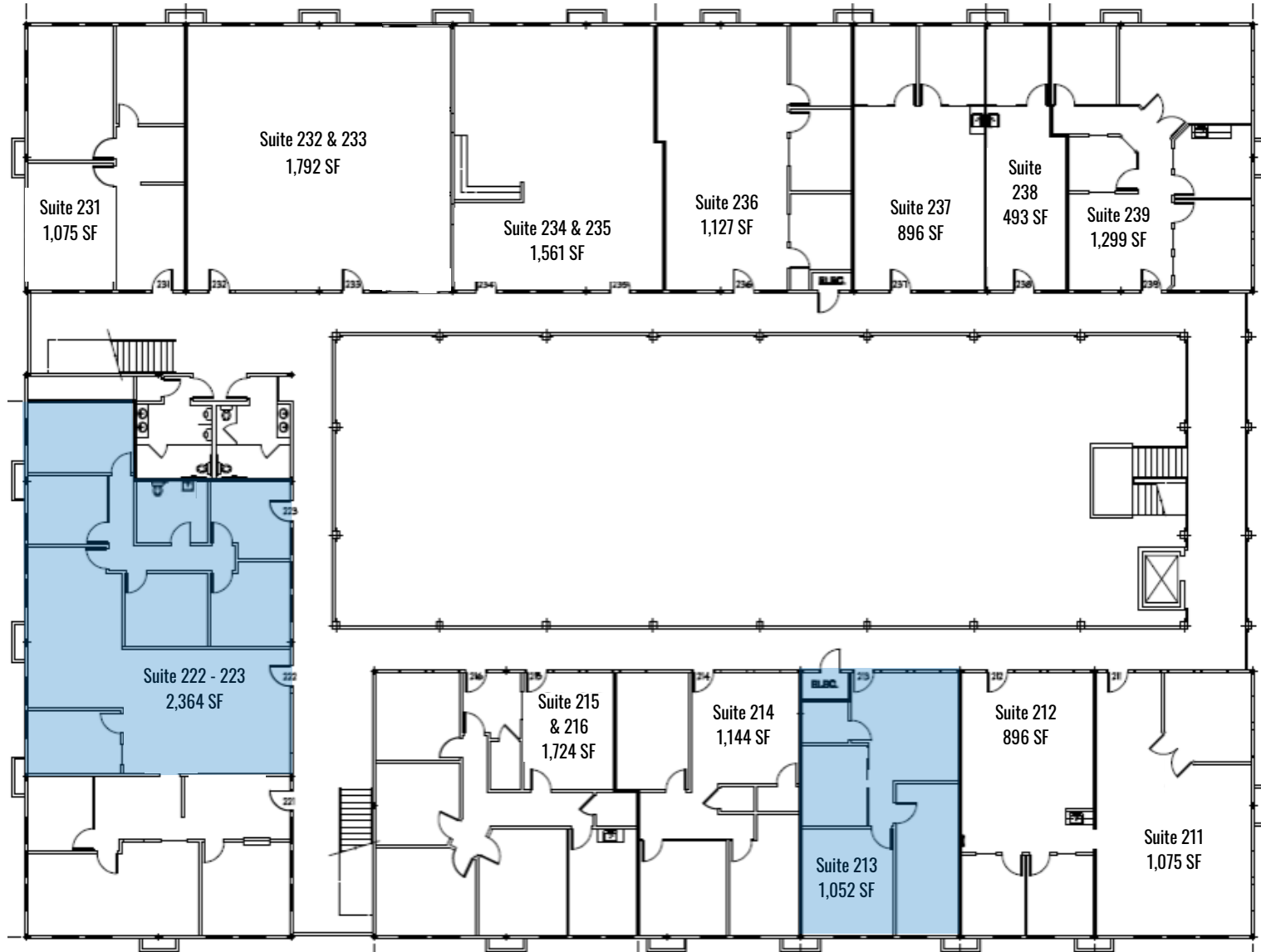
SUITE 111 & 112
± 1,971 SF Office Suite

*floor plan not fit to scale; for reference purposes only.



FLOOR PLAN 2ND FLOOR

3355 MISSION AVE



| | |
|---|---|
| <p>SUITE 213 ± 1,052 SF Office Suite</p> | <p>SUITE 222 - 223 ± 2,364 SF Office Suite</p> |
|---|---|

*floor plan not fit to scale; for reference purposes only.



3355 MISSION AVE

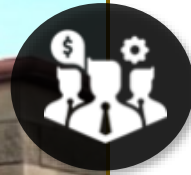


AREA DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE |
|----------------------------|---------|---------|
| Total Population | 119,166 | 245,822 |
| 2028 Population Projection | 117,874 | 243,037 |
| Average Age | 35.4 | 36.1 |



| HOUSEHOLDS | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|
| Total Households | 40,560 | 83,458 |
| Avg. Household Income | \$92,313 | \$104,204 |
| Median Home Value | \$578,208 | \$618,253 |



| ECONOMY | 3 MILE | 5 MILE |
|-------------------------|-----------|-----------|
| # of Businesses | 4,697 | 9,346 |
| # of Employees | 32,639 | 62,970 |
| Total Consumer Spending | \$1.36 B+ | \$3.04 B+ |



| DRIVE TIMES | MINUTES |
|--------------------|---------|
| Camp Pendleton | 10 |
| Downtown Oceanside | 10 |
| Carlsbad | 12 |



SURROUNDING AREA



Naval Hospital

Camp Pendleton

Oceanside Harbor

5
INTERSTATE

76
CALIFORNIA

San Luis Rey Mission Expy

5 MINUTE DRIVE TO I-5 FREEWAY

VCA Animal Hospital

Oceanside Municipal Airport

Oceanside Pier

Walmart Neighborhood Market

Oceanside Plaza

Oceanside Fire Dept.



3

2

1

76
CALIFORNIA

Oceanside

5
INTERSTATE

LEGEND

- 1 New Housing Development "Mission Cove" (138 Units)
- 2 New Proposed Retail Development
- 3 Future Mixed-Use Development



SUBJECT PROPERTY