

FOR LEASE

2,012 SF OFFICE CONDO

3622-3634

ROCKMOND

3632

Lee & Associates
AVAILABLE
929-9700

AVAILABLE
929-9700

Ocean Ranch Blvd

3632

oceanside, ca 92056

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **WILLIAMS ROTH GROUP**
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

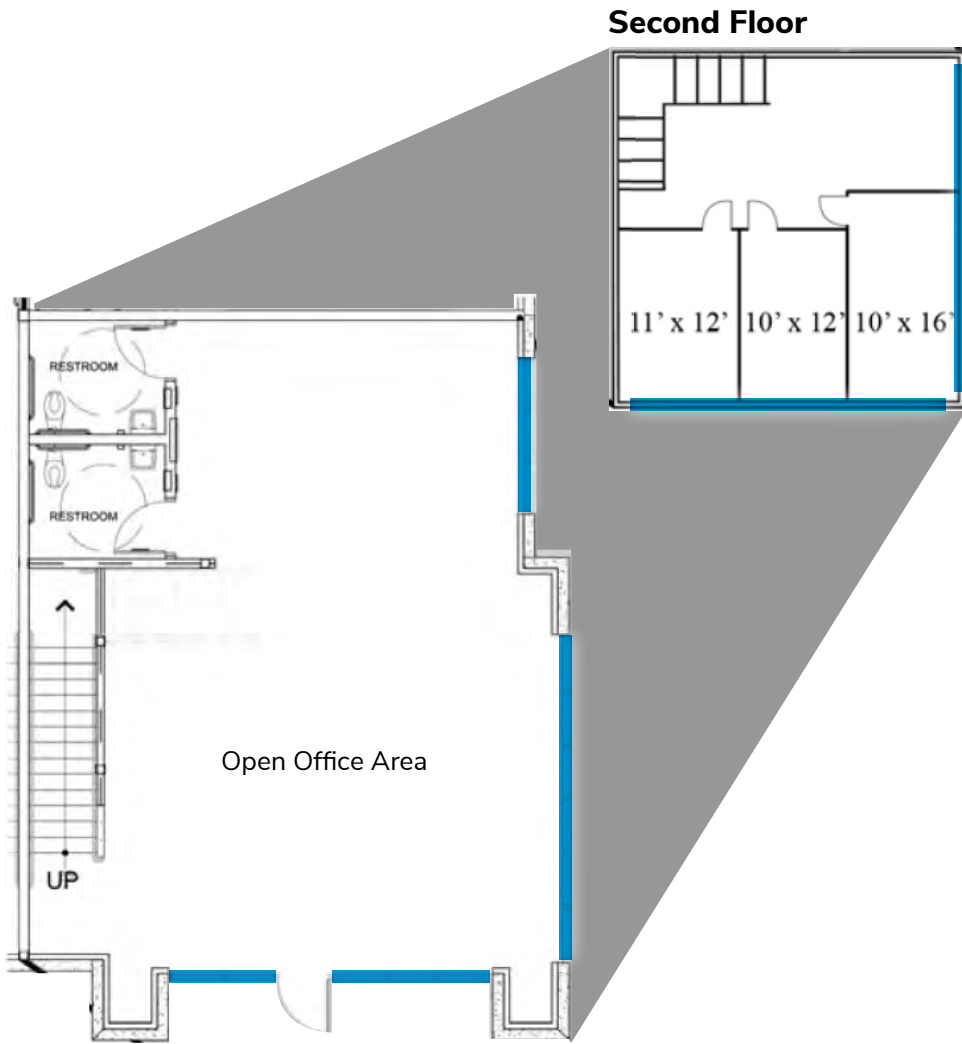
PROPERTY FEATURES

- Unit 3632 is a 2,012 sf office condo that is part of the prestigious Ocean Ranch Venture Commerce Center.
- Located at the corner of Ocean Ranch Blvd and Rancho Del Oro Road and directly across the street from the new Frontwave Arena and the SoCal Sports Complex.
- Direct proximity to restaurants, hotels, medical/dental offices and parks and recreation.
- Corner unit with extensive glass line with building signage.
- Open floorplan on the ground level with 3 private offices on the 2nd floor.
- Excellent access to Interstate 5 and Highways 76 and 78.
- Parking ratio of 3.0/1,000 SF



LEASE RATE: \$1.40/SF NNN
Est. NNN: \$0.36/SF

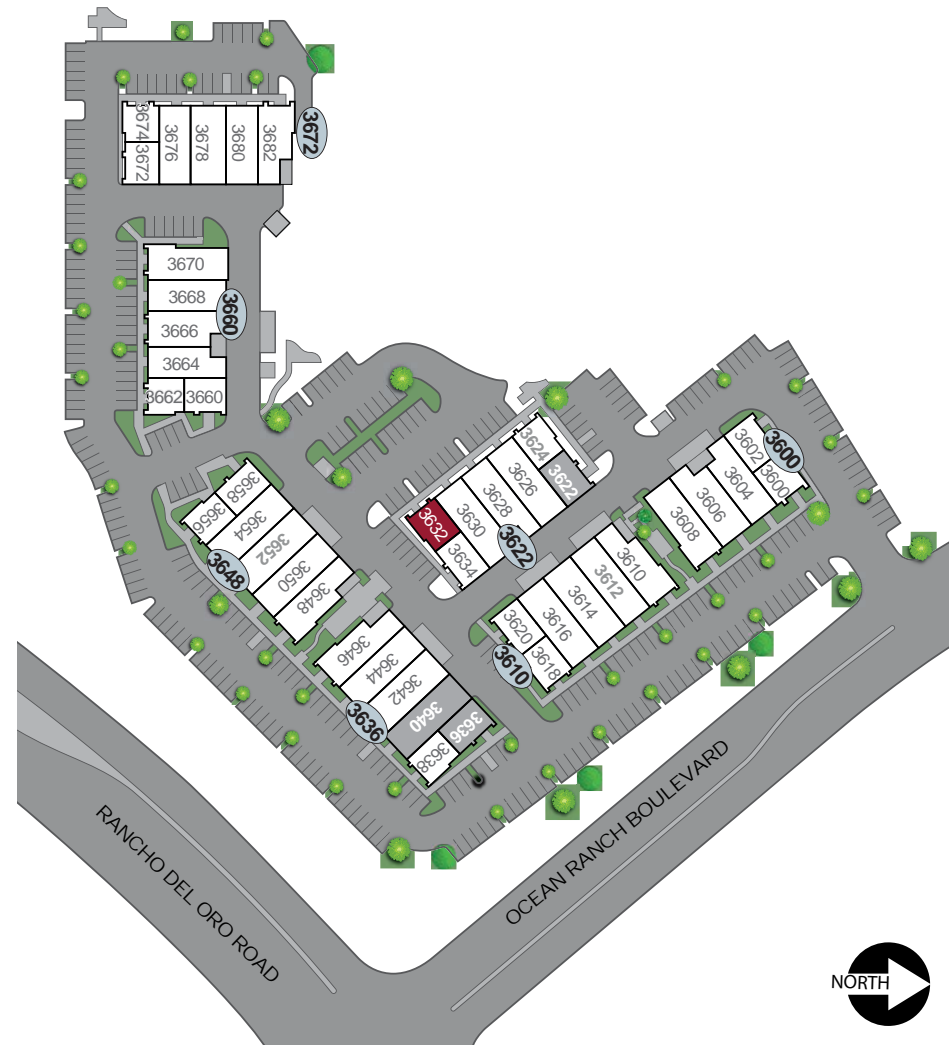
FLOOR PLAN



— Glass Line

NOT TO SCALE

SITE PLAN



CORPORATE NEIGHBORS & NEARBY AMENITIES/RETAIL



corporate neighbors



amenities

- 1 Oceanside Sports Complex
- 2 Frontwave Arena
- 3 Residence Inn by Marriott
- 4 Sprinter Station at Rancho Del Oro
- 5 Courtyard by Marriott

retail



Oceanside

Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

30 city parks

1,954 foot-long pier

3.5 miles of public beaches

1,000 slip public marina

median household income

\$72,697

population

176,950

businesses

6,198

Oceanside's local industries

life science

advanced manufacturing

medtech

military

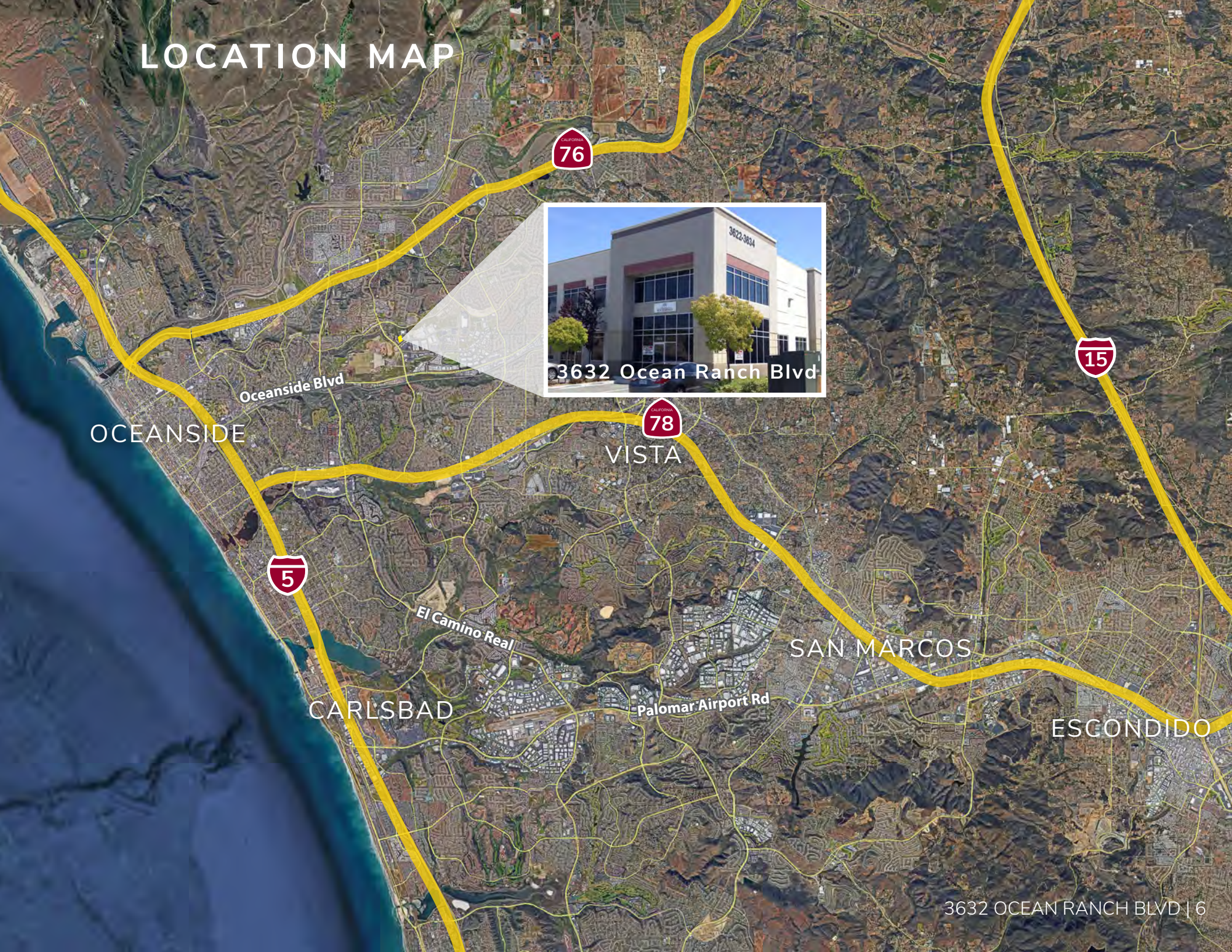
pharma

sports & active

tourism

lifestyles

LOCATION MAP



3632 Ocean Ranch Blvd

3622-3634

Ocean Ranch Blvd

3632

oceanside, ca 92056

Steve Crockett
(760) 448-2439
scrockett@lee-associates.com
DRE Lic#01027524

Rusty Williams, SIOR
(760) 448-2453
rwilliams@lee-associates.com
DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448
croth@lee-associates.com
DRE Lic#01789067

Jake Rubendall
(760) 448-1369
jrubendall@lee-associates.com
DRE Lic#02037365

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **WILLIAMS ROTH GROUP**
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008
P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.