

FOR LEASE | 2,066 RSF-20,116 RSF OFFICE SPACE

OCEAN RANCH PLAZA

3605 Ocean Ranch Blvd, Oceanside, CA 92056



EXCLUSIVELY LISTED BY

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3605 OCEAN RANCH BLVD

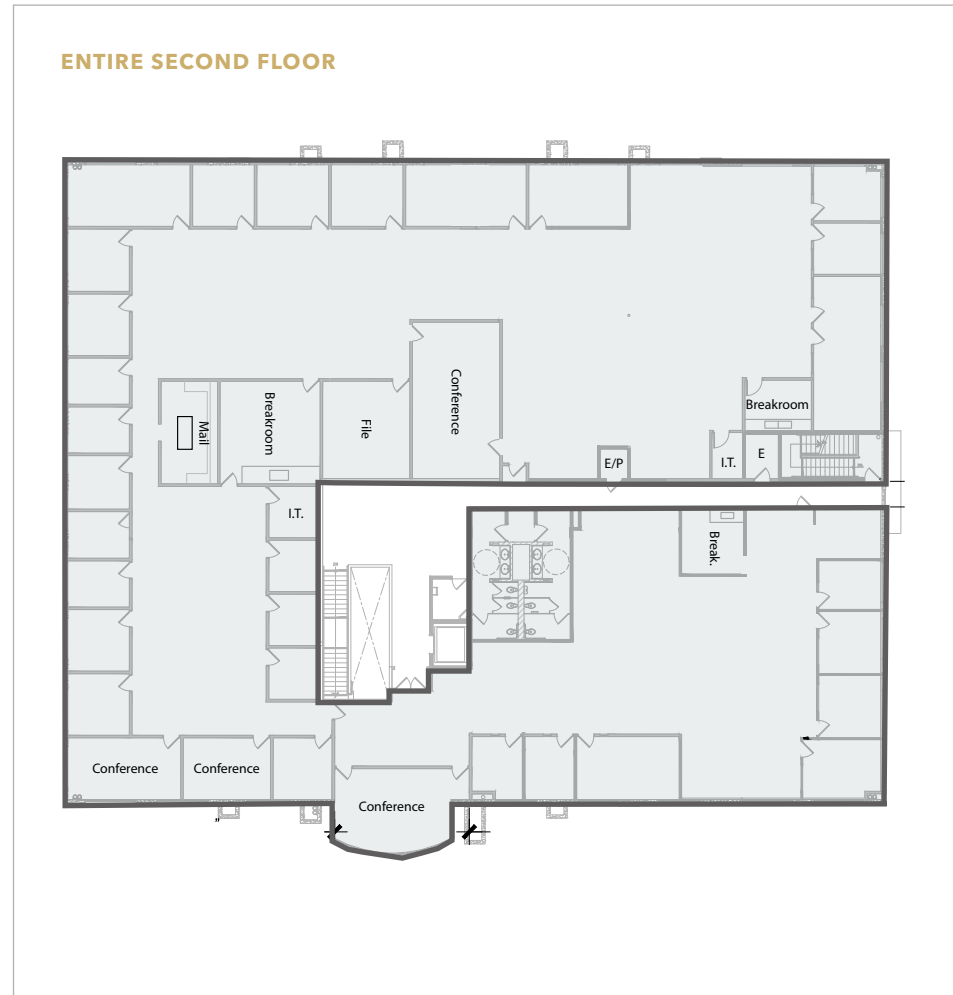
PROPERTY OVERVIEW

ADDRESS	3605 Ocean Ranch Blvd Oceanside, CA 92056
OFFICE BUILDING	±38,888 SF Class A building
SIGNAGE	Building and monument signage available
PARKING	4.0 / 1,000 SF (75 Surface Space)

AMENITIES	Local retail support with tenants including Felix's BBQ, Junkyard Sports Bar & Grill, Valeries Taco Shop, Mangia E Bevi, Big Bob's Best Pizza and Marriott Residence Inn (126 Room Facility)
LOCATION	Prime location with dramatic views and easy access to Hwy 76, Hwy 78 and I-5
TRANSPORTATION	North County Sprinter station nearby



FLOOR PLAN | SECOND FLOOR



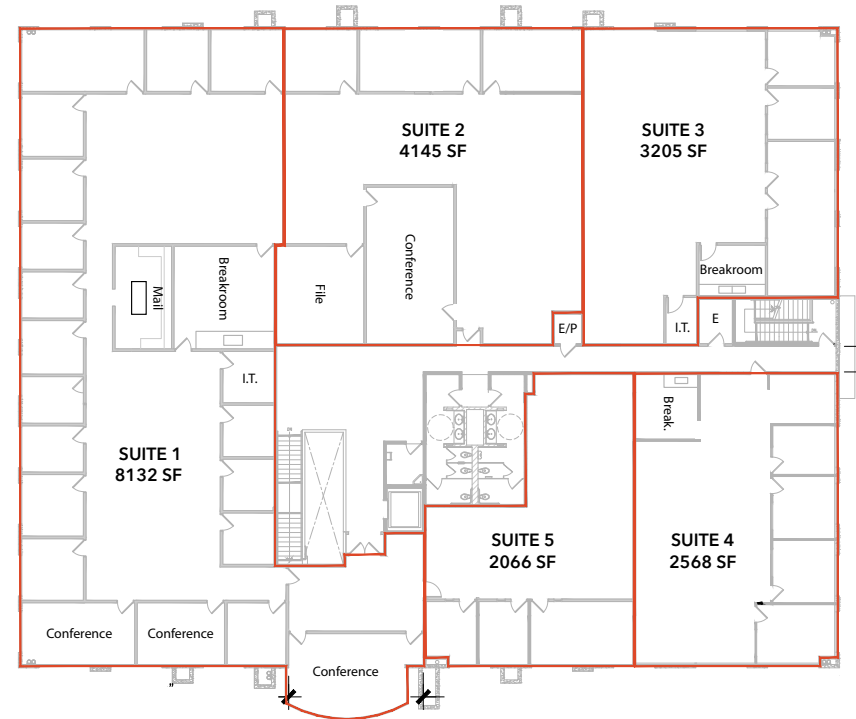
20,116 RSF AVAILABLE SQUARE FOOTAGE	\$2.35 LEASE RATE MG+E&J	1/1/23 AVAILABILITY DATE
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KIDDER MATHEWS

FLOOR PLAN | DIVISIBILITY OPTIONS

SECOND FLOOR POTENTIAL SUITES



2,066 & UP

AVAILABLE
SQUARE FOOTAGE

\$2.35

LEASE RATE
MG+E&J

1/1/23

AVAILABILITY
DATE

Neighboring ±40,065 SF medical/office building with major tenants: Embry Riddle and Federal Heath Sign Company

OCEAN RANCH PLAZA | 3605 OCEAN RANCH BLVD | OCEANSIDE, CA

3605 OCEAN RANCH BLVD



Residence INN BY HARRIS



GRANDMA'S RESTAURANT
Homemade Meals, Pros and More...

3609 OCEAN RANCH BLVD





3605 OCEAN RANCH BLVD

OCEANSIDE BLVD

RANCHO DEL ORO RD

OLD GROVE RD
MESA DR

COLLEGE BLVD

AVENIDA DEL ORO

CORPORATE CENTER DR

OCEANSIDE BLVD

3605 OCEAN RANCH BLVD

FEDERAL HEALTH
VISUAL COMMUNICATIONS



GILEAD

Lot 19

Lot 20

FedEx

FRONTWAVE

BAISER PERMANENTE

Andersen

OLLI

wayfair

PACIFIC COAST
BUSINESS PARK

EL CORAZON

BRIXTON

OCEAN RANCH BLVD

Genentech



SDGE

RANCHO DEL ORO
TECHNOLOGY PARK

HOME2
SUNSHINE BY HYATT

Residence
by Marriott

LA PACIFICA

HK-PLASTICS

MAGNAFLOW

PLAZA RANCHO
DEL ORO

7,600 PERSON
CAPACITY ARENA
OPENING 2023



suja

PIRCH2

HEXAGON

GILEAD

RANCHO DEL ORO
TECHNOLOGY PARK



WILLIAM A.
WAGNER AQUATIC
CENTER

COURTYARD
Marriott

SEAGATE
CORPORATE CENTER

OCEANIC
BUSINESS PARK

HEXAGON

Titleist

GENIE CAT

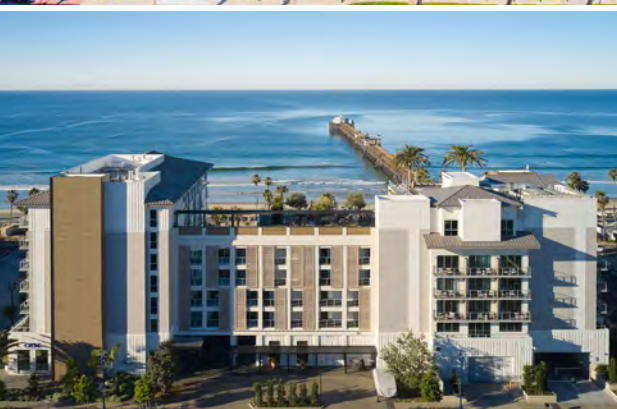
DEL ORO
MARKETPLACE

OCEAN RANCH
CORPORATE CENTER

OneSOURCE
ELECTRICAL

RANCHO DEL ORO
BUSINESS CENTER

RAND
WHOLESALE



AREA OVERVIEW

Located at the northernmost end of San Diego's coastline, Oceanside is home to some of Southern California's widest beaches, historical landmarks and a distinct Southern California surf culture.

OCEANSIDE, SAN DIEGO COUNTY

LOCATION

Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coastal beauty and autonomy.

THE COMMUNITY

Oceanside is known for palm-dotted Harbor Beach and nearby Oceanside Harbor, with its marina and shops. To the south, the long Oceanside Pier juts into the Pacific Ocean. The California Surf Museum traces the sport's history with a surfboard collection and exhibits on famous surfers. Sculptures, paintings and drawings from the region are on display at the Oceanside Museum of Art.

Oceanside currently enjoys a diverse economic portfolio and has a number of business advantages. To encourage new investment in the City, an incentive plan for new commercial, industrial and office construction is available and the property tax is one of the lowest in the county. Oceanside has a large sporting and recreational goods manufacturing sector as well as a large number of

Travel spending was
\$507.5 million in 2021

biotech and medtech companies, including Gilead and Genentech. Agriculture is also important to Oceanside's economy. San Diego County is a major agricultural producer and the warm climate of Oceanside makes it ideal for the growing of tomatoes, avocados, citrus fruit, nursery stock, and flowers.



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