

FOR LEASE OFFICE

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PROPERTY FEATURES

PROPERTY	PROPERTY SIZE	AVAILABILITY	FREEWAY ACCESS	PARKING
Copperwood Courtyard 2-Story Office Building	± 34,634 SF	Suite 222: ± 1,414 SF Office Suite Suite 215-216: ± 1,724 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

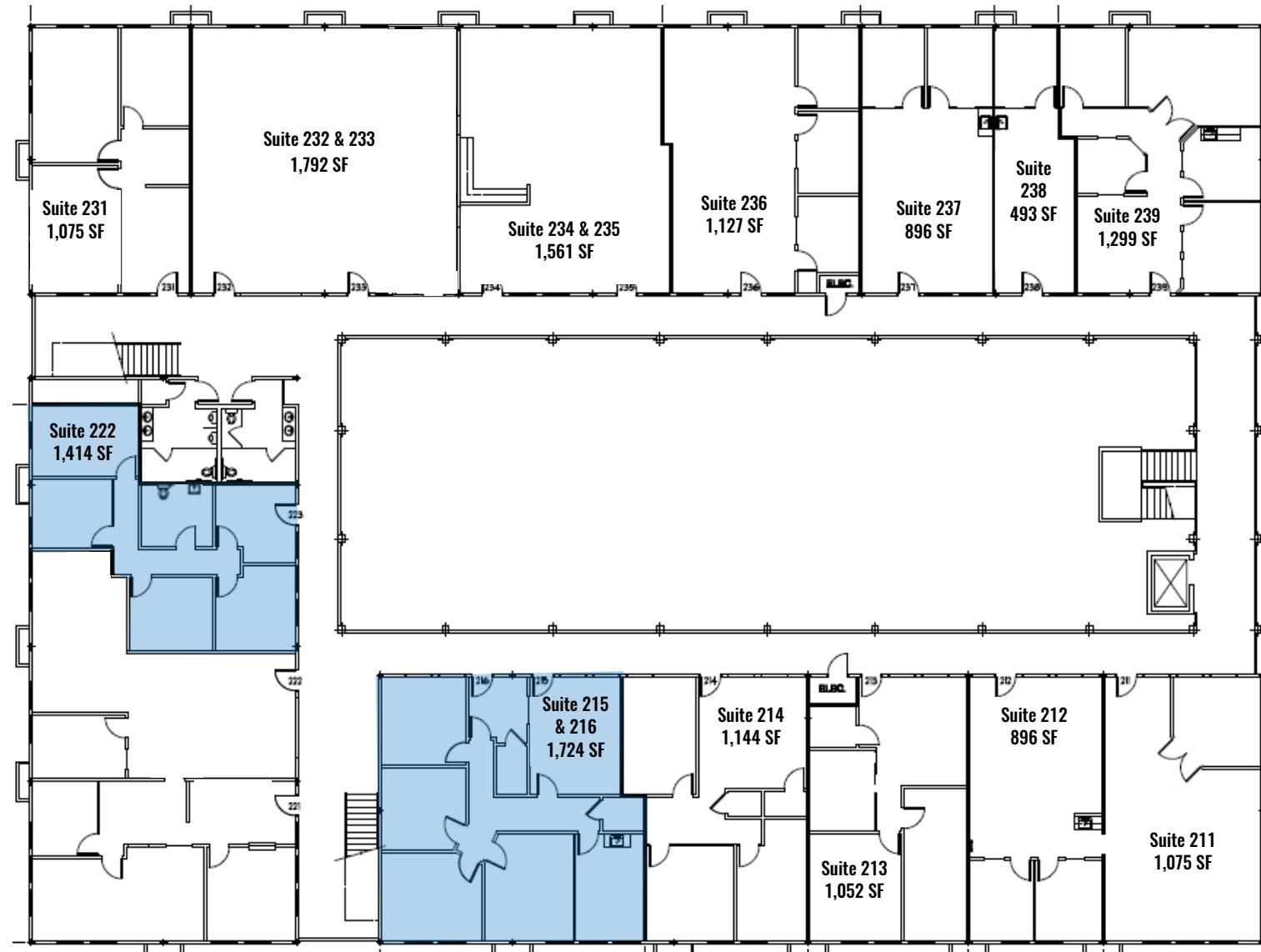


14 HVAC PACKAGE UNITS REPLACED



FLOOR PLAN

2ND FLOOR



SUITE 222
± 1,414 SF Office Suite

SUITE 215-216
± 1,724 SF Office Suite

* Floor plan is not to scale; for reference purposes only.





AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE
2024 Total Population	117,743	242,162
2029 Population Projection	117,312	240,871
Average Age	35.3	36.4



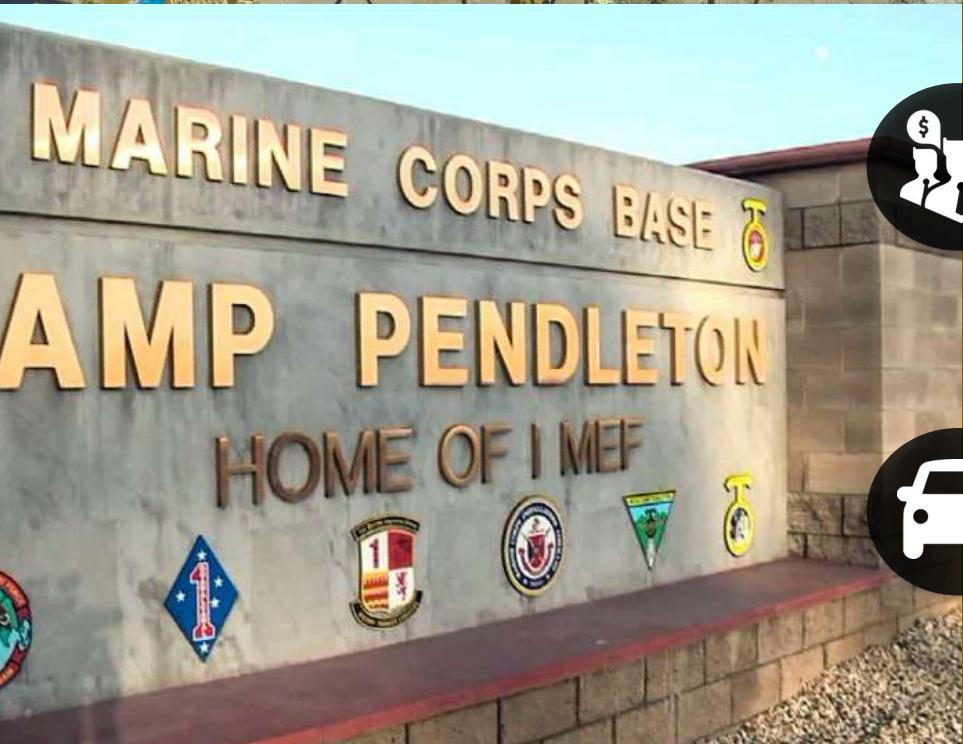
HOUSEHOLDS	3 MILE	5 MILE
Total Households	41,153	83,945
Avg. Household Income	\$98,667	\$108,849
Median Home Value	\$663,829	\$705,213



ECONOMY	3 MILE	5 MILE
# of Businesses	5,172	10,260
# of Employees	34,257	66,253
Total Consumer Spending	\$1.4 B+	\$3.1 B+



DRIVE TIMES	MINUTES
Camp Pendleton	10
Downtown Oceanside	10
Carlsbad	12



SURROUNDING AREA

5 MINUTE DRIVE TO I-5 FREEWAY

LEGEND

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

SUBJECT PROPERTY

Landmarks and Locations:

- Oceanside Harbor
- Naval Hospital
- Camp Pendleton
- Oceanside Pier
- Walmart Neighborhood Market
- Oceanside Plaza
- San Luis Rey Mission Expy
- VCA Animal Hospital
- Oceanside Fire Dept.
- Oceanside Municipal Airport
- Oceanside
- INTERSTATE 5
- INTERSTATE 76

Business Logos:

- McDonald's
- KFC
- AutoZone
- CHASE
- O'Reilly AUTO PARTS
- Walgreens
- Stater Bros. markets
- Albertsons Companies
- STARBUCKS COFFEE
- SUBWAY
- BURGER KING
- Jack in the box
- Little Caesars
- us bank
- petco