

# 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**

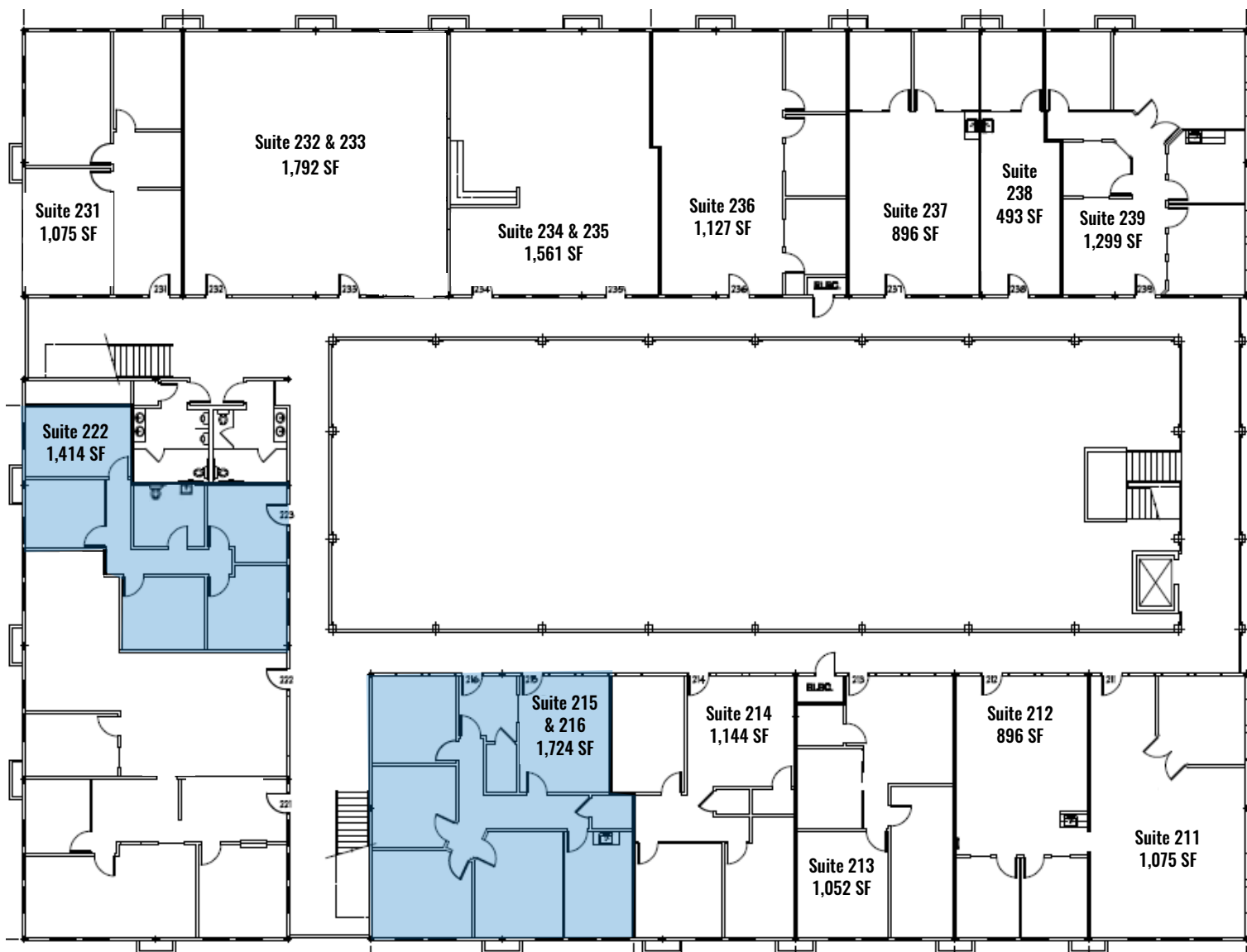


**14 HVAC PACKAGE UNITS REPLACED**



## 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.





3355 MISSION AVE

## 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

