

Available For Sale or Lease

EDUCATIONAL/OFFICE BUILDING

*±23,690 RSF two-story building
on ±1.92 AC in Oceanside, CA.*



4183 AVENIDA DE LA PLATA OCEANSIDE, CA 92056

KIDDER.COM

km Kidder
Mathews



An exceptional educational/office facility opportunity at the favorable intersection of Avenida de la Plata & College Blvd in Oceanside.

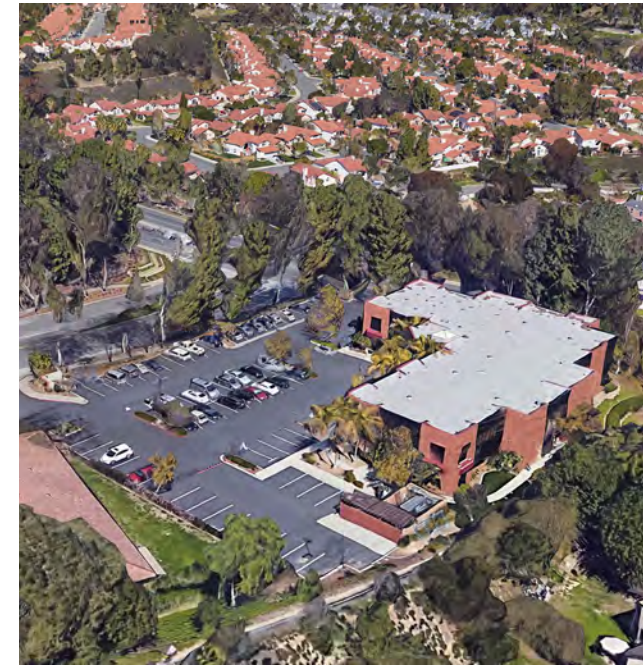
YEAR BUILT/RENOV	2003/2018
RECENT SCHOOL IMPROVEMENTS	Teacher's lounge, kitchenette, administrative offices, 18 classrooms & 17 restrooms
CURRENT TENANT	Coastal Academy High School
STORIES	2
TOTAL BUILDING SF	±23,690 RSF
LAND AREA	1.92 AC
PARKING RATIO	3.4/1,000 RSF (80 stalls)
PUBLIC TRANSIT	SPRINTER Station (16 min walk)
ELEVATOR	1
ZONING	IL - Specific Plan, Schools allowed w/o CUP
DATE AVAILABLE	Now
LEASE TYPE	Modified Gross + Utilities

\$7,107,000
PURCHASE PRICE (\$300 PRSF)

\$1.95
LEASE RATE (RSF/MO)



SITE PLAN



FIRST FLOOR

+11,845 RSF



SECOND FLOOR

+11,845 RSF



HIGHLY- ACCESSIBLE LOCATION

Close to major highways including
Interstate 5, CA-76 & CA-78

Conveniently located at the signalized
intersection of Avenida de la Plata &
College Blvd

Easy access to local and nationally known
restaurants, shops, and other services

The SPRINTER Station at College Blvd is a
16 minute walk way for an easy commute

6 MIN

CALIFORNIA 78
STATE HIGHWAY

13 MIN

INTERSTATE 5 VIA
OCEANSIDE BLVD





NEARBY AMENITIES

RESTAURANTS & GROCERY

- 01 Starbucks
- 02 Albertson's
- 03 McDonald's
- 04 WinCo Foods
- 05 Target
- 06 Jersey Mike's Subs
- 07 Ralph's
- 08 Felix's BBQ with Soul
- 09 Aldi
- 10 Walmart Supercenter
- 11 Albertson's
- 12 Thai Thai Oceanside Restaurant
- 13 Mission Douglas Plaza
- 14 Habit Burger

SCHOOLS

- 01 El Camino High School
- 02 Pacific View Charter School
- 03 Middle School MLK
- 04 McAuliffe Elementary School
- 05 Coastal Academy (TK - 8)
- 06 Mira Costa College

LIFESTYLE & FITNESS

- 01 United States Postal Service
- 02 Jiffy Lube
- 03 Planet Fitness
- 04 Mobil
- 05 The UPS Store
- 06 El Camino North
- 07 The Shoppes at Carlsbad
- 08 Sprouts Farmer's Market
- 09 Planet Fitness
- 10 Lowe's Home Improvement
- 11 Tri City Crossroad Mall
- 12 Hobby Lobby
- 13 Marketplace Del Rio

RECREATION & PARKS

- 01 Rancho del Oro Park
- 02 Martin Luther King, Jr. Park
- 03 Titleist Performance Institute
- 04 Ivey Ranch Park
- 05 Palisades Park
- 06 SoCal Sports Complex

4183 AVENIDA DE LA PLATA



*Exclusively
Listed By*

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