

OFFERING MEMORANDUM

301 MISSION AVENUE

OCEANSIDE, CA 92054

*±1,695 SF Office
Condominium in
Oceanside, California*

\$1,150,000

OFFERING PRICE

MICHAEL LAMBESIS
858.263.6898
michael.lambesis@kidder.com
LIC N° 02071129

BRANDON VOGT
858.334.3832
brandon.vogt@kidder.com
LIC N° 02161018

 **Kidder
Mathews**

TABLE OF CONTENTS

01

PROPERTY
OVERVIEW

02

LOCATION
OVERVIEW

*Exclusively
Listed by*

MICHAEL LAMBESIS
858.263.6898
michael.lambesis@kidder.com
LIC N° 02071129

BRANDON VOGT
858.334.3832
brandon.vogt@kidder.com
LIC N° 02161018

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property or properties. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. In addition, all prospective purchasers understand and agree that the properties will be sold in an "As-Is, Where-Is" condition.

Prospective purchasers understand and agree that Kidder Mathews is assisting Seller and acting in Seller's sole interest in connection with the proposed sale. Seller and Kidder Mathews are not offering a commission or finder's fee to prospective purchasers or any broker, finder or similar agent, representative or advisor for commission, fees or other compensation relating to any proposed transaction involving the proposed sale. Prospective purchaser agrees to: (i) indemnify and save harmless Kidder Mathew, Seller and their respective affiliates and successors and assigns against and from any loss, liability or expenses, including attorney's fees and expenses, arising out of any claim or claims by any broker, finder or similar agent, representative or advisor for commission, fees or other compensation relating to any proposed sale if such claims are based in whole or in part on alleged dealings or agreements with prospective purchaser and such broker, finder or similar agent, representative or advisor or any of prospective purchasers' representatives; and (ii) acknowledge that Kidder Mathews has no power or authority to, in any way, bind Seller with respect to any transaction involving Seller, or with regard to any of the terms and conditions of any such transaction and that Seller shall in no way be bound or be deemed to have agreed to any such transaction or the terms and conditions thereof until such time (if any) as Seller has executed and delivered a written agreement to enter into any transaction involving the proposed sale under terms and conditions that are acceptable to it in its sole discretion.

All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



PROPERTY OVERVIEW

Section 01

OFFICE CONDOMINIUM

PRIME LOCATION

Kidder Mathews is pleased to present a ±1,695 sf, office condominium, in 301 Mission Avenue, Oceanside, California.

PROPERTY OVERVIEW

| | |
|---------------|---|
| ADDRESS | 301 Mission Avenue, Oceanside, CA 92054 |
| PROPERTY TYPE | 3 Star Mid-Rise Apartments Condo |
| BUILDING SIZE | ±45,455 SF |
| LOT SIZE | ±0.92 AC |
| ZONING | D-1, Downtown District - Subdistrict 1 |
| YEAR BUILT | 2008 |

\$1,150,000

OFFERING PRICE

SUBJECT
PROPERTY

NORTH COAST HWY

MISSION AVE

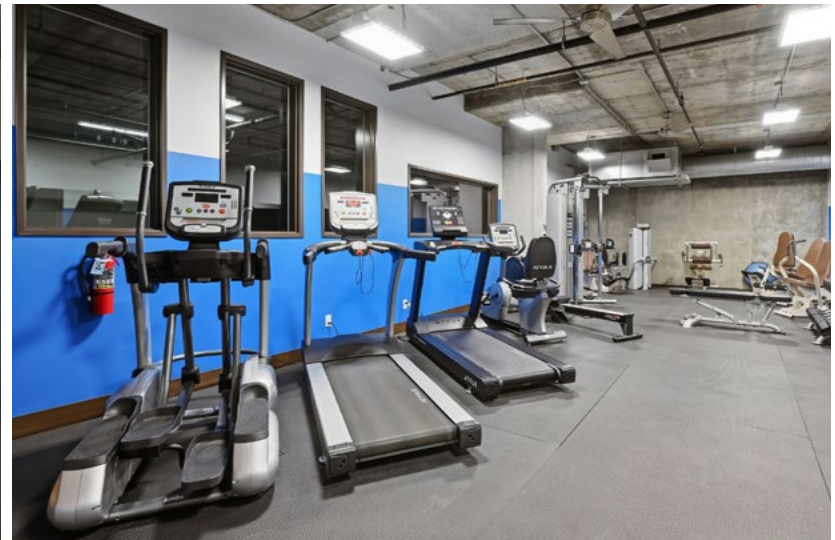
N CLEVELAND ST

N MEYERS ST

PROPERTY PHOTOS



PROPERTY PHOTOS



SUMMARY

Property Features

- Coastal office condo
- In the heart of downtown Oceanside
- Owner-user or investor opportunity
- Abundant natural light with large windows throughout
- Reception area, private offices, conference room, and open workspace
- Modern mixed-use building
- High-quality existing improvements
- Functional office layout
- On-site fitness center with showers
- Two reserved parking spaces with ample additional parking

Value-Add / Upside Story

- Limited inventory of office condos in downtown Oceanside
- Flexibility to lease, occupy, or partially occupy depending on buyer's needs
- Transit-oriented coastal location
- Strong leasing fundamentals for small professional suites in walkable coastal locations
- Long-term appreciation play in a rapidly improving downtown corridor

Owner-User Opportunity

- Perfect for an owner-user looking to control occupancy costs
- Immediate usability with minimal downtime or improvements needed
- Favorable SBA 504 Financing
- Strong image and location for client-facing businesses
- Opportunity to build equity in a coastal asset



LOCATION OVERVIEW



OCEANSIDE, SAN DIEGO

Oceanside is a vibrant, 42-square-mile coastal city in North County San Diego. The city is a popular tourist destination, with its historic landmarks, beaches, and architecture.

Known for its quintessential Southern California surf culture, historic pier, and sunny, Mediterranean climate, Oceanside offers a more laid-back and relatively affordable alternative to neighboring coastal cities.

Situated 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside is notable for its thriving arts scene, the California Surf Museum, and a bustling downtown area with cafes, rooftop bars, and breweries.

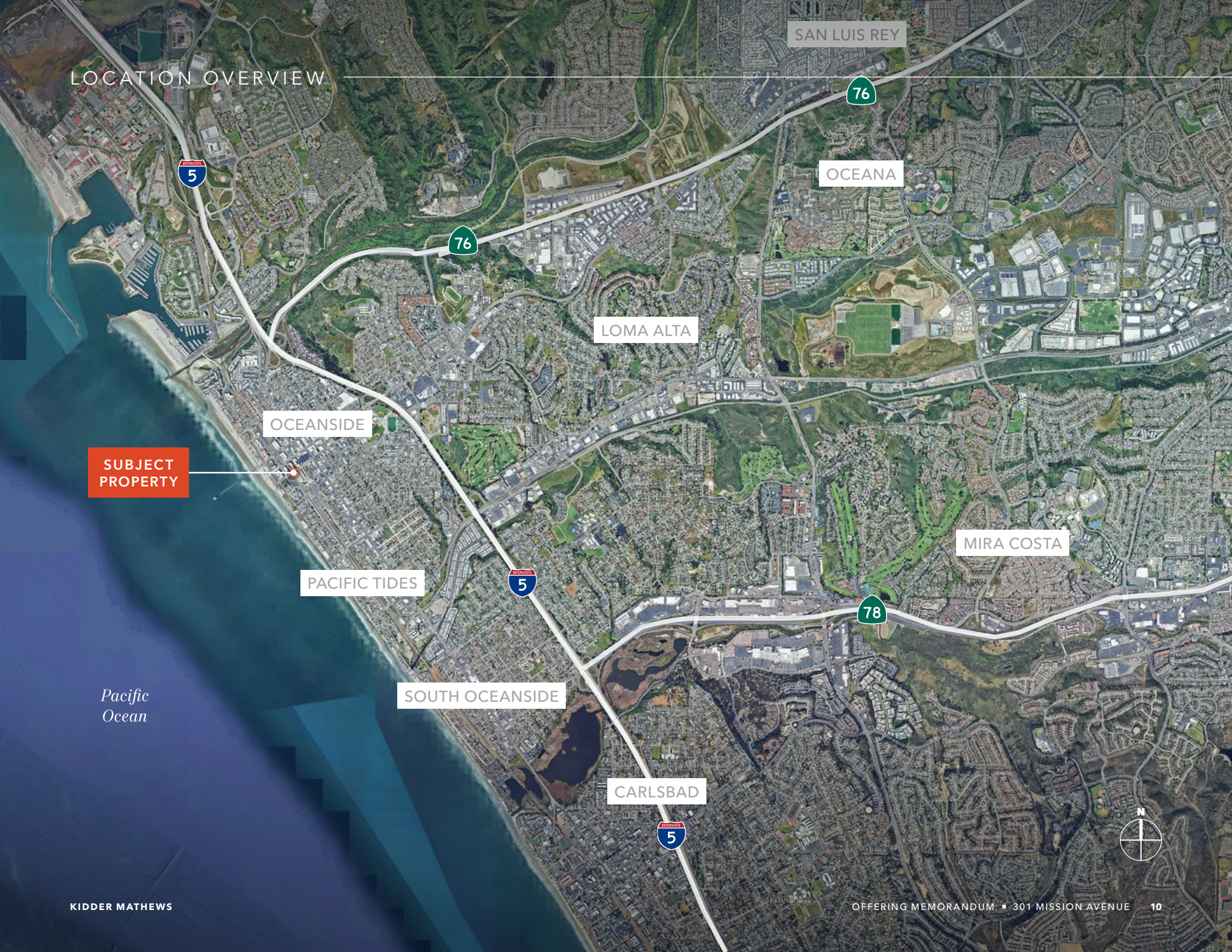
137,990

ESTIMATED POPULATION
WITHIN A 5 MILE RADIUS

52,704

ESTIMATED HOUSEHOLDS
WITHIN A 5 MILE RADIUS

LOCATION OVERVIEW



SAN LUIS REY

76

OCEANA

76

LOMA ALTA

OCEANSIDE

SUBJECT PROPERTY

PACIFIC TIDES

5

MIRA COSTA

78

SOUTH OCEANSIDE

CARLSBAD

5



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| 2025 TOTAL | 16,240 | 64,137 | 137,990 |
| MEDIAN AGE | 38.5 | 36.1 | 38.1 |
| TOTAL BUSINESSES | 928 | 2,976 | 6,136 |
| TOTAL EMPLOYEES | 6,460 | 20,198 | 45,433 |
| WHITE COLLAR WORKERS | 61.4% | 60.7% | 63.8% |
| BLUE COLLAR WORKERS | 38.6% | 39.3% | 36.2% |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|
| 2025 TOTAL | 7,447 | 24,104 | 52,704 |
| AVERAGE HOUSEHOLD SIZE | 2.2 | 2.5 | 2.5 |
| OWNER-OCCUPIED | 31.6% | 39.0% | 46.5% |
| RENTER-OCCUPIED | 68.4% | 61.0% | 53.5% |

INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|------------|-----------|
| 2025 AVERAGE HH INCOME | \$113,446 | \$119,848 | \$130,928 |
| 2025 MEDIAN HH INCOME | \$86,654 | \$93,90575 | \$102,616 |
| 2025 EST. PER CAPITA INCOME | \$52,221 | \$47,437 | \$51,804 |

Data Source: ©2026, Sites USA



Exclusively listed by

MICHAEL LAMBESIS

858.263.6898

michael.lambesis@kidder.com

LIC N° 02071129

BRANDON VOGT

858.334.3832

brandon.vogt@kidder.com

LIC N° 02161018

KIDDER.COM

