

390-398 VIA EL CENTRO



OWNED &
OPERATED

FOR SALE NEGOTIABLE



SITE FEATURES

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



- | NEGOTIABLE PRICE
- | 28,313 SQUARE FOOT BUILDING
- | 12,200 SQUARE FOOT SECURED YARD
- | EIGHT (8) GRADE LEVEL DOORS
- | EST. 16' CLEAR HEIGHT
- | MASONRY CONSTRUCTION
- | IL ZONING



GAS |
SERVICE



PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARDS |
FENCED & SECURED

SITE PLAN

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OCEANSIDE, CALIFORNIA 92058



Suite	Suite SF	Yard & Loading Area	Available Date
392-394 & 398	±20,575 SF	5 GL Roll-Up Doors, Private Offices, Receptions, & Secured Yards	June 1, 2026
398	±12,000 SF	3 GL Roll-Up Doors, Private Offices, Open Office, Reception, & Secured Yard	June 1, 2026
394	±4,418 SF	1 GL Roll-Up Door, Private Offices, Reception, & Secured Yard	NOW
392	±4,157 SF	1 GL Roll-Up Door, Private Office, Reception, & Secured Yard	June 1, 2026
392-394	±8,575 SF	2 GL Roll-Up Door, Private Offices, Reception, Kitchenette & Secured Yard *Conceptual Combination	June 1, 2026



FLOOR PLAN OPTIONS

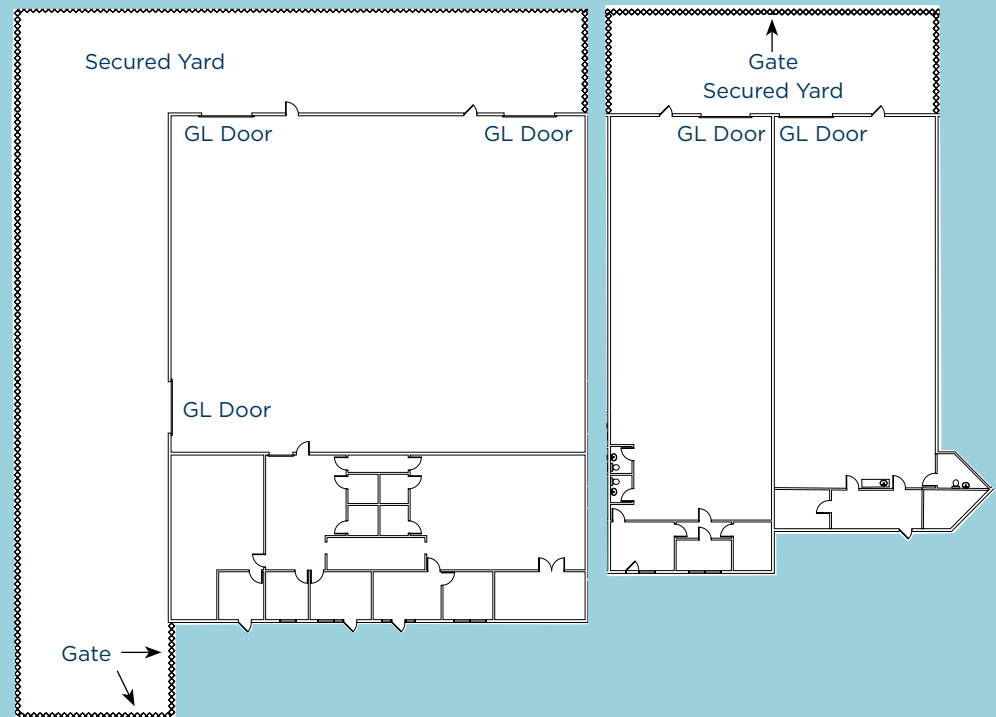
390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



AVAILABLE FOR
OCCUPANCY

20,575 SF
AND SECURED YARDS

**392-394 &
398**



FLOOR PLAN OPTIONS

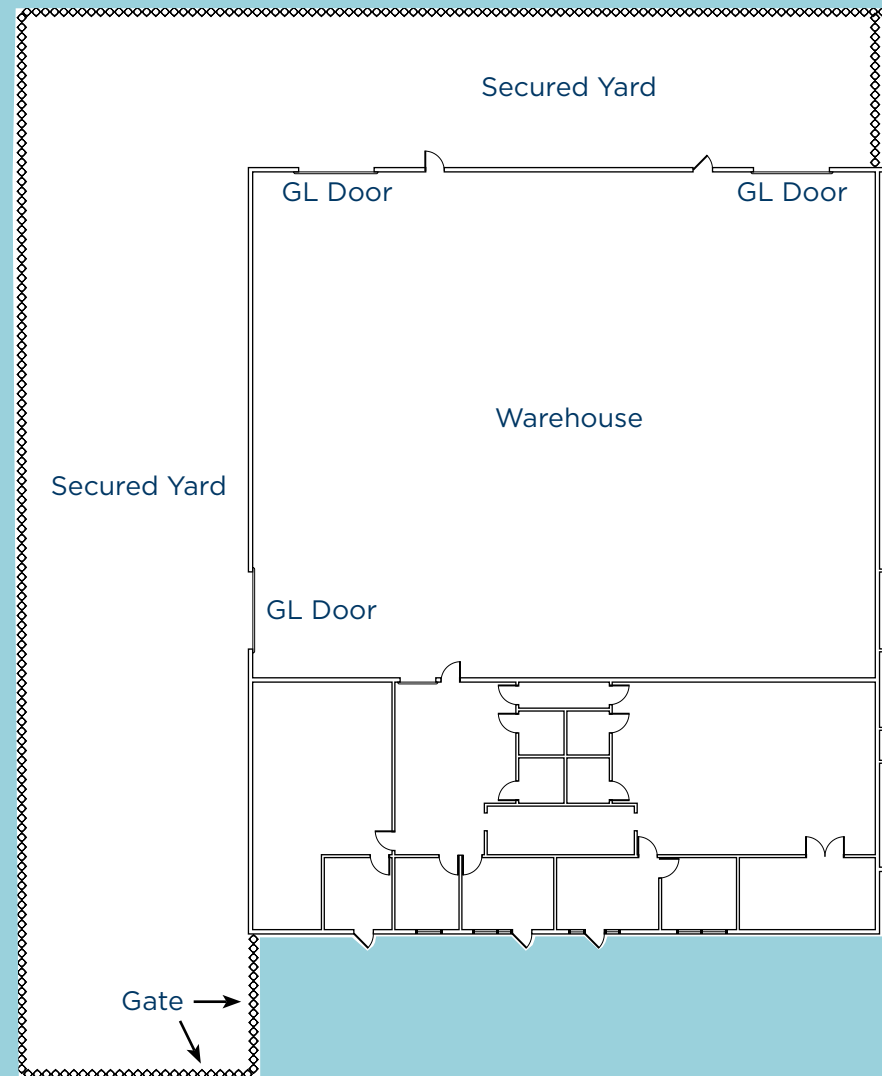
390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



AVAILABLE FOR
OCCUPANCY

12,000 SF
AND SECURED YARD

398



FLOOR PLAN OPTIONS

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



AVAILABLE FOR
OCCUPANCY

4,418 SF
AND SECURED YARD

394



FLOOR PLAN OPTIONS

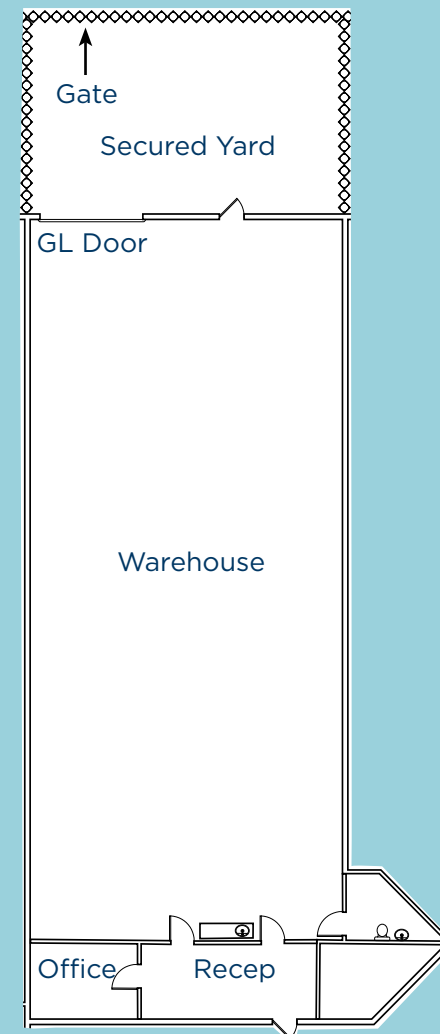
390-398 VIA EL CENTRO
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AVAILABLE FOR
OCCUPANCY

4,157 SF
AND SECURED YARD

392



FLOOR PLAN OPTIONS

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058

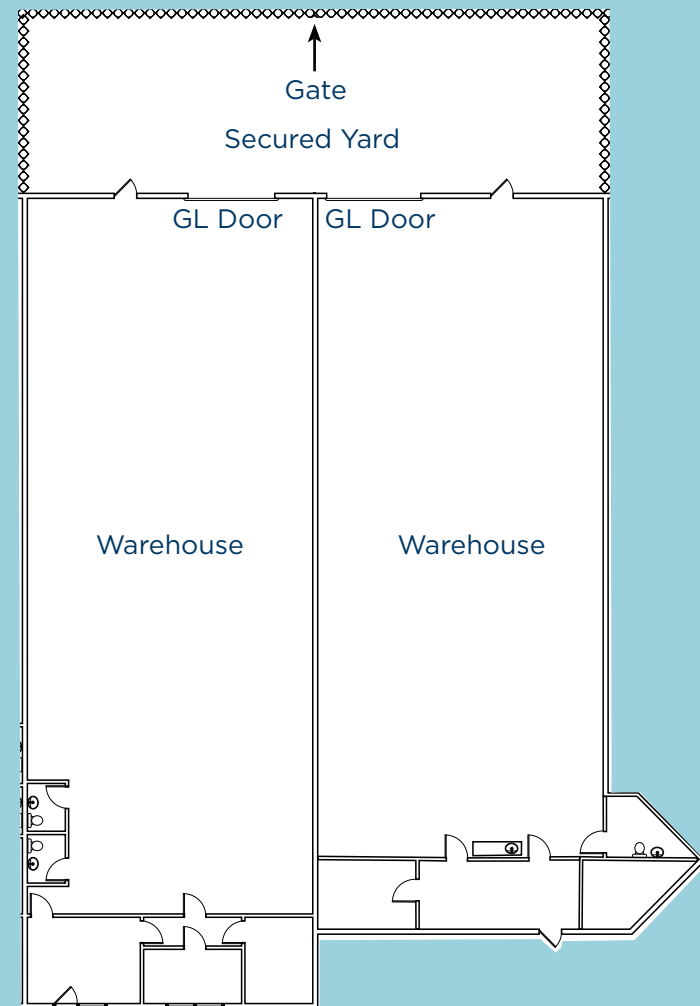


AVAILABLE FOR
OCCUPANCY

8,575 SF
AND SECURED YARD

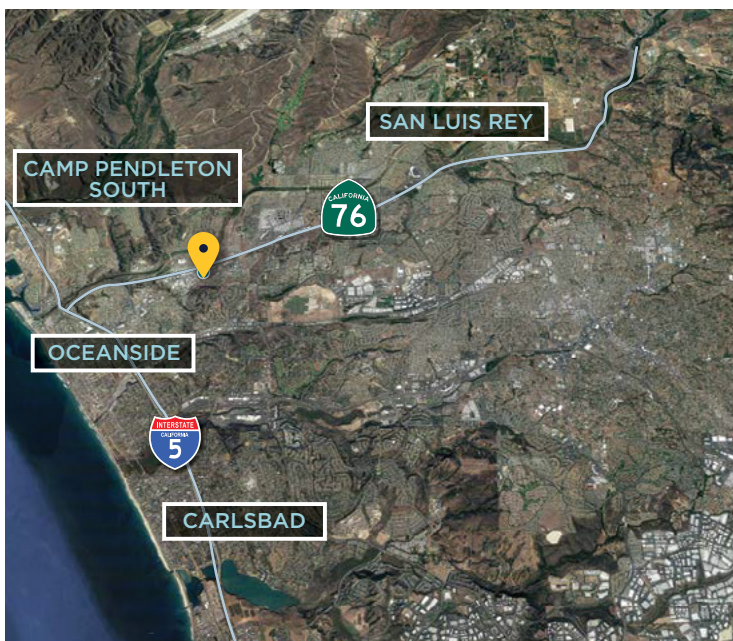
392-394

*CONCEPTUAL COMBINATION OPTION



LOCATION

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



28,313 SF
MULTI-TENANT
INDUSTRIAL PROJECT

+ SECURED FENCED
YARD AREAS

DRIVE TIMES

MILES FROM PROPERTY

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



SAN DIEGO

REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

\$91K \$282B +1.6M

MEDIAN INCOME

PRODUCED
OF GRP

JOBS
GENERATED

POPULAR ATTRACTIONS



PORT of
SAN DIEGO



HOTEL DEL CORONADO



LEGOLAND



2023



31.8M
VISITORS



\$14.3B
VISITOR SPENDING



22B
ANNUAL ECONOMIC
IMPACT



557K
ATTENDEES AT THE
CONVENTION CENTER

NORTH COUNTY

REGIONAL OVERVIEW



BUILDING & DESIGN

Hunter Industries

Nitto Group | Hydranautics | Watkins Manufacturing Group



CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.



INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear



BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist - Acushnet | Suja Juice | Columbia Sportswear | Reef



E. COMMERCE

Wayfair | Amazon



LIFESTYLE

126

MILES OF
HIKING TRAILS

57%

OF SAN DIEGO
GOLF COURSES

28

BEACHES

58

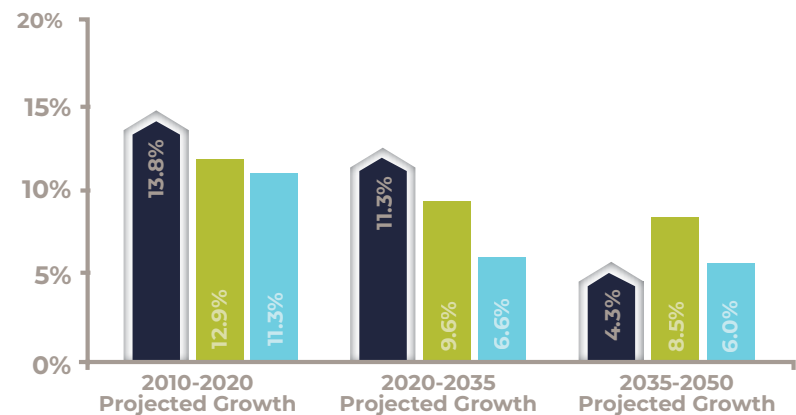
SCHOOLS

(RECEIVED 35% AWARDS)

45+

BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY



■ North County ■ San Diego County ■ Central County



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BRANT ABERG

Vice Chairman
San Diego Region
Dir +1 858 546 5464
brant.aberg@cushwake.com
LIC #01773573

TYLER STEMLEY

Director
San Diego Region
Dir +1 760 908 4270
tyler.stemley@cushwake.com
LIC #02003867

JOE CROTTY

Senior Director
San Diego Region
Dir +1 760 473 1811
joe.crotty@cushwake.com
LIC #01369821

CONOR BOYLE

Senior Director
San Diego Region
Dir +1 760 458 5739
conor.boyle@cushwake.com
LIC #01813305



Cushman & Wakefield
12830 El Camino Real
Suite 100
San Diego, CA 92130
cushmanwakefield.com