

OWNER/USER CONDOS FOR SALE: ±931 SF - ±1,803 SF  
2101 SOUTH EL CAMINO REAL, OCEANSIDE, CA 92054



2101

**FOR SALE**  
VOIT REAL ESTATE SERVICES

**Voit**  
REAL ESTATE SERVICES



## PROPERTY OVERVIEW

**CAMINO CREST BUILDING**  
CENTER NAME

**2101 SOUTH EL CAMINO REAL**  
ADDRESS

**±5,324 SF**  
TOTAL BUILDING SIZE

**TWO (2)**  
# OF STORIES

**1982**  
YEAR BUILT

**2.25/1,000**  
PARKING RATIO

## PROPERTY HIGHLIGHTS

24-hour building  
access

Entire building is  
air conditioned

8' high  
ceilings

Easy access to Highway 78  
and Interstate 5

Close proximity to numerous  
retail amenities

Abundance of  
natural light

## CURRENT AVAILABILITY

SUITE	SIZE
Suite 204	±931 SF
Suite 205	±872 SF

Contiguous for ±1,803 SF

**ASKING PRICE: \$585,975**  
**PRICE/SF: \$325/SF**



# Oceanside

Taking advantage of the nexus between oceanfront living and thriving businesses, Oceanside is attracting the attention of quickly growing life sciences companies. Home to biotech manufacturing giants Genentech and Gilead Sciences with career training from Mira Costa College Biotechnology Center, the industry is fueling the robust business climate. Life sciences, advanced manufacturing, tourism-restaurants-retail, distribution and agriculture lead as the city's top industries.

Oceanside's Transit Center is the 78 Corridor's Transportation Hub which has light rail trains running daily. Amtrak connects the 78 Corridor to the rest of the nation via Oceanside and Metrolink. Sprinter and Coaster access provide commuters with options to get to Downtown San Diego, Orange County, Los Angeles, as well as the rest of the 78 Corridor. In addition, Oceanside Municipal Airport offers general aviation enthusiasts and businesses, with small aircraft, a local, convenient airfield.

Oceanside has the largest population on the 78 Corridor with more than 175,000 people. Marine Corps Base Camp Pendleton is directly adjacent to Oceanside, which has a daytime population of 68,000 enlisted, family members, and civilian personnel. The workforce in Oceanside is diverse and disciplined with about 25% of the working population having a bachelors degree or higher.

## TOP INDUSTRIES

LIFE SCIENCE



MEDTECH



FOOD & BREWERIES



ACTIVE LIFESTYLE



TOURISM



## TOP COMPANIES

Genentech  
 Gilead Sciences  
 Hobie Cat  
 Nitto Denko  
 Hydranautics

Sparsha Pharma  
 Albedo  
 HireAHelper  
 Amerillum Brands  
 Federal Health Signs

Olli Sulimara  
 Brixton  
 Hexigon Metrology  
 Southwest Green International  
 Suja Juice



POPULATION

7,742  
1 MILE

132,658  
3 MILE

262,229  
5 MILE



NUMBER OF HOUSEHOLDS

3,123  
1 MILE

49,932  
3 MILE

91,387  
5 MILE

NUMBER OF EMPLOYEES



6,950  
1 Mile

50,242  
3 Mile

98,673  
5 Mile



MEDIAN HOME VALUE

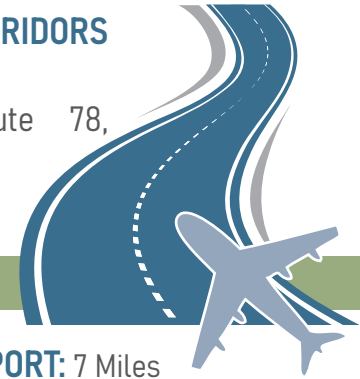
\$704,828  
1 MILE

\$655,991  
3 MILE

\$629,047  
5 MILE

EASY TRANSPORTATION CORRIDORS

Situated along State Route 78, Highway 76 and Interstate 5



MCCLELLAN-PALOMAR AIRPORT: 7 Miles

NUMBER OF BUSINESSES



1,001  
1 Mile

7,594  
3 Mile

12,329  
5 Mile



MEDIAN HOUSEHOLD INCOME

\$90,139  
1 MILE

\$79,477  
3 MILE

\$83,574  
5 MILE

MEDIAN HOUSE YEAR BUILT

1977  
1 MILE

1978  
3 MILE

1982  
5 MILE



TRAFFIC COUNTS (CARS/DAY)

36,135  
S. El Camino Real +  
Basel Street

37,658  
S. El Camino Real +  
Cam Town

5,166  
Via Las Rosas +  
Via Sonora

4,231  
Skyline Drive +  
Henie Hills Road



**CONNOR USSELMAN**  
 Senior Associate  
 Lic. #02127620  
 858.458.3317  
 cusselman@voitco.com

**GARRETT FENA, SIOR**  
 Senior Vice President, Partner  
 Lic. #01909122  
 858.458.3318  
 gfena@voitco.com

**TODD HOLLEY, SIOR**  
 Senior Vice President  
 Lic. #01046508  
 858.458.3349  
 tholley@voitco.com

**Voit**  
 REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as a Real Estate Broker and Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. 2023 Voit Real Estate Services, Inc. All Rights Reserved.