

2,220+/- SF OF INDUSTRIAL SPACE FOR LEASE

2255 Oceanside Blvd

OCEANSIDE, CA 92054



JEFF MANCHESTER

Property Manager | Agent

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CaDRE #02068475

Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | amscommercialrealestate.com

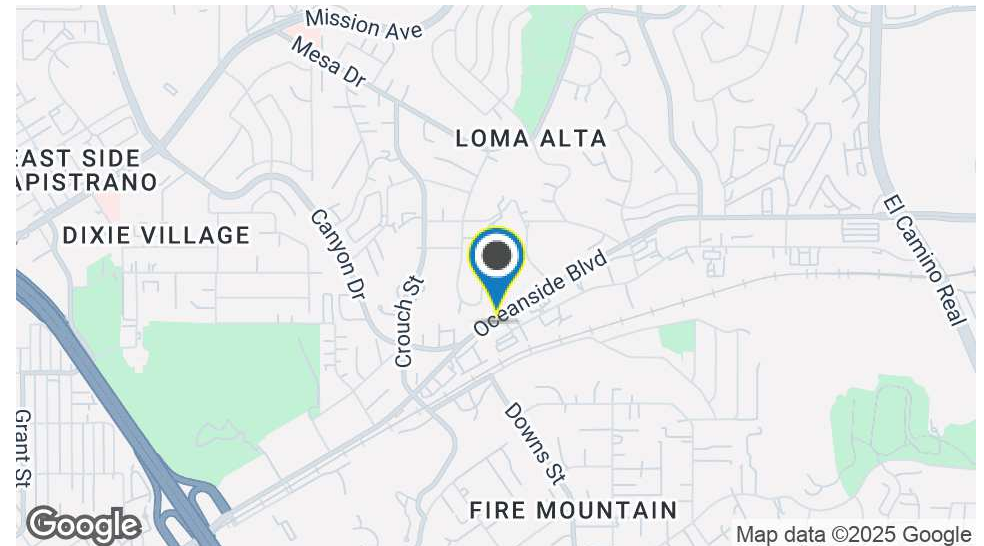
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SPECIALISTS

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OFFERING SUMMARY

Lease Rate:	\$3,555.00 SF/month (MG)
Available SF:	2,220 SF
Zoning:	IG

PROPERTY OVERVIEW

- Great Location just off Oceanside Blvd.
- Easy freeway access to I-5 and Hwy 78
- Close to the beach, major shopping, and Downtown Oceanside

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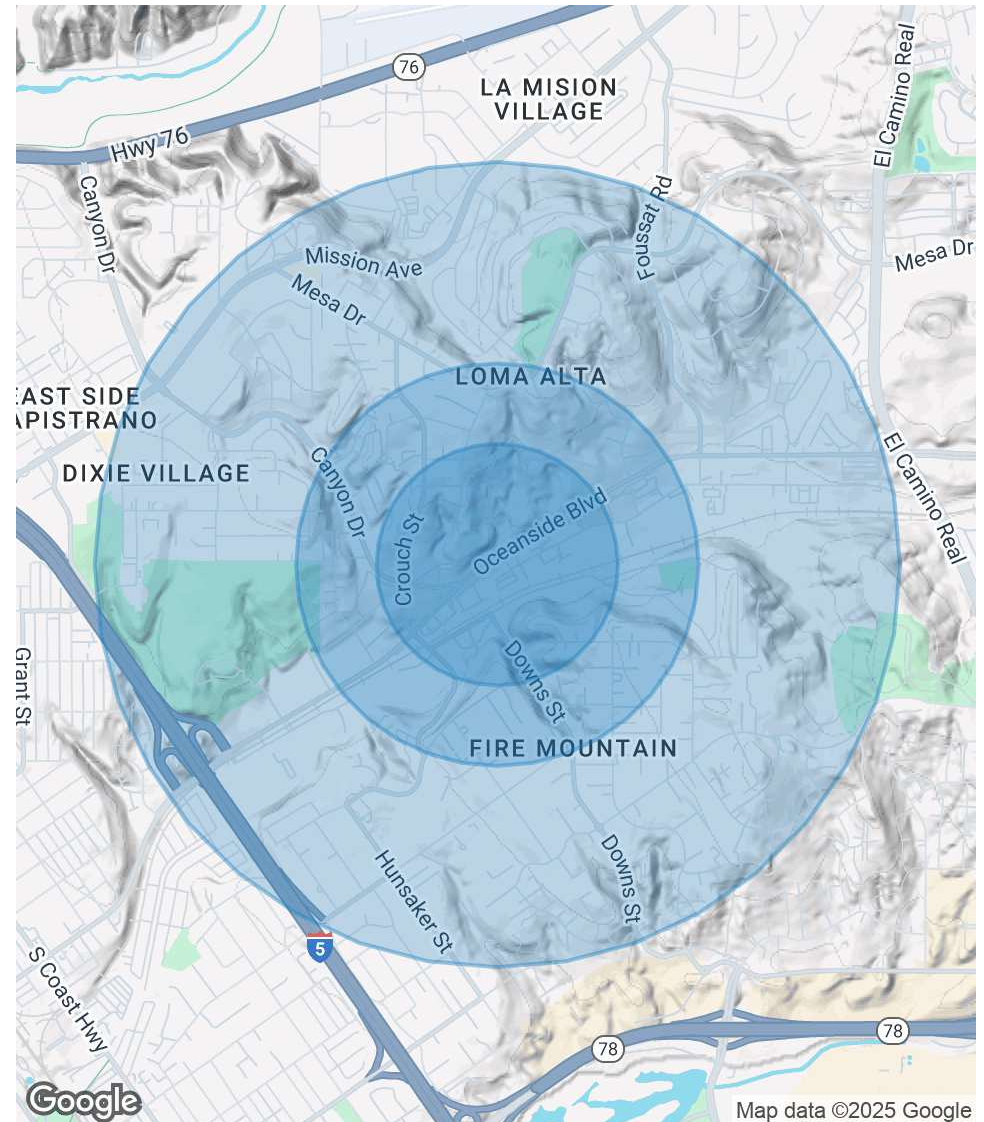
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,386	3,976	13,298
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	508	1,453	4,801
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$114,167	\$106,289	\$102,793
Average House Value	\$812,097	\$857,702	\$903,703

Demographics data derived from AlphaMap



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