

FOR SALE/LEASE FLYER
MEDICAL OFFICE CONDO



3231 WARING COURT
OCEANSIDE, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	3231 Waring Ct, Oceanside, CA 92056
APN	166-560-23-52
Building Size	±1,456 SF
Parcel Size	±1.84 AC (±80,000 SF)
Year Built	1974
Number of Buildings	One (1)
Parking	±117 Spaces (80.36 per 1,000 SF)
Zoning	Commercial Professional (CP)
Traffic Counts	Waring Rd: ±3,956 ADT State Route 78: ±142,984 ADT

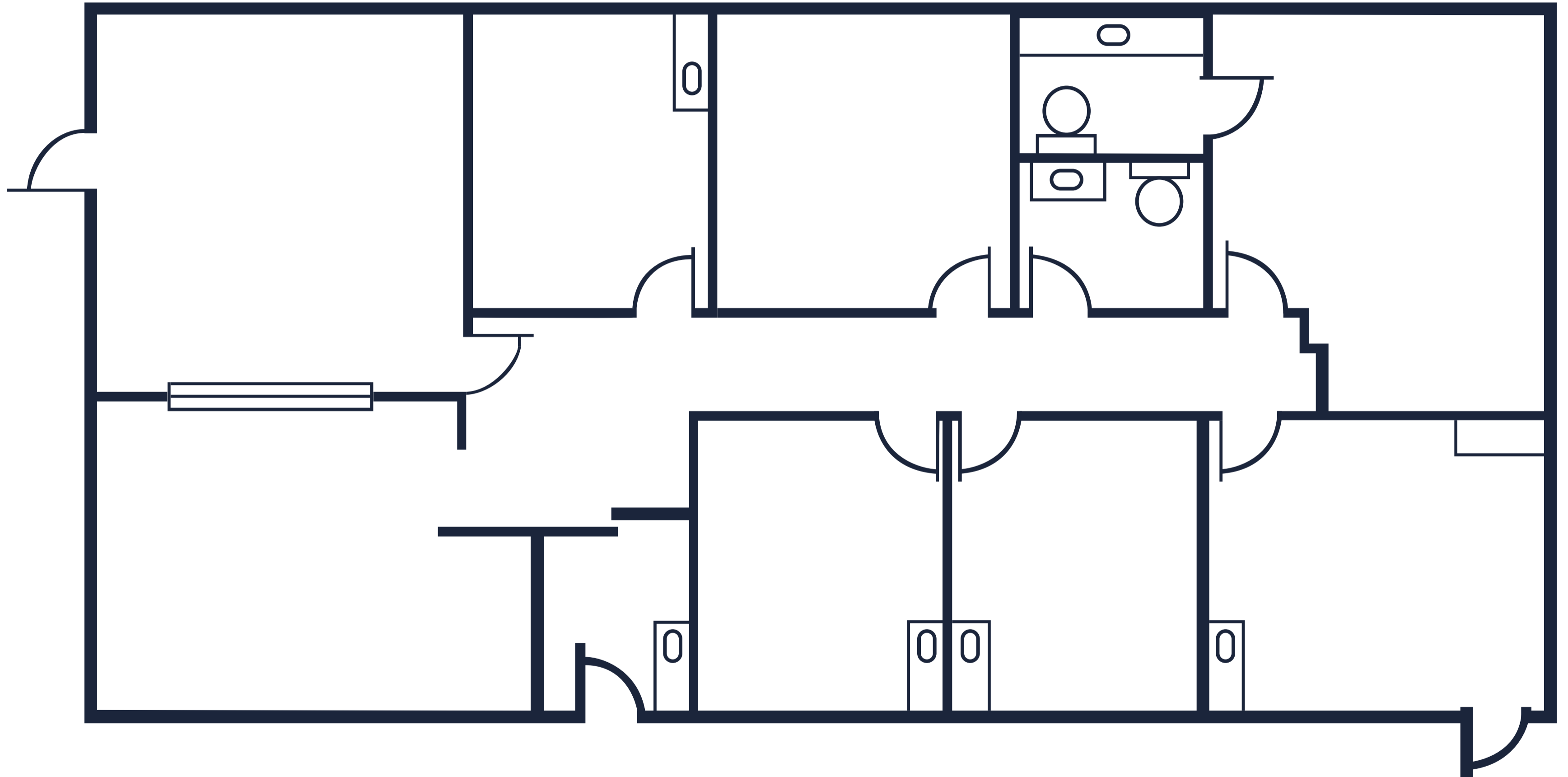
ASKING PRICE
\$475,000

ASKING RENT
\$2.50/SF NNN

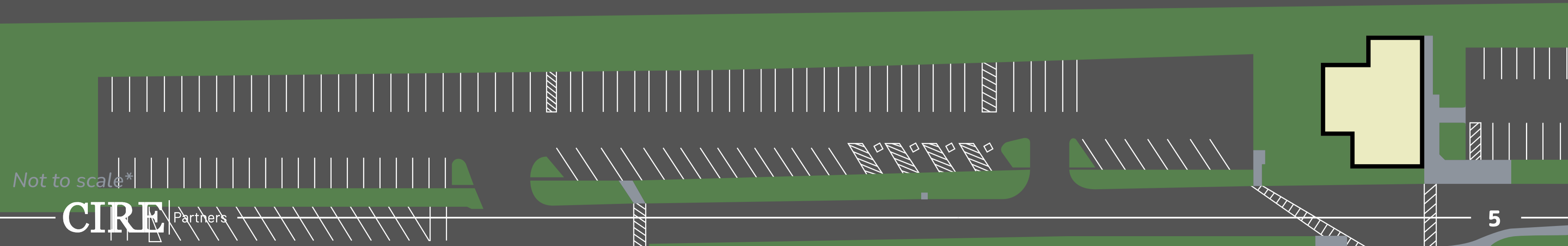
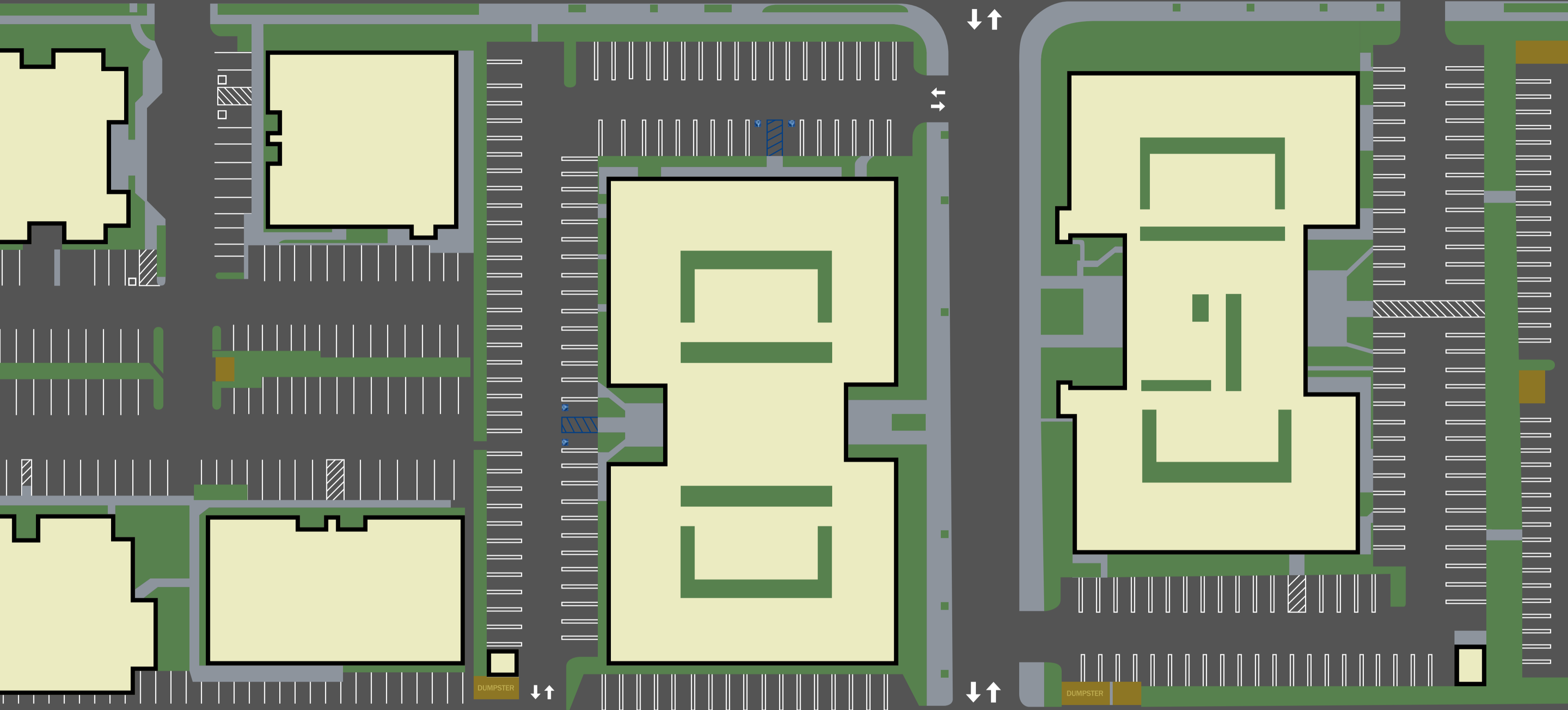
- Fully upgraded and modernized medical office condo.
- Prime location at property entrance, offering high visibility and easy access.
- Approximately 1,456 RSF of well-designed medical space.
- Spacious waiting area and large receptionist station with built-in counters.
- Four exam rooms and one large operatory room for versatile clinical use.
- Direct walkway access from property parking lot to Tri-City Hospital.
- Corner physician's office with private restroom for added privacy and convenience.
- Secondary restroom accessible from the main hallway for patient use.
- Kitchenette adjacent to reception area with a private exterior entrance.
- Strategically located north of Hwy-78, adjacent to Tri-City Hospital.



FLOOR MAP

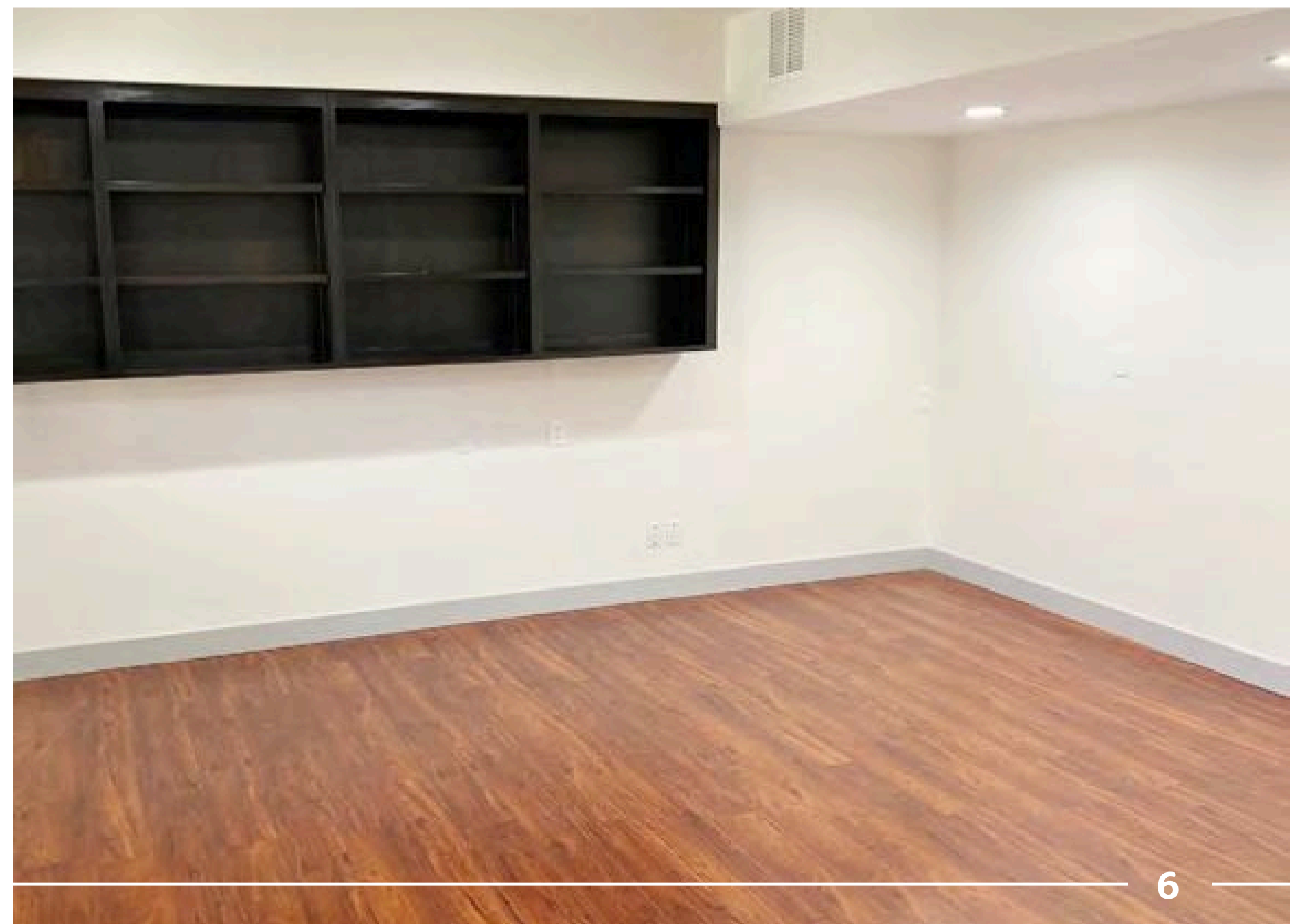


SITE PLAN



Not to scale*

PROPERTY PHOTOS



AERIAL MAP



FRAZIER FARMS
SUBWAY
DUNKIN'
IHOP
TACO BELL
BLACK
ROCK COFFEE BAR
jiffylube

EL CAMINO NORTH
 ±491,000 SF | 6M ANNUAL VISITS | TOP 3%

Burlington
WELLS FARGO
chili's
jamba
W
TEXAS
BARNES & NOBLE
TILLYS
DAISO
Wings
ROSS
LA BOY
ULTA
Tracy Home
BOOT BARN
MATTRESS FIRM
menchie's
GameStop
Michaels
FAMOUS footwear
LAIFITNESS
THE VITAMIN SHOPPE

PACIFIC COAST PLAZA
 ±456,000 SF | 5.3M ANNUAL VISITS | TOP 4%

Walmart
BEST BUY
Starbucks
RAK
Chevron
DICK'S SPORTING GOODS
five
BELW
petco
McDonald's
ExtraMile
OLD NAVY
Applebee's
STAPLES
WORLD MARKET

Dollar Tree
HER BLOCK
verizon
Olive Garden
Orangetheory
SALLY BEAUTY
Marshall's

THE SHOPPES AT CARLSBAD
 ±567,100 SF | 6.1M ANNUAL VISITS | TOP 3%

24
fye
Foot Locker
H&M
STRENGTH
Bath & Body Works
FOREVER 21
TEXAS de BRAZIL
Yard House
EXPRESS
CHORRASCARIA STEAKHOUSE
American Eagle Outfitters
Firestone
JCPenney
The Cheesecake Factory
SEPHORA
REGAL
SHOEPALACE
Luna Grill
VANS
HOLLISTER
KAY JEWELERS
PINK claire's
Daniels
zumiez
Victoria's Secret
Seneca's
ZARA
HOT TOPIC
WINDSOR
ZALES
THE RED CHICK

SPROUTS FARMERS MARKET
rubio's
Jersey Mike's
UPS
TRAT FLAKE
KAHOOTS
Carl's Jr.

SoCal Sports Complex
 OCEANSIDE | CALIFORNIA

FRONTWAVE

COURTYARD
 BY MARRIOTT

NAPA
ExtraSpace Storage
FRANCIS & TONY

Oceanside Blvd ±30,926 ADT

ORCO
 BLOCK & HARDSCAPE

TARGET JOANN
WinCo FOODS
Denny's
DEL TACO
the Habit BURGER GRILL
Starbucks
AutoZone
sleep number
DISCOUNT TIRE
JAZZERCISE

TRADER JOE'S
Jack
AT&T
LAMPS PLUS

iFLY

VETERINARY EMERGENCY GROUP

5.11

extended STAY AMERICA

Sintra's

Quality

TB ±142,984 ADT

VONS CVS pharmacy
CHASE
Shell
Chevron
SPIRITO'S
MOOYAH
ExtraMile

Agave at The Preserve
 ±88 2-STORY TOWNHOMES

Blue Sage at The Preserve
 ±102 2-STORY TRIPLEX HOMES

Walmart
Albertsons
SUPERCUTS
PETSMART
WELLS FARGO
UPS
Chevron

SUBJECT PROPERTY

Marisol Apartments
 ±278 APARTMENT HOMES

Ocean Terrace Professional Center

Pepp Boys

McDonald's

Jack In the Box

O'Reilly AUTO PARTS

IN-N-OUT BURGER

CARMAX

TJ-maxx
Sizzler
RITE AID
Dollar Tree
TACO BELL

GROCERY OUTLET
 "bargain market"

Starbucks
Pollo Loco
HOBBY LOBBY

DOWNTOWN SAN DIEGO
 ±40 Minutes | ±38 Miles

jiffylube
usbank

Ranch Marketplace
Dollar Tree
McDonald's

rubio's
AutoZone
SUPERCUTS

7-ELEVEN

Domino's

AVIS CAR SALES

CUBESMART self storage

secureSpace self storage

Smart & Final

SOAPOY JOE'S

POPEYES

Firestone

COSTCO WHOLESALE & GAS

RIDENOW

SKECHERS
North Park Produce
AHE PHARMACY
TRAMPOLINE PARK & MORE

CARLSBAD

VALLEY MIDDLE SCHOOL
 ±866 STUDENTS

MAGNOLIA ELEMENTARY
 ±500 STUDENTS

SAGE CREEK HIGH SCHOOL
 ±1,392 STUDENTS

REGIONAL MAP

SUBJECT PROPERTY



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	24,545	130,211	315,908
Projected Population (2029)	24,440	131,299	317,622
Median Age (2024)	37.3	40.0	39.1

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$116,498	\$132,613	\$131,521
Projected Average Household Income (2029)	\$139,076	\$154,608	\$153,757
Projected Annual Growth (2024-2029)	3.61%	3.12%	3.17%
Wealth Index (2024)	94	121	117

Households	1 Mile	3 Miles	5 Miles
Households (2024)	8,678	48,269	113,638
Projected Households (2029)	8,807	49,719	116,654
Annual Growth (2020-2024)	0.01%	0.45%	0.43%
Projected Annual Growth (2024-2029)	0.30%	0.59%	0.53%
Average Household Size (2024)	2.75	2.66	2.75

OCEANSIDE, CA



4.4%
Greatest Gen
 Born in 1945/Earlier



18.6%
Baby Boomer
 Born in 1946 to 1964



19.3%
Generation X
 Born in 1965 to 1980



25.8%
Millennial
 Born in 1981 to 1998



23.2%
Generation Z
 Born in 1999 to 2016



8.8%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Oceanside, CA

Oceanside, California, is a vibrant coastal city in northern San Diego County, celebrated for its stunning beaches, laid-back lifestyle, and rich history. Located halfway between San Diego and Los Angeles, Oceanside offers a unique blend of small-town charm and metropolitan accessibility, making it an attractive destination for residents, businesses, and tourists alike.

With a population of approximately 176,000 residents and spanning 42 square miles, Oceanside is strategically situated along the Pacific Coast, with easy access to Interstate 5 and the Sprinter rail line, connecting the city to nearby economic hubs. Its coastal location and excellent transportation infrastructure make Oceanside a desirable place for commuters and businesses while preserving its relaxed, seaside atmosphere.

Oceanside has a deep-rooted history, dating back to its founding in 1888, and is known for its connection to the historic Mission San Luis Rey, one of California's 21 Spanish missions. The city's downtown district has undergone significant revitalization in recent years, blending historic landmarks with modern developments, trendy restaurants, boutique shops, and art galleries, creating a dynamic urban core.

Outdoor recreation is at the heart of Oceanside's appeal. Residents and visitors enjoy miles of sandy beaches, ideal for surfing, swimming, and sunbathing, as well as a scenic harbor offering opportunities for boating, fishing, and waterfront dining. The city is also home to several parks and trails, including Guajome Regional Park and the San Luis Rey River Trail, which cater to hikers, cyclists, and nature enthusiasts.

The economy in Oceanside is diverse, with strong sectors in tourism, healthcare, retail, and manufacturing. Camp Pendleton, a major Marine Corps base located just north of the city, plays a significant role in the local economy, providing employment and supporting local businesses. Oceanside's thriving tourism industry is driven by its beautiful beaches, year-round mild climate, and coastal attractions such as the Oceanside Pier, one of the longest wooden piers on the West Coast.

Oceanside's population has grown to over 176,000, making it the 3rd largest city in San Diego County
In FY2022, tourism revenue in Oceanside totaled \$81 million, up 87.3% from the previous year
Oceanside boasts a strong coastal appeal, with growing investments in infrastructure for tourism
Projects like the Frontwave Arena developments contribute to significant economic activity



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