

ROYMAR 76 INDUSTRIAL PARK

180-230 ROYMAR RD, 3310 VIA DE LA VALLE
// OCEANSIDE, CA

TEASER PRICE

YEAR 1 MONTHLY

TEASER PRICE~\$4,950

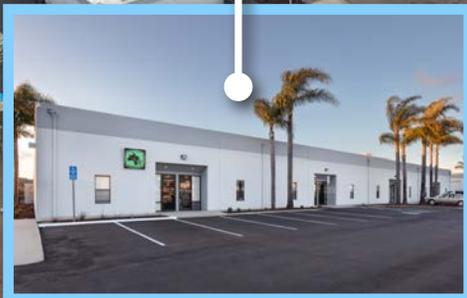
*TEASER APPLIES ONLY TO SECURED LOT

230 ROYMAR RD

180 ROYMAR RD

3310 VIA DE LA VALLE

SECURED LOT



OWNED &
OPERATED

FOR LEASE



SITE FEATURES

180-230 ROYMAR RD
3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



CAPITAL IMPROVEMENTS RENOVATIONS UNDERWAY

- | **NEW** FENCING & SECURED LOT
- | **NEW** BUILDING BRANDING
- | **NEW** SIGNAGE
- | **NEW** LANDSCAPE



PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



POWER |
3 PHASE 120/208V, 100-200 AMPS

AVAILABILITY

180-230 ROYMAR RD
 3310 VIA DE LA VALLE
 OCEANSIDE, CALIFORNIA 92058



Availability	Suite SF	Asking Rate	Comments	Available Date
Secured Lot	Approximately 22,000 SF	Negotiable	Private Fenced and Screened Outdoor Storage	Available Now

*Est NNN: \$0.40/SF



FLOOR PLAN

3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



TEASER PRICE
YEAR 1 MONTHLY TEASER PRICE ~ \$4,950

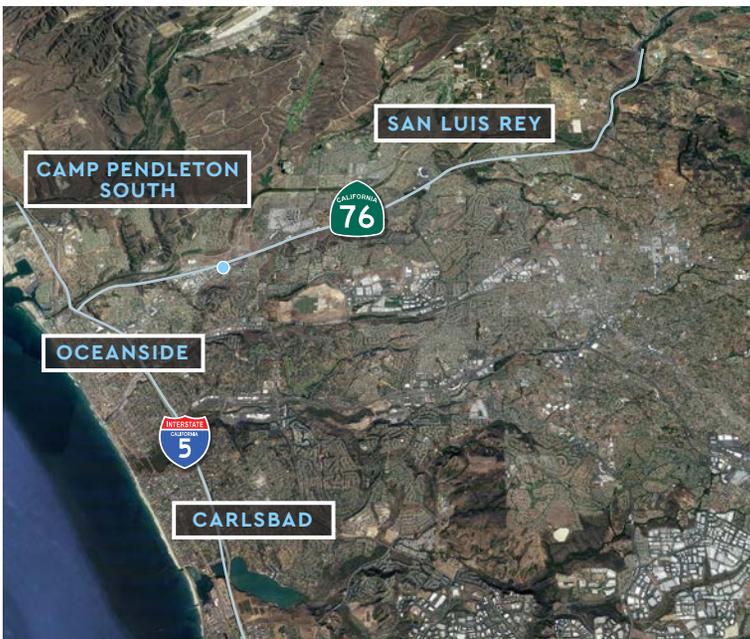


APPROX.
22,000 SF

**SECURED
LOT**

LOCATION

180-230 ROYMAR RD
3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



57,000 SF
MULTI-TENANT
INDUSTRIAL
PROJECT

DRIVE TIMES

MILES FROM PROPERTY

180-230 ROYMAR RD
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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
MEDIAN INCOME

\$282B
PRODUCED
OF GRP

+1.6M
JOBS
GENERATED

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



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

80K

ACRES OF PRESERVED
OPEN SPACE

27.5

MINUTES FOR AN
AVERAGE COMMUTE

33+

MILES OF PUBLIC
COASTLINE

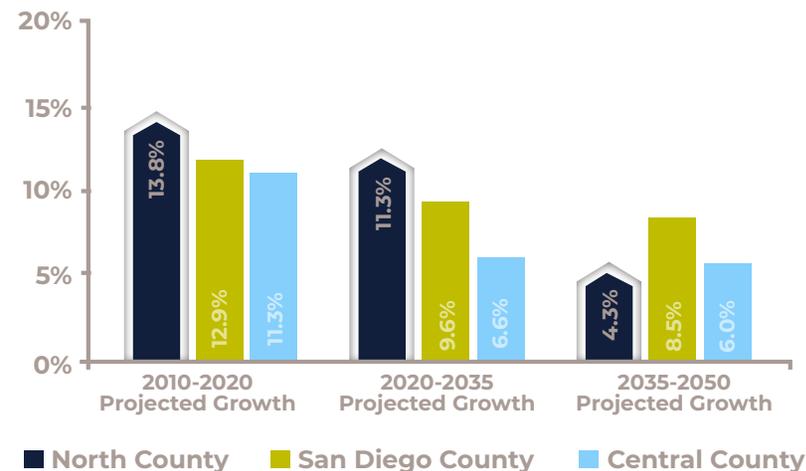
55

SCHOOLS
(19 CA DISTINGUISHED SCHOOLS
36 BLUE RIBBON SCHOOLS)

50+

BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY





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TYLER STEMLEY

Director
San Diego Region
License No. 02003867
Dir +1 760 908 4270
tyler.stemley@cushwake.com

JOE CROTTY

Senior Director
San Diego Region
License No. 01369821
Dir +1 760 473 1811
joe.crotty@cushwake.com

CONOR BOYLE

Senior Director
San Diego Region
License No. 01813305
Dir +1 760 458 5739
conor.boyle@cushwake.com

DANIELLE BERGSON

Associate
San Diego Region
License No. 02196210
Dir +1 858 625 5202
danielle.bergson@cushwake.com



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