



FOUNDRY
COMMERCIAL

RELIGIOUS/EDUCATIONAL SPACE FOR LEASE

1900 S. NEVADA STREET | OCEANSIDE, CA 92054



PROPERTY HIGHLIGHTS

- 8± classrooms across two buildings
- Playground with additional outdoor play space
- Preschool building, playground, and additional outdoor play space are fenced-in.
- Property is currently occupied by a church. Available to lease for use on Sundays after 12PM and Monday-Friday 8AM-5PM.
- Contact brokers for lease rate.

PROPERTY DETAILS

ADDRESS	1900 S Nevada Street Oceanside, CA 92054
NO. OF CLASSROOMS	8±
PARKING	29± Paved Spaces (Shared)
APN	153-362-20-00, 153-362-21-00, 153-362-22-00

Notes: Do not disturb owners, contact broker to discuss intended use before scheduling a tour. Owner is a non-profit 501(c3) and exempt from property taxes. For-profit entities seeking to occupy may be assessed additional property taxes.

FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY | **949.939.6238**
Partner, Senior Vice President
Chris.Bury@foundrycommercial.com
Licensed Real Estate Broker

CHARLIE HOWARTH | **949.542.9484**
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ETHAN REED | **949.525.6397**
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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PROPERTY PHOTOS



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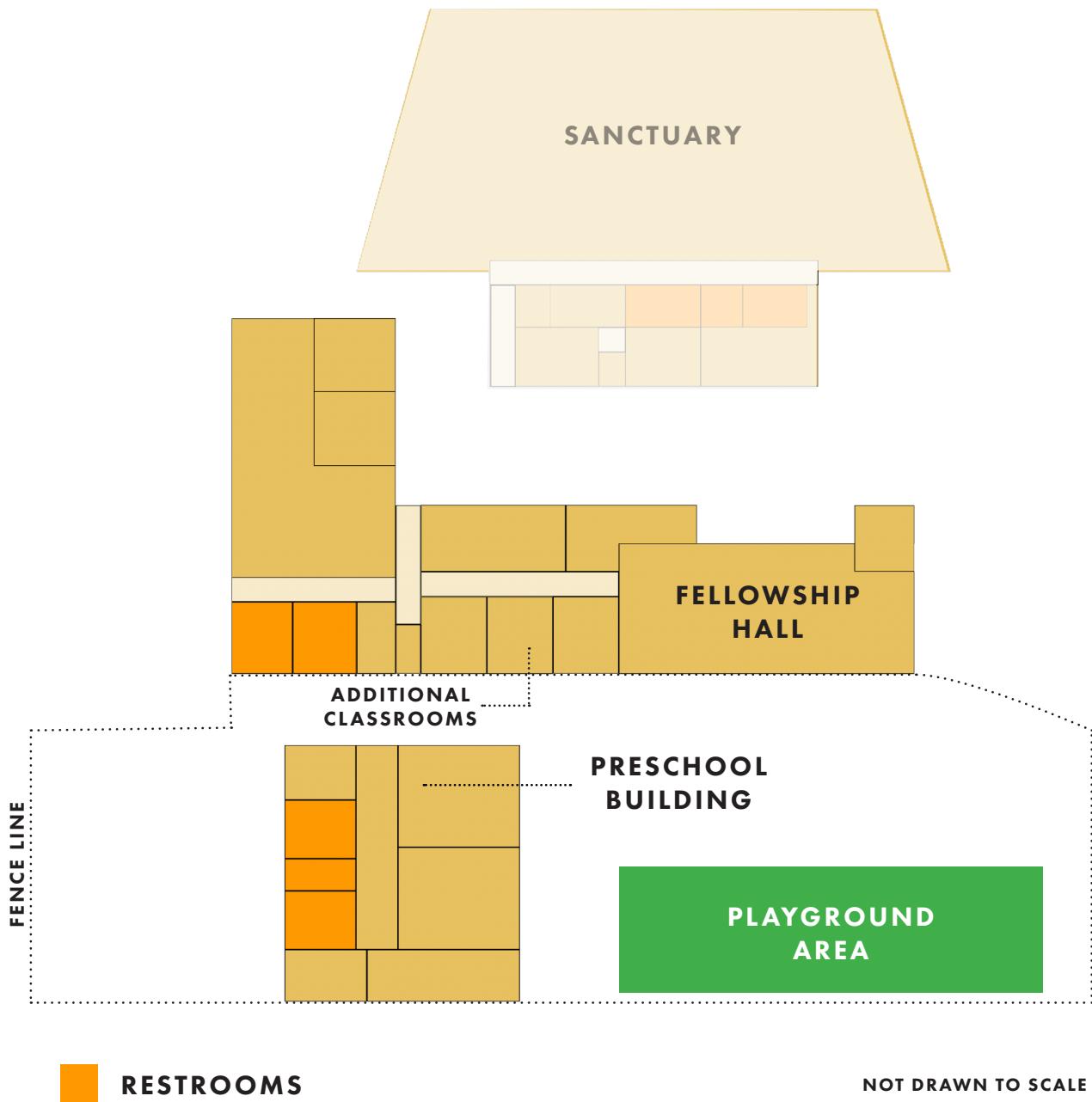
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PROPERTY LAYOUT



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LOCATION



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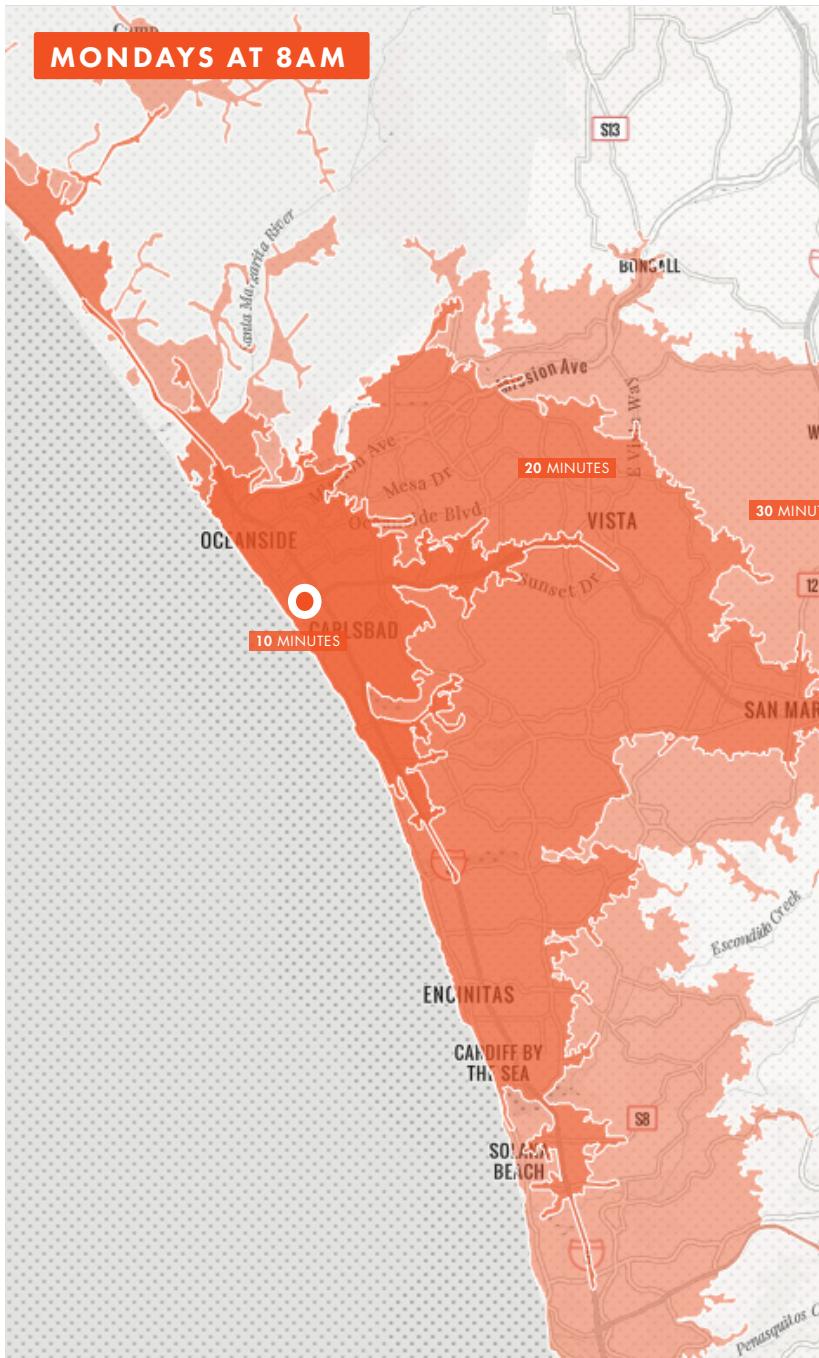
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DRIVE TIMES TO FACILITY



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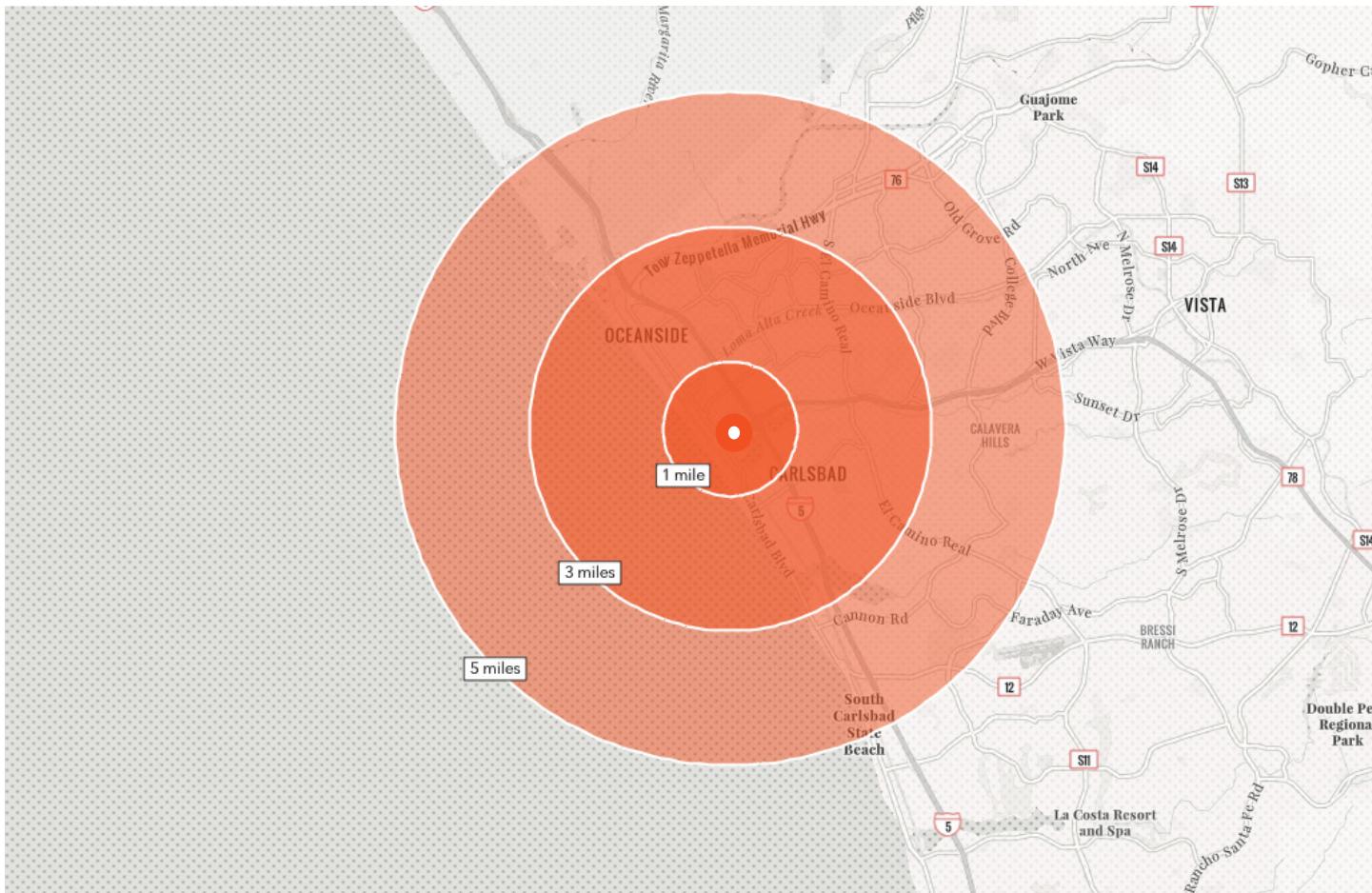
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DEMOGRAPHICS



1 MILE RADIUS

 **11,687**
ESTIMATED POPULATION 2025

 **41.6**
MEDIAN AGE

 **\$1.09 M**
MEDIAN HOME VALUE 2025

 **3,710**
TOTAL EMPLOYEES

 **\$149,655**
AVG HOUSEHOLD INCOME

3 MILE RADIUS

 **81,705**
ESTIMATED POPULATION 2025

 **39.7**
MEDIAN AGE

 **\$1 M**
MEDIAN HOME VALUE 2025

 **31,097**
TOTAL EMPLOYEES

 **\$132,864**
AVG HOUSEHOLD INCOME

5 MILE RADIUS

 **168,885**
ESTIMATED POPULATION 2025

 **39.1**
MEDIAN AGE

 **\$906,708**
MEDIAN HOME VALUE 2025

 **72,199**
TOTAL EMPLOYEES

 **\$138,424**
AVG HOUSEHOLD INCOME

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