

# 390-398 VIA EL CENTRO



OWNED &  
OPERATED

## FOR LEASE





# SITE FEATURES

394 VIA EL CENTRO  
OCEANSIDE, CALIFORNIA 92058



## CAPITAL IMPROVEMENTS RENOVATIONS COMPLETED

- | NEW BUILDING BRANDING
- | NEW EXTERIOR LIGHTING
- | NEW EXTERIOR PAINT
- | NEW LANDSCAPE
- | NEW SIGNAGE



GAS |  
SERVICE



PARKING |  
AMPLE



PROXIMITY |  
CLOSE TO AMENITIES



ACCESS |  
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARDS |  
FENCED & SECURED

# FLOOR PLAN

394 VIA EL CENTRO  
OCEANSIDE, CALIFORNIA 92058



Suite	Suite SF	Yard & Loading Area	Asking Rate	Available Date
394	±4,418 SF	1 GL Roll-Up Door, Private Offices, Reception, & Secured Yard	\$1.45/SF NNN	NOW

Est. NNN: \$0.40/SF

**4,418 SF**  
AND SECURED YARD

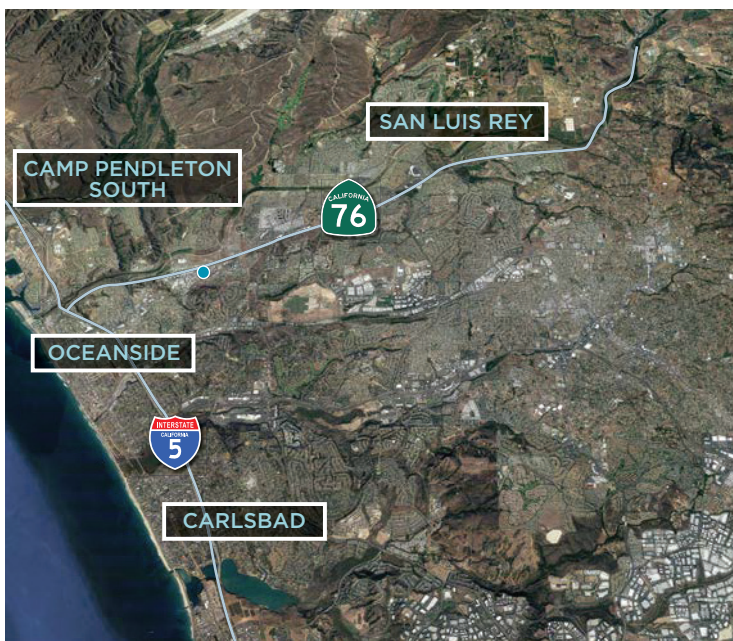
**394**





# LOCATION

394 VIA EL CENTRO  
OCEANSIDE, CALIFORNIA 92058



28,313 SF  
MULTI-TENANT  
INDUSTRIAL PROJECT

+ SECURED FENCED  
YARD AREAS



# DRIVE TIMES

MILES FROM PROPERTY

394 VIA EL CENTRO  
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** **\$282B** **+1.6M**

**MEDIAN INCOME**

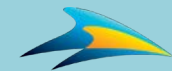
**PRODUCED  
OF GRP**

**JOBS  
GENERATED**

## POPULAR ATTRACTIONS



**PORT of  
SAN DIEGO**



**SeaWorld**



*HOTEL DEL CORONADO*



**LEGOLAND**



**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

126

MILES OF  
HIKING TRAILS

57%

OF SAN DIEGO  
GOLF COURSES

28

BEACHES

58

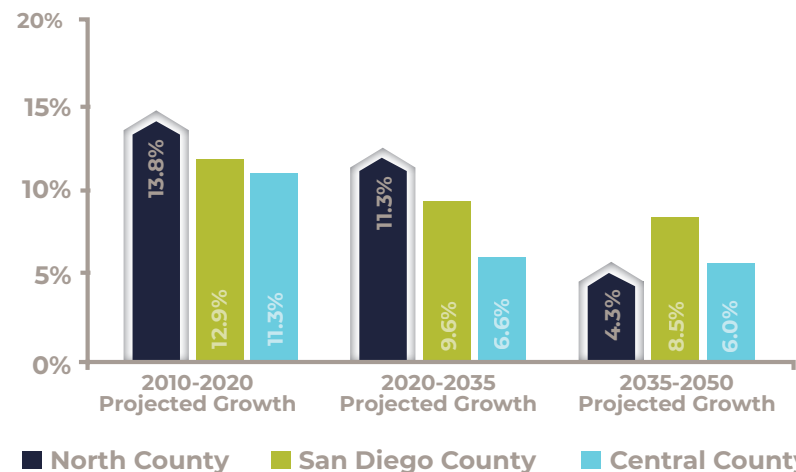
SCHOOLS

(RECEIVED 35% AWARDS)

45+

BREWERIES

## JOB GROWTH FASTEST IN NORTH COUNTY







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