

5,244 SF INDUSTRIAL/FLEX SUITE FOR LEASE | OCEANSIDE, CA

1349 ROCKY POINT DRIVE



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PROPERTY HIGHLIGHTS



Address: 1349 Rocky Point Dr
Oceanside, CA 92056



Total Square Feet: 5,244 SF



Year Built: 2009



Power: 400 amps 120/208 V Power (Tenant to Confirm)



Loading: Two 12 x 14' grade level doors



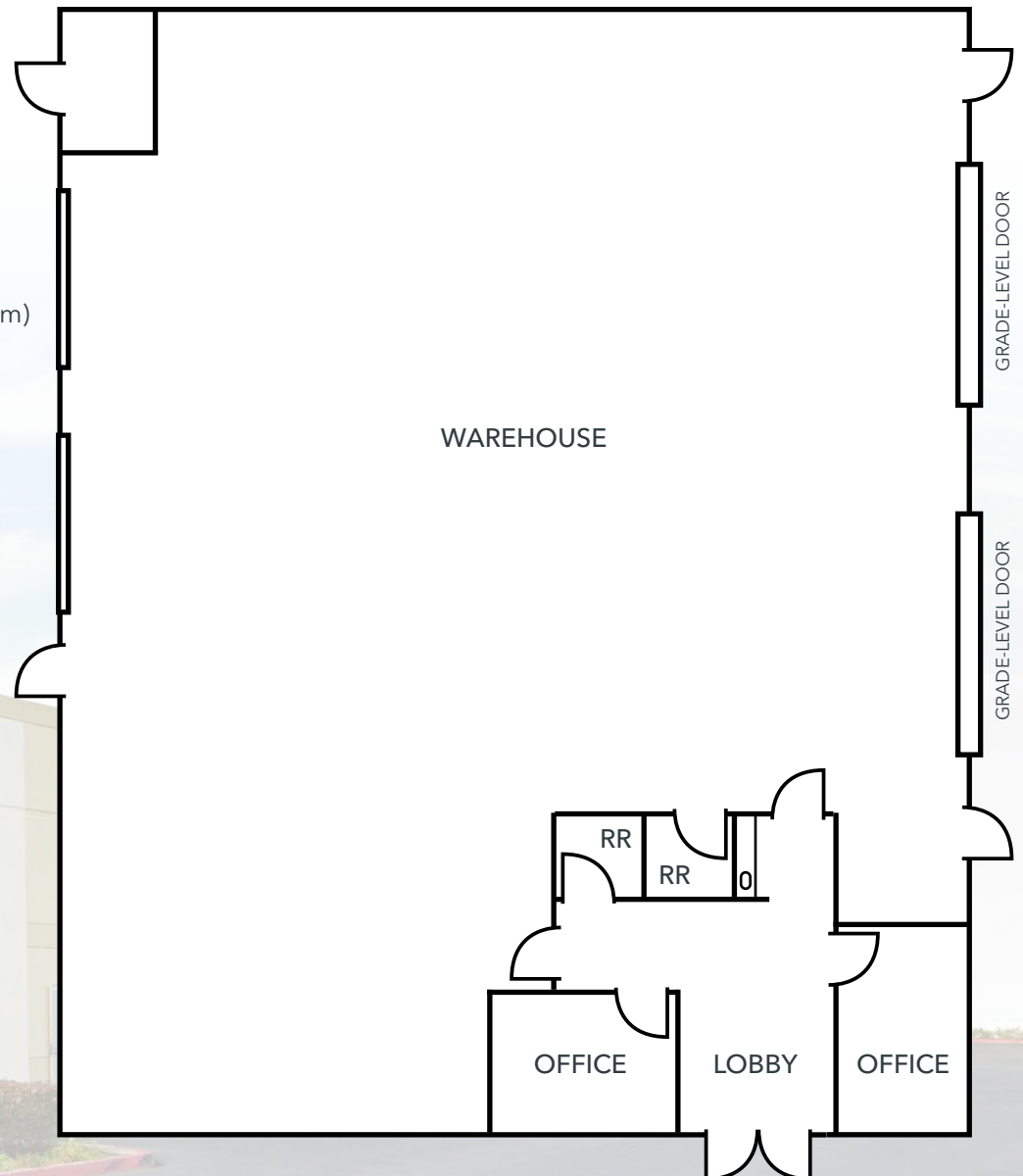
Clear Height: 18'



Amenities: Two restrooms and coffee bar

LEASE RATE: \$1.55/SF MG

NOT TO SCALE



AVAILABLE FOR LEASE

2 | 1349 Rocky Point Dr, Oceanside, CA

INTERIOR PHOTOS



AVAILABLE FOR LEASE

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PROPERTY LOCATION



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ABOUT OCEANSIDE

Oceanside, California is a dynamic coastal city of roughly 170,000 residents located in northern San Diego County, offering a diverse population, strong household incomes, and a growing economic base. The city benefits from a well-educated workforce, a median household income near \$94,000, and a high rate of homeownership, supporting solid consumer spending. Oceanside's economy is driven by healthcare, retail, tourism, logistics, and professional services, with additional stability from its proximity to Camp Pendleton and regional employment centers. Its coastal location, improving downtown core, and balanced mix of residents, visitors, and businesses make Oceanside an attractive market for both commercial investment and long-term growth.

Oceanside hosts thousands of employer and non-employer firms, with a diverse mix of minority-owned, women-owned, and veteran-owned businesses. Economic indicators such as retail and office vacancy rates remain moderate, and commercial rents vary by sector. Tourism-related sectors (accommodation and food) and healthcare (e.g., facilities like Tri-City Medical Center) anchor local employment. Recent trends show modest income growth, slight population contraction, and ongoing importance of service-oriented industries as part of the local economic ecosystem.

WITHIN 5 MILES OF PROPERTY



307,094
POPULATION



\$140,179
AVERAGE HH INCOME



38.1
AVERAGE AGE



10,881
TOTAL BUSINESSES



83,723
TOTAL EMPLOYEES



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COMMERCIAL REAL ESTATE SERVICES

1908 Wright Pl, Suite 180 | (760) 929-9700 | lee-associates.com

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