

Turnkey Preschool Facility



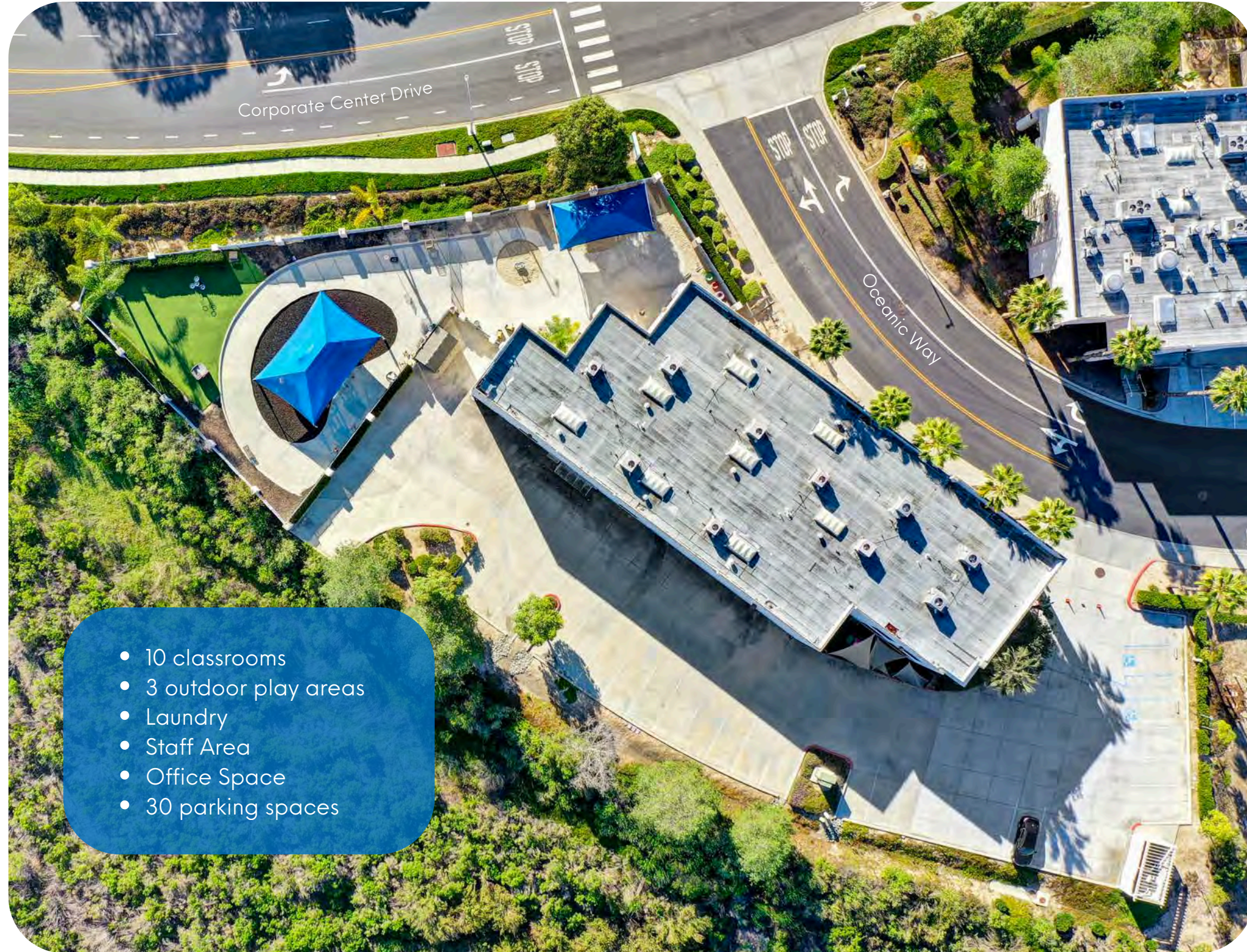
FOR LEASE

3791 Oceanic Way, Oceanside, CA

Approx. 11,440 ± SF



3791 Oceanic Way, Oceanside, CA



- 10 classrooms
- 3 outdoor play areas
- Laundry
- Staff Area
- Office Space
- 30 parking spaces

The Opportunity

This offering provides the opportunity to secure a fully operational, move-in ready daycare/preschool facility within the Ivey Ranch-Rancho Del Oro neighborhood of central Oceanside. Situated in the Ocean Ranch Corporate Center, the property at 3791 Oceanic Way benefits from a prime location surrounded by residential master-planned communities and major employer hubs, with immediate access to Highway 78, Oceanside Boulevard, and key commuter routes — placing it directly in the path of the families and workforce it serves.

The property consists of a well-maintained 11,440 SF daycare/preschool facility on 1.64 acres, featuring 10 classrooms, three separate playground areas, and ample onsite parking.

The facility is ideally suited for an established or emerging operator looking to launch or expand their program without the time and cost associated with building out a new space. With the property already purpose-built and configured for early childhood education, an incoming operator can focus on enrollment and programming from day one.

This is an exceptional opportunity in a market where quality, ready-to-operate childcare and preschool facilities are increasingly difficult to find. Whether you are an independent preschool operator, a franchise concept, or a growing early education organization, 3791 Oceanic Way offers the foundation for a thriving program in one of Oceanside's most well-connected and family-oriented communities.

OFFERING

Lease Rate as of 7/1/2026

\$1.75/SF NNN

Total Rentable Area

11,440 SF

Sublease Term:

Through June 30, 2036 (10 year term)

New direct lease possible

Year Built

2006

Zoning

PD-1(IL) (City of Oceanside)

General Plan

S-1-84(IND)

Parking

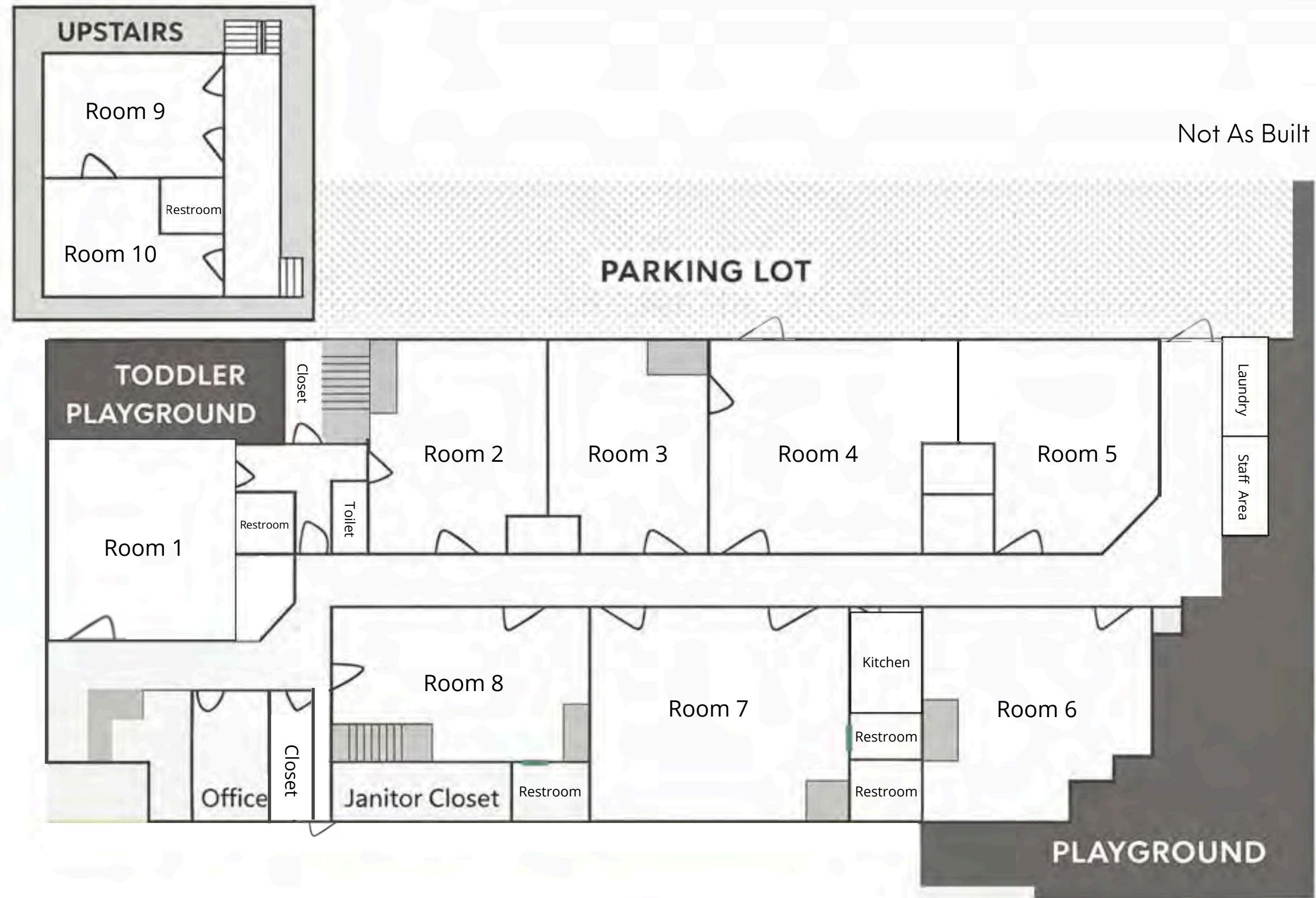
30 spaces

APN

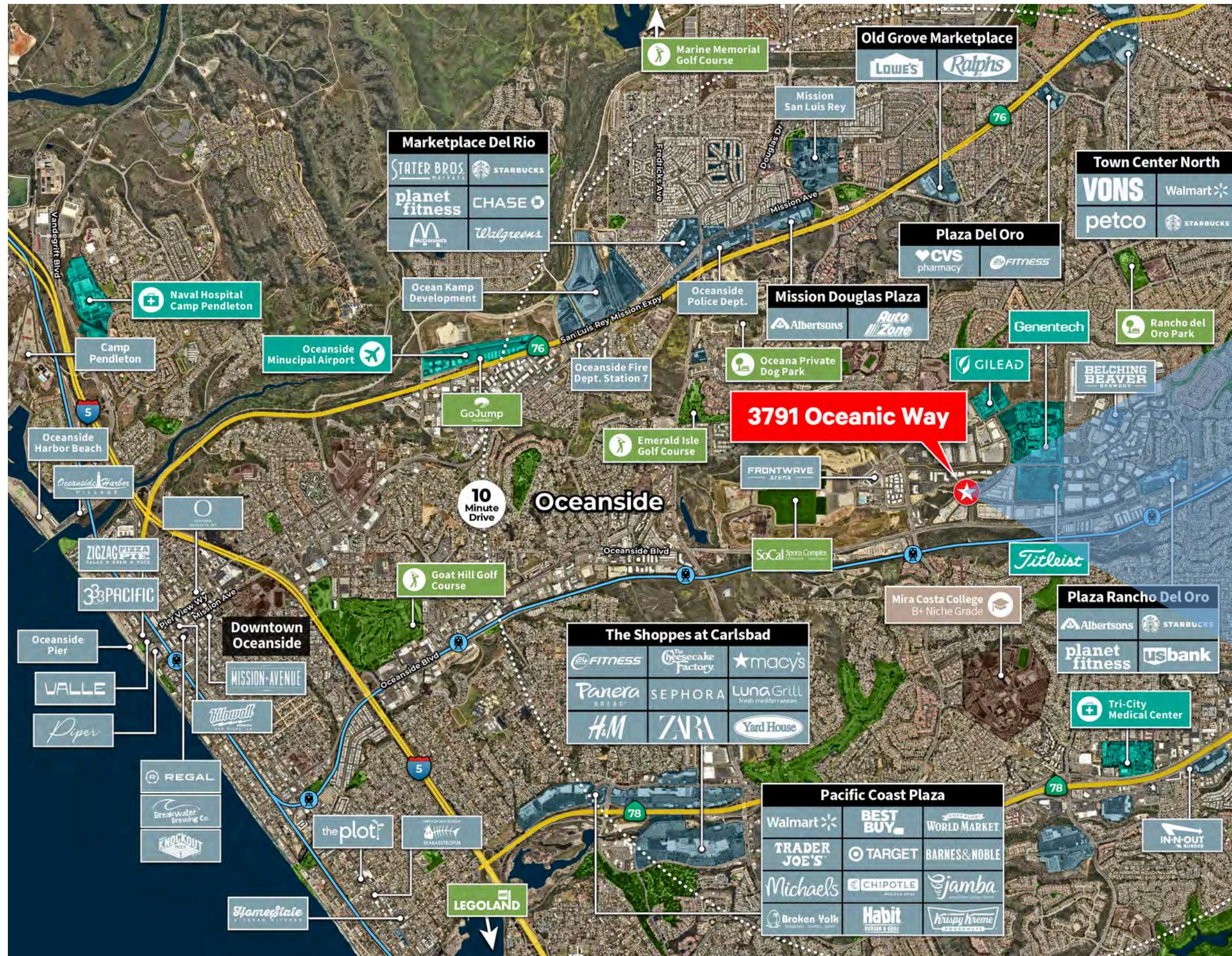
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FLOOR PLAN

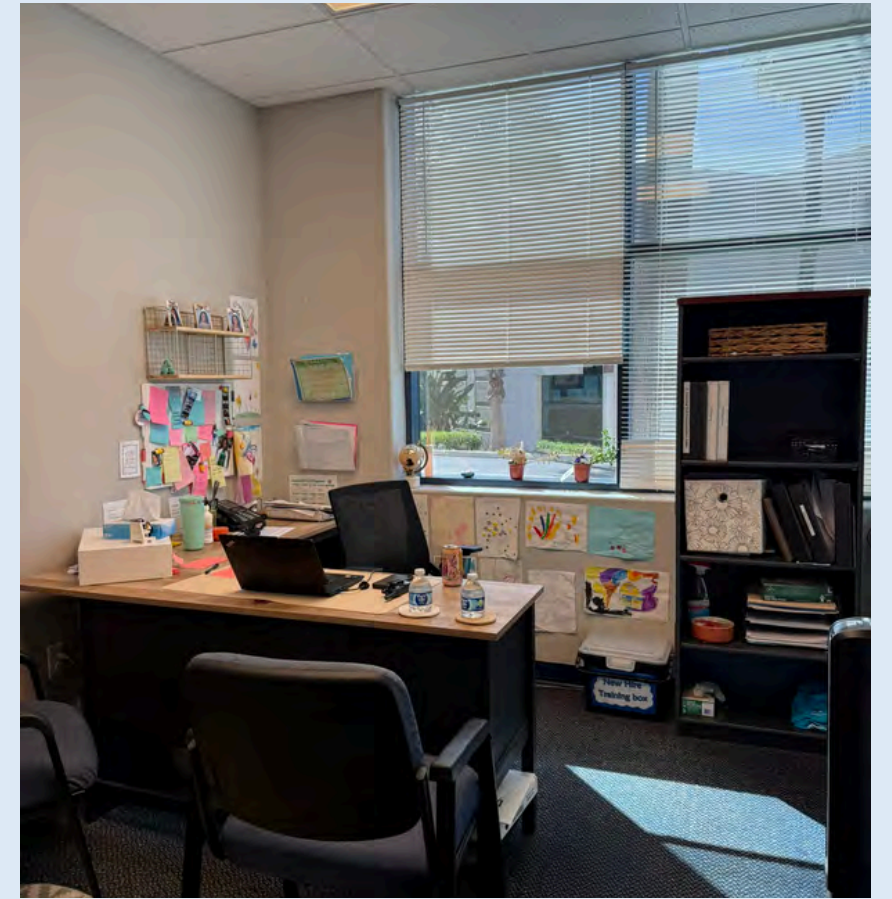


AMENITIES MAP



PHOTOS









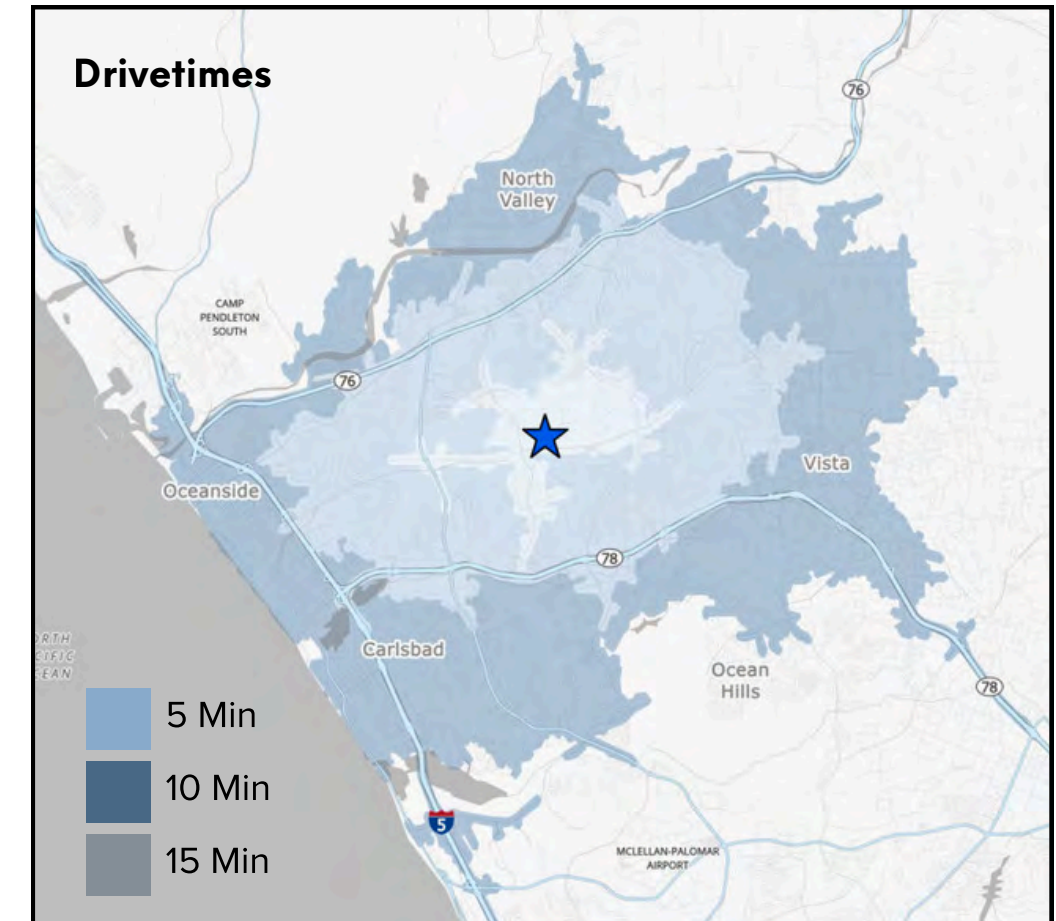
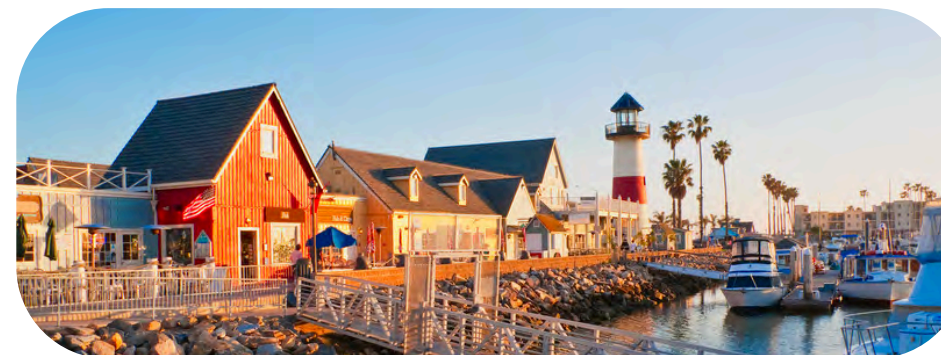
DEMOGRAPHICS

Oceanside, CA

Oceanside is one of North County San Diego’s most appealing coastal cities for families and professionals seeking a balance of affordability, lifestyle, and access to the beach. With a population of just over 174,000 residents according to the 2020 U.S. Census, the city offers a mix of established neighborhoods, coastal housing, and newer developments that appeal to a wide range of household types. Tree-lined residential areas, combined with a laid-back beach culture, create a welcoming, community-oriented atmosphere for both long-term residents and newcomers.

The local economy is supported by a diverse employment base, with the majority of residents working in white-collar professions and a strong presence of jobs in private industry, government, and small businesses. Approximately 85,000 residents are part of the civilian workforce, with unemployment rates generally in line with broader San Diego County trends. Major employment drivers include healthcare, education, retail, tourism, and the nearby Marine Corps Base Camp Pendleton, which plays a significant role in the regional economy and workforce stability.

Families are drawn to Oceanside for its access to parks, beaches, and year-round outdoor recreation, along with a growing network of schools, childcare options, and community services. The city’s revitalized downtown and coastal corridor provide walkable access to restaurants, coffee shops, and local retail, while ongoing development continues to enhance infrastructure and amenities. With its combination of economic opportunity, coastal lifestyle, and relative value compared to neighboring beach cities, Oceanside has become an increasingly attractive choice for those looking to establish long-term roots in San Diego County.



DEMOGRAPHICS			
	5 MIN	10 MIN	15 MIN
Population (2025)	6,271	109,419	270,784
Median HHI	\$103,409	\$96,731	\$100,314
Married w/Children	511	8,310	20,540
Total Households	2,171	39,913	97,951
Median Age	36.2	39.1	38.7

Source: ESRI 2025

DISCLAIMER



FOR ADDITIONAL INFORMATION:

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DRE No. 01716132



This confidential memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in subleasing 3791 Oceanic Way, Oceanside, CA ("the Property"). This memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all or part of the information which prospective sublessees may require to evaluate the sublease of a property.

All information provided is for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Peak Facility Partners. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective sublessees. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner. Neither the Spring Education Group or Peak Facility Partners, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied as to the accuracy or completeness of the information contained in this memorandum and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible sublease of the Property.

Spring Education Group expressly reserves the right, and its sole discretion, to reject any or all expressions of interest or offers to sublease the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this memorandum. Spring Education Group and Peak Facility Partners shall have no legal commitment or obligation to any entity reviewing this memorandum.

By receipt of this memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization from Peak Facility Partners. You also agree that you will not use this memorandum or any of its contents in any manner detrimental to the interest of Spring Education Group or Peak Facility Partners.