

FOR SALE

301 MISSION AVENUE

OCEANSIDE, CA 92054

\$1,075,000
OFFERING PRICE

±1,922 SF Office Condominium in Oceanside, California

PROPERTY FEATURES

Coastal office condo

In the heart of downtown Oceanside

Owner-user or investor opportunity

Abundant natural light with large windows throughout

Reception area, private offices, conference room, and open workspace

Access to shared conference room

Modern mixed-use building

High-quality existing improvements

Functional office layout

On-site fitness center with showers

Two reserved parking spaces with ample additional parking

VALUE-ADD / UPSIDE STORY

Limited inventory of office condos in downtown Oceanside

Flexible use strategy: occupy, lease, or partially occupy

Transit-oriented coastal location

Strong leasing fundamentals for small professional suites in walkable coastal locations

Long-term appreciation play in a rapidly improving downtown corridor

*Exclusively
Listed by*

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FOR SALE

OWNER-USER OPPORTUNITY

Rare opportunity for a small business owner to own a coastal downtown office presence rather than continue leasing

Perfect for an owner-user looking to control occupancy costs

Immediate usability with minimal downtime or

improvements needed

Favorable SBA 504 Financing

Strong image and location for client-facing businesses

Opportunity to build equity in a coastal asset



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