

FOR SALE/LEASE FLYER

MEDICAL OFFICE CONDO



3231 WARING COURT
OCEANSIDE, CALIFORNIA

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	3231 Waring Ct, Oceanside, CA 92056
APN	166-560-23-52
Building Size	±1,456 SF
Parcel Size	±1.84 AC (±80,000 SF)
Year Built	1974
Number of Buildings	One (1)
Parking	±117 Spaces (80.36 per 1,000 SF)
Zoning	Commercial Professional (CP)
Traffic Counts	Waring Rd: ±3,956 ADT State Route 78: ±142,984 ADT

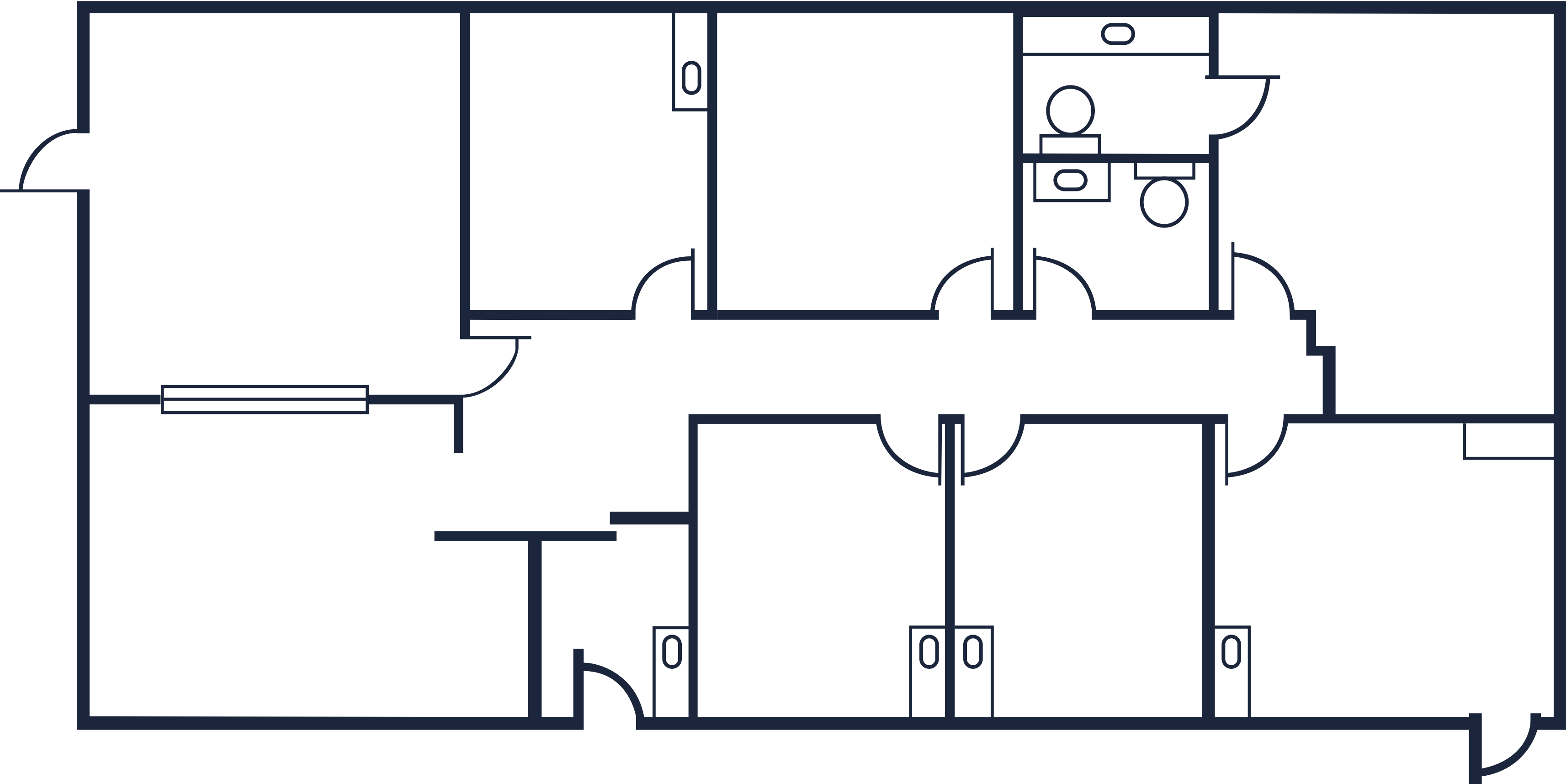
ASKING PRICE
\$475,000

ASKING RENT
\$3.00/SF NNN

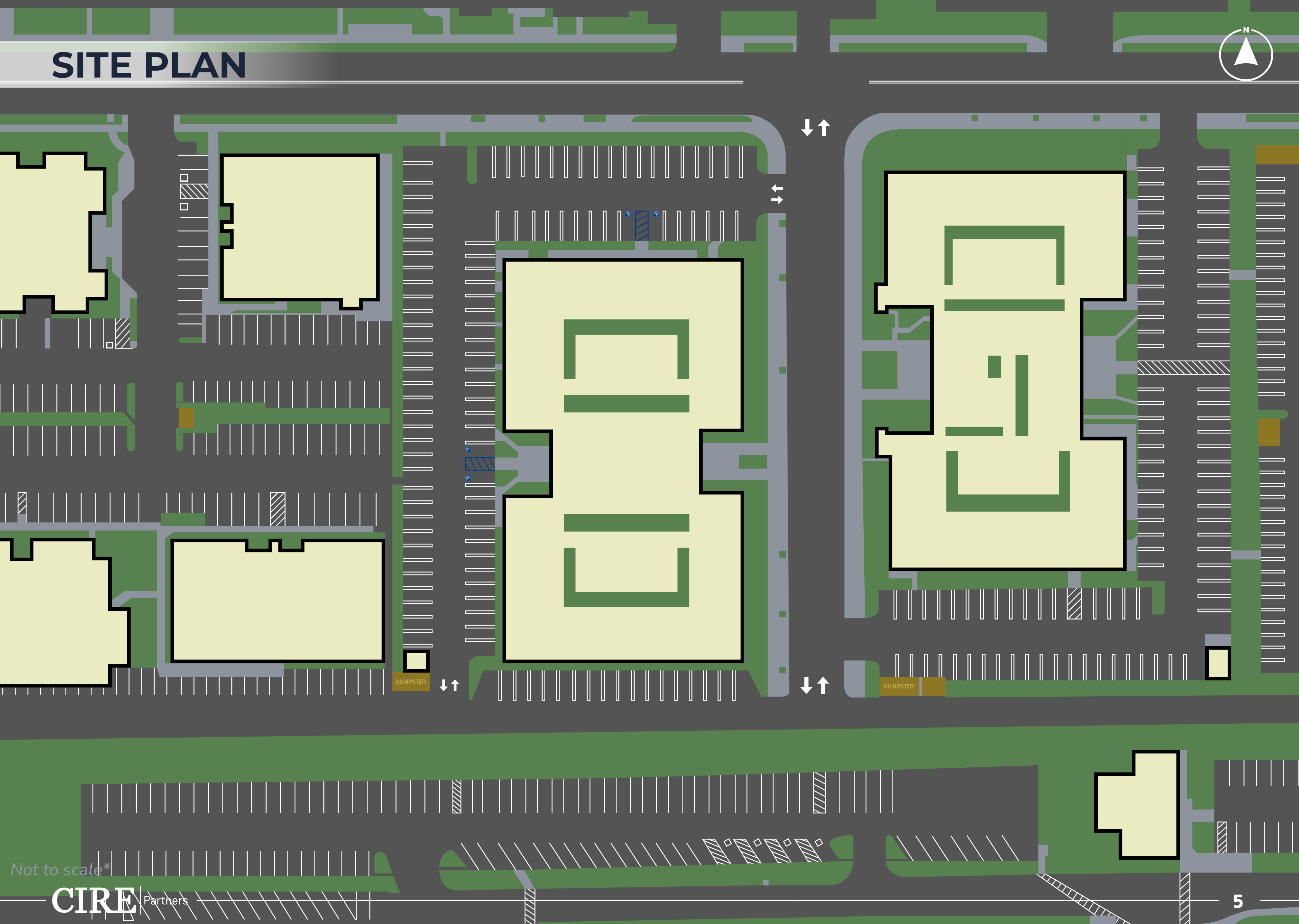
- Fully upgraded and modernized medical office condo.
- Prime location at property entrance, offering high visibility and easy access.
- Approximately 1,456 RSF of well-designed medical space.
- Spacious waiting area and large receptionist station with built-in counters.
- Four exam rooms and one large operatory room for versatile clinical use.
- Direct walkway access from property parking lot to Tri-City Hospital.
- Corner physician’s office with private restroom for added privacy and convenience.
- Secondary restroom accessible from the main hallway for patient use.
- Kitchenette adjacent to reception area with a private exterior entrance.
- Strategically located north of Hwy-78, adjacent to Tri-City Hospital.



FLOOR MAP

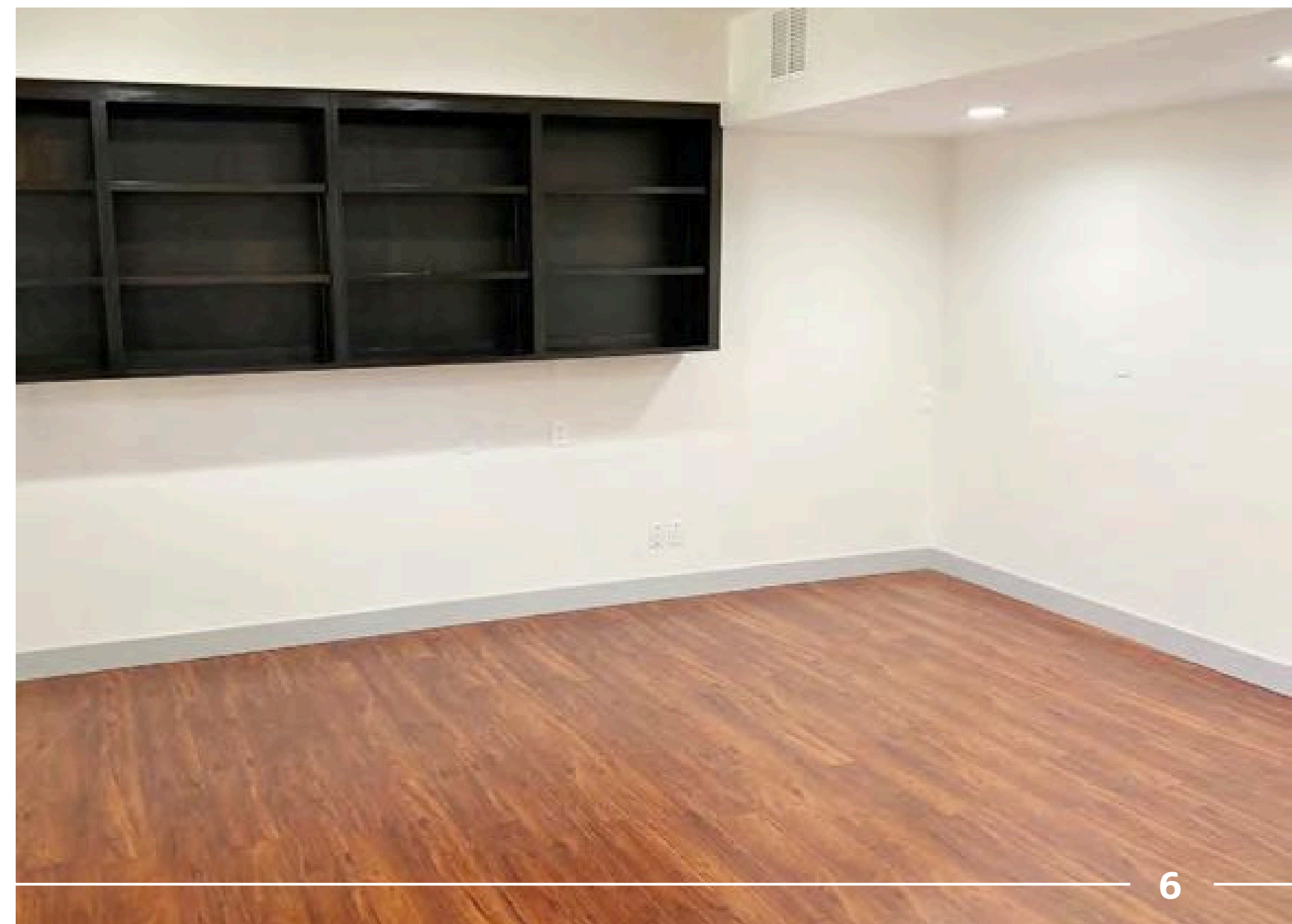
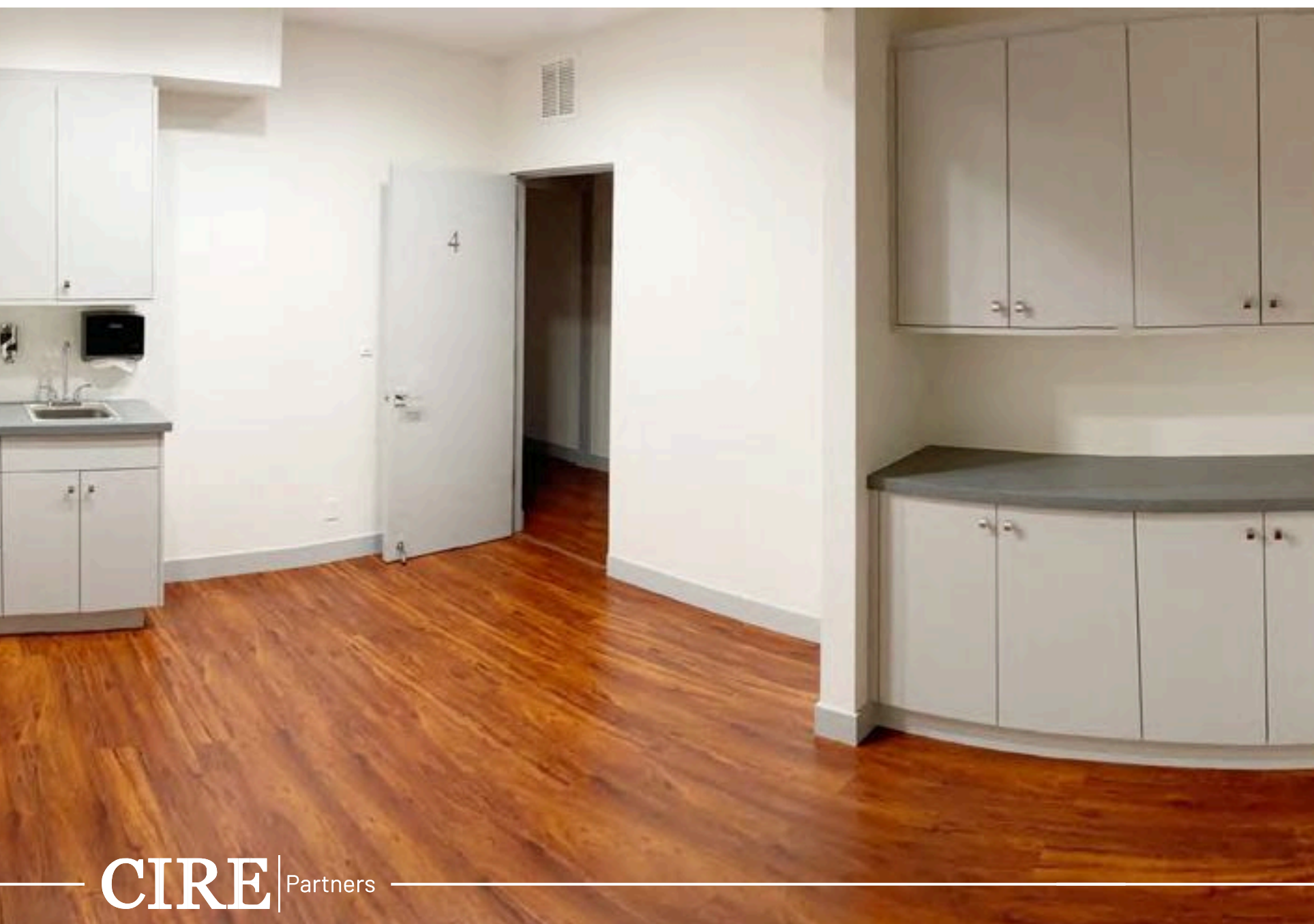


SITE PLAN



Not to scale*

PROPERTY PHOTOS



AERIAL MAP



FRAZIER FARMS
SUBWAY
DUNKIN'
ihop
BLACK
ROCK
COFFEE BAR
jiffy lube

Smart & Final
A-1 Self Storage

PACIFIC COAST PLAZA
±456,000 SF | 5.3M ANNUAL VISITS | TOP 4%
Walmart
BEST BUY
RAK
Chevron
DICK'S
SPORTING GOODS
five
BELW
petco
OLD NAVY
Applebee's
STAPLES
WORLD MARKET

EL CAMINO NORTH
±491,000 SF | 6M ANNUAL VISITS | TOP 3%
Burlington
Wells Fargo
Chili's
Tilly's
DAISO
ROSS
LA BOY
Wings
ULTA
BEAUTY
Mattress Firm
GameStop
LA FITNESS
Michael's
FAMOUS
footwear
THE VITAMIN SHOPPE

Dollar Tree
HER BLOCK
verizon
Olive Garden
Orangetheory
SALLY
BEAUTY
Marshall's

THE SHOPPES AT CARLSBAD
±567,100 SF | 6.1M ANNUAL VISITS | TOP 3%
24
fye
Foot Locker
H&M
Bath & Body Works
FOREVER 21
TEXAS de BRAZIL
Yard House
EXPRESS
JCPenney
The Cheesecake Factory
AMERICAN EAGLE
OUTFITTERS
SEPHORA
REGAL
SHOEPALACE
Luna Grill
VANS
HOLLISTER
KAY
JEWELERS
PINK
claire's
Daniels
zumiez
Victoria's SECRET
Seneca
ZARA
HOT TOPIC
WINDSOR
ZALES
THE RED CHICK
EST. 2014

SPROUTS
FARMERS MARKET
rubio's
CONCESSIONS
Jersey Mike's
UPS
TRAT PLACE
KAHOOTS
Carl's Jr.

CARLSBAD HIGH SCHOOL
±2,290 STUDENTS

MAGNOLIA ELEMENTARY
±500 STUDENTS

VALLEY MIDDLE SCHOOL
±866 STUDENTS

TARGET JOANN
WinCo FOODS
Denny's
DEL TACO
the Habit
BURGER GRILL
Starbucks
AutoZone
sleep
number.
DISCOUNT TIRE
JAZZERCISE

TRADER JOE'S
Jack
In the box
BevMo!
FedEx
AT&T
LAMPS PLUS

VONS
CVS
pharmacy
CHASE
SPIRITO'S
Italian Diner
MOOYAH
BURGERS • PIES • QUICHE
Extra Mile

Blue Sage at The Preserve
±102 2-STORY TRIPLEX HOMES

Agave at The Preserve
±88 2-STORY TOWNHOMES

Walmart
Albertsons
SUPERCUTS
PETSMART
WELLS FARGO
UPS
Chevron

MIRACOSTA COLLEGE
±10,860 STUDENTS

Marisol Apartments
±278 APARTMENT HOMES

Ocean Terrace Professional Center

SUBJECT PROPERTY

TJ-maxx
Sizzler
RITE AID
Dollar Tree
TACO BELL
9

GROCERY OUTLET
bargain market™
Starbucks
Pollo Loco
HOBBY LOBBY

DOWNTOWN SAN DIEGO
±40 Minutes | ±38 Miles

SAGE CREEK HIGH SCHOOL
±1,392 STUDENTS

Smart & Final
POPEYES
Firestone
COSTCO
WHOLESALE & GAS
RIDE NOW
SKECHERS
North Park Produce
PHARMACY
TRAMPOLINE PARK & MORE

Ranch
Marketplace
Dollar Tree
McDonald's

jiffy lube
us bank

rubio's
AutoZone
SUPERCUTS

AVIS
CAR SALES
CUBESMART
self storage
securespace
self storage

7
ELEVEN

Dominos

Tri-City Medical Center

McDonald's

Jack
In the box

O'Reilly
AUTO PARTS

IN-N-OUT
BURGER

Home Depot

Pep Boys

NISSAN

76

CARmax

North Park Produce
PHARMACY
TRAMPOLINE PARK & MORE

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	24,545	130,211	315,908
Projected Population (2029)	24,440	131,299	317,622
Median Age (2024)	37.3	40.0	39.1

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$116,498	\$132,613	\$131,521
Projected Average Household Income (2029)	\$139,076	\$154,608	\$153,757
Projected Annual Growth (2024-2029)	3.61%	3.12%	3.17%
Wealth Index (2024)	94	121	117

Households	1 Mile	3 Miles	5 Miles
Households (2024)	8,678	48,269	113,638
Projected Households (2029)	8,807	49,719	116,654
Annual Growth (2020-2024)	0.01%	0.45%	0.43%
Projected Annual Growth (2024-2029)	0.30%	0.59%	0.53%
Average Household Size (2024)	2.75	2.66	2.75

OCEANSIDE, CA



4.4%

Greatest Gen
Born in 1945/Earlier



18.6%

Baby Boomer
Born in 1946 to 1964



19.3%

Generation X
Born in 1965 to 1980



25.8%

Millennial
Born in 1981 to 1998



23.2%

Generation Z
Born in 1999 to 2016



8.8%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Oceanside, CA

Oceanside, California, is a vibrant coastal city in northern San Diego County, celebrated for its stunning beaches, laid-back lifestyle, and rich history. Located halfway between San Diego and Los Angeles, Oceanside offers a unique blend of small-town charm and metropolitan accessibility, making it an attractive destination for residents, businesses, and tourists alike.

With a population of approximately 176,000 residents and spanning 42 square miles, Oceanside is strategically situated along the Pacific Coast, with easy access to Interstate 5 and the Sprinter rail line, connecting the city to nearby economic hubs. Its coastal location and excellent transportation infrastructure make Oceanside a desirable place for commuters and businesses while preserving its relaxed, seaside atmosphere.

Oceanside has a deep-rooted history, dating back to its founding in 1888, and is known for its connection to the historic Mission San Luis Rey, one of California's 21 Spanish missions. The city's downtown district has undergone significant revitalization in recent years, blending historic landmarks with modern developments, trendy restaurants, boutique shops, and art galleries, creating a dynamic urban core.

Outdoor recreation is at the heart of Oceanside's appeal. Residents and visitors enjoy miles of sandy beaches, ideal for surfing, swimming, and sunbathing, as well as a scenic harbor offering opportunities for boating, fishing, and waterfront dining. The city is also home to several parks and trails, including Guajome Regional Park and the San Luis Rey River Trail, which cater to hikers, cyclists, and nature enthusiasts.

The economy in Oceanside is diverse, with strong sectors in tourism, healthcare, retail, and manufacturing. Camp Pendleton, a major Marine Corps base located just north of the city, plays a significant role in the local economy, providing employment and supporting local businesses. Oceanside's thriving tourism industry is driven by its beautiful beaches, year-round mild climate, and coastal attractions such as the Oceanside Pier, one of the longest wooden piers on the West Coast.



Oceanside's population has grown to over 176,000, making it the 3rd largest city in San Diego County
In FY2022, tourism revenue in Oceanside totaled \$81 million, up 87.3% from the previous year
Oceanside boasts a strong coastal appeal, with growing investments in infrastructure for tourism
Projects like the Frontwave Arena developments contribute to significant economic activity



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