

Available For Sale or Lease

# EDUCATIONAL/OFFICE BUILDING

*±23,690 RSF two-story building  
on ±1.92 AC in Oceanside, CA.*



4183 AVENIDA DE LA PLATA OCEANSIDE, CA 92056

KIDDER.COM

**km** Kidder  
Mathews



*An exceptional educational/office facility opportunity at the favorable intersection of Avenida de la Plata & College Blvd in Oceanside.*

YEAR BUILT/RENOV	2003/2018
RECENT SCHOOL IMPROVEMENTS	Teacher's lounge, kitchenette, administrative offices, 18 classrooms & 17 restrooms
FORMER TENANT	Coastal Academy High School
STORIES	2
TOTAL BUILDING SIZE	±23,690 RSF
LAND AREA	1.92 AC
PARKING RATIO	3.4/1,000 RSF (80 stalls)
PUBLIC TRANSIT	SPRINTER Station (16 min walk)
ELEVATOR	1
ZONING	IL - Specific Plan, Schools allowed w/o CUP
DATE AVAILABLE	Now
LEASE TYPE	Modified Gross + Utilities

**\$7,107,000**

PURCHASE PRICE (\$300 PRSF)

**\$1.95**

LEASE RATE (RSF/MO)



# SITE PLAN



4183 AVENIDA DE LA PLATA

# FIRST FLOOR

*±11,845 RSF*

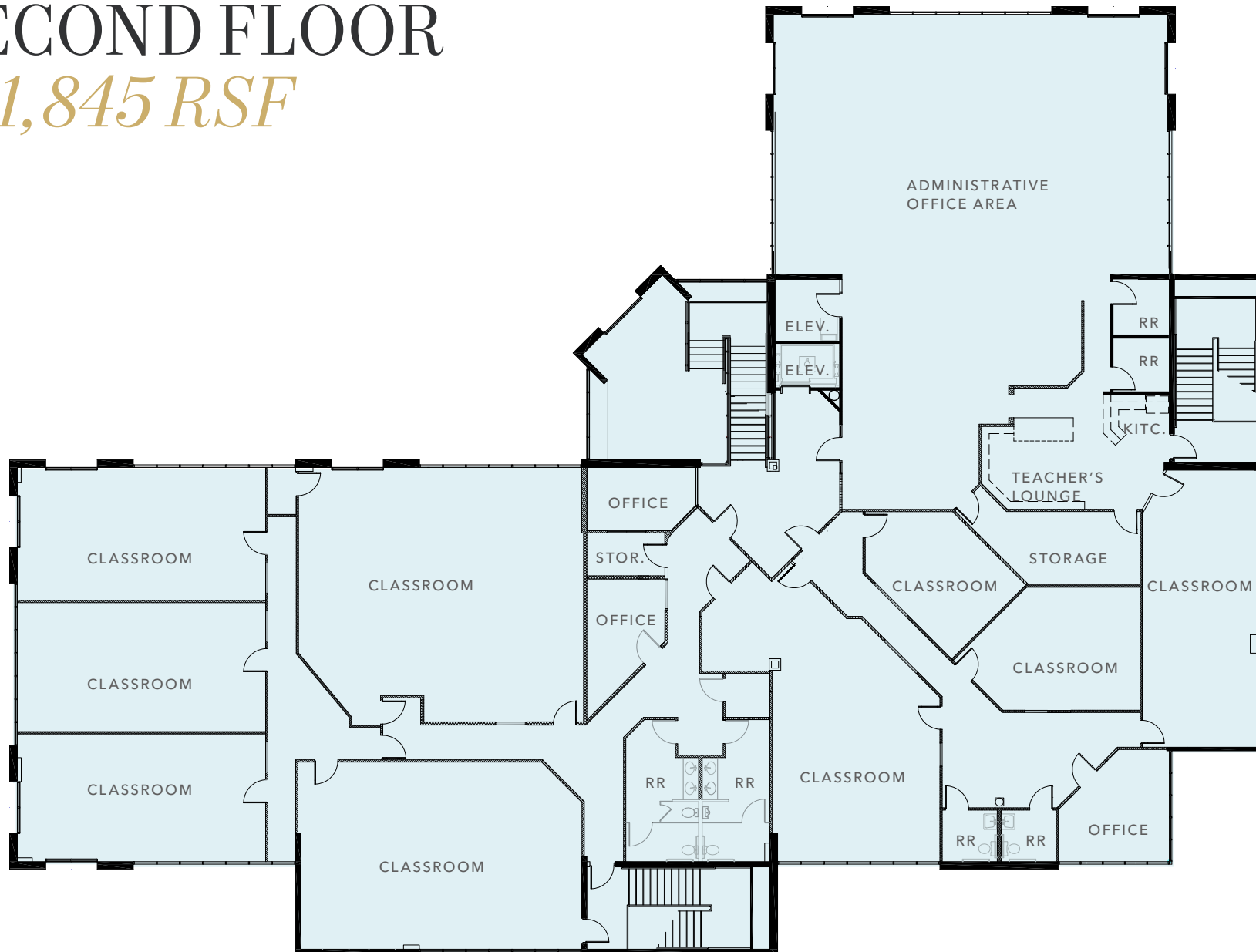


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KIDDER MATHEWS

# SECOND FLOOR

*±11,845 RSF*



# HIGHLY- ACCESSIBLE LOCATION

Close to major highways including  
Interstate 5, CA-76 & CA-78

Conveniently located at the signalized  
intersection of Avenida de la Plata &  
College Blvd

Easy access to local and nationally known  
restaurants, shops, and other services

The SPRINTER Station at College Blvd is a  
16 minute walk way for an easy commute

**6 MIN**

CALIFORNIA 78  
STATE HIGHWAY

**13 MIN**

INTERSTATE 5 VIA  
OCEANSIDE BLVD





## NEARBY AMENITIES

### RESTAURANTS & GROCERY

- 01 Starbucks
- 02 Albertson's
- 03 McDonald's
- 04 WinCo Foods
- 05 Target
- 06 Jersey Mike's Subs
- 07 Ralph's
- 08 Felix's BBQ with Soul
- 09 Aldi
- 10 Walmart Supercenter
- 11 Albertson's
- 12 Thai Thai Oceanside Restaurant
- 13 Mission Douglas Plaza
- 14 Habit Burger

### SCHOOLS

- 01 El Camino High School
- 02 Pacific View Charter School
- 03 Middle School MLK
- 04 McAuliffe Elementary School
- 05 Coastal Academy (TK - 8)
- 06 Mira Costa College

### LIFESTYLE & FITNESS

- 01 United States Postal Service
- 02 Jiffy Lube
- 03 Planet Fitness
- 04 Mobil
- 05 The UPS Store
- 06 El Camino North
- 07 The Shoppes at Carlsbad
- 08 Sprouts Farmer's Market
- 09 Planet Fitness
- 10 Lowe's Home Improvement
- 11 Tri City Crossroad Mall
- 12 Hobby Lobby
- 13 Marketplace Del Rio

### RECREATION & PARKS

- 01 Rancho del Oro Park
- 02 Martin Luther King, Jr. Park
- 03 Titleist Performance Institute
- 04 Ivey Ranch Park
- 05 Palisades Park
- 06 SoCal Sports Complex

# 4183 AVENIDA DE LA PLATA



*Exclusively  
Listed By*

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