

THE TRIANGLE BUILDING

4755 OCEANSIDE BLVD | OCEANSIDE, CA 92054

OFFICE FOR LEASE
1,747 SF AVAILABLE



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GROUND FLOOR OPPORTUNITY WITH BUILDING SIGNAGE



1,747 RSF professional office suite



Ground floor suite available for lease



Elevator served



Extensive window line



Building signage available



Close proximity to I-76, I-78 & I-5



Retail amenities within walking distance

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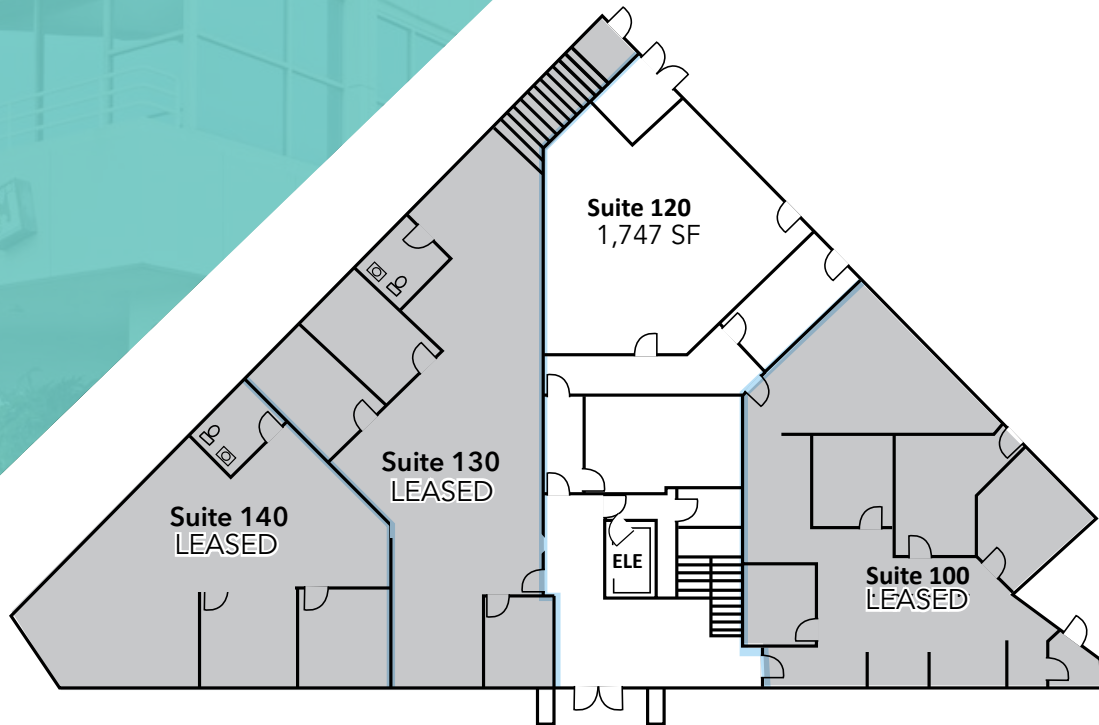


Suite 120: 1,747 SF

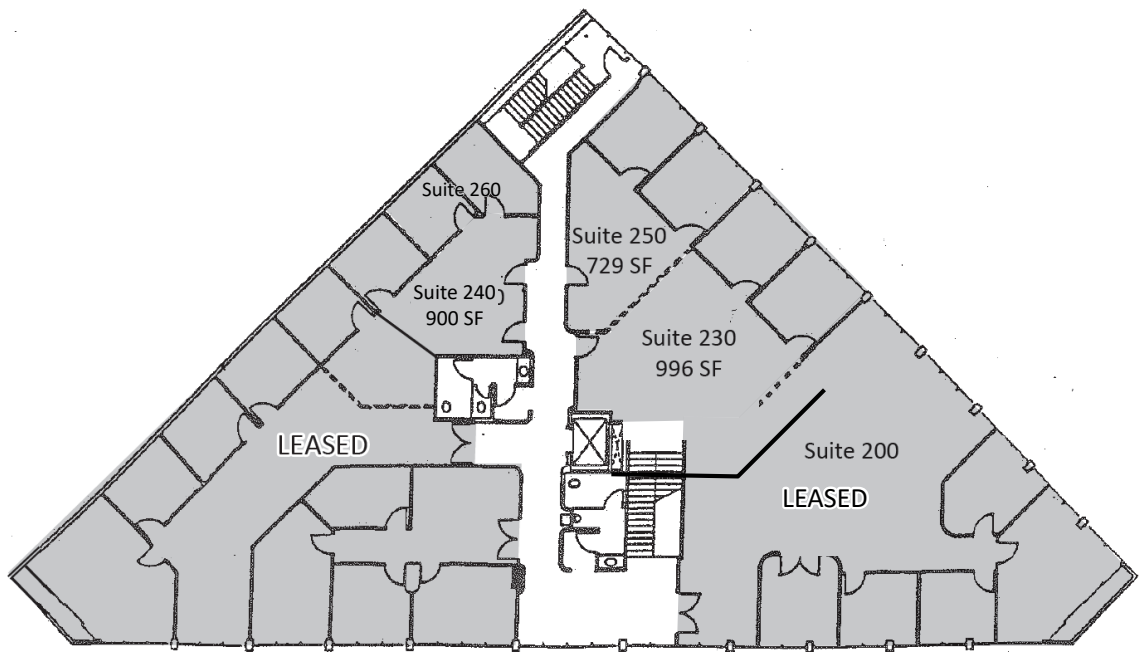
Total Available Space: 1,747 SF

LEASE RATE:

\$1.25/SF (MODIFIED GROSS)



First Floor



Second Floor



NEARBY RETAIL &
WALKABLE AMENITIES

1



2



3



4



5



6



7



8



9



10



11



12



13



14



minutes from the beach

Oceanside

Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

population

175,622

walk score

37

total
businesses
6,198

household
income

\$72,697

median age

37.7



MCCLELLAN - PALOMAR AIRPORT
9.4 MI

78



BEACH ACCESS
6.8 MI



COLLEGE BLVD



I-15 ACCESS
9.7 MI

NORTH AVE

THE
TRIANGLE
BUILDING

OCEANSIDE BLVD

TEMPLE HEIGHTS DR



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