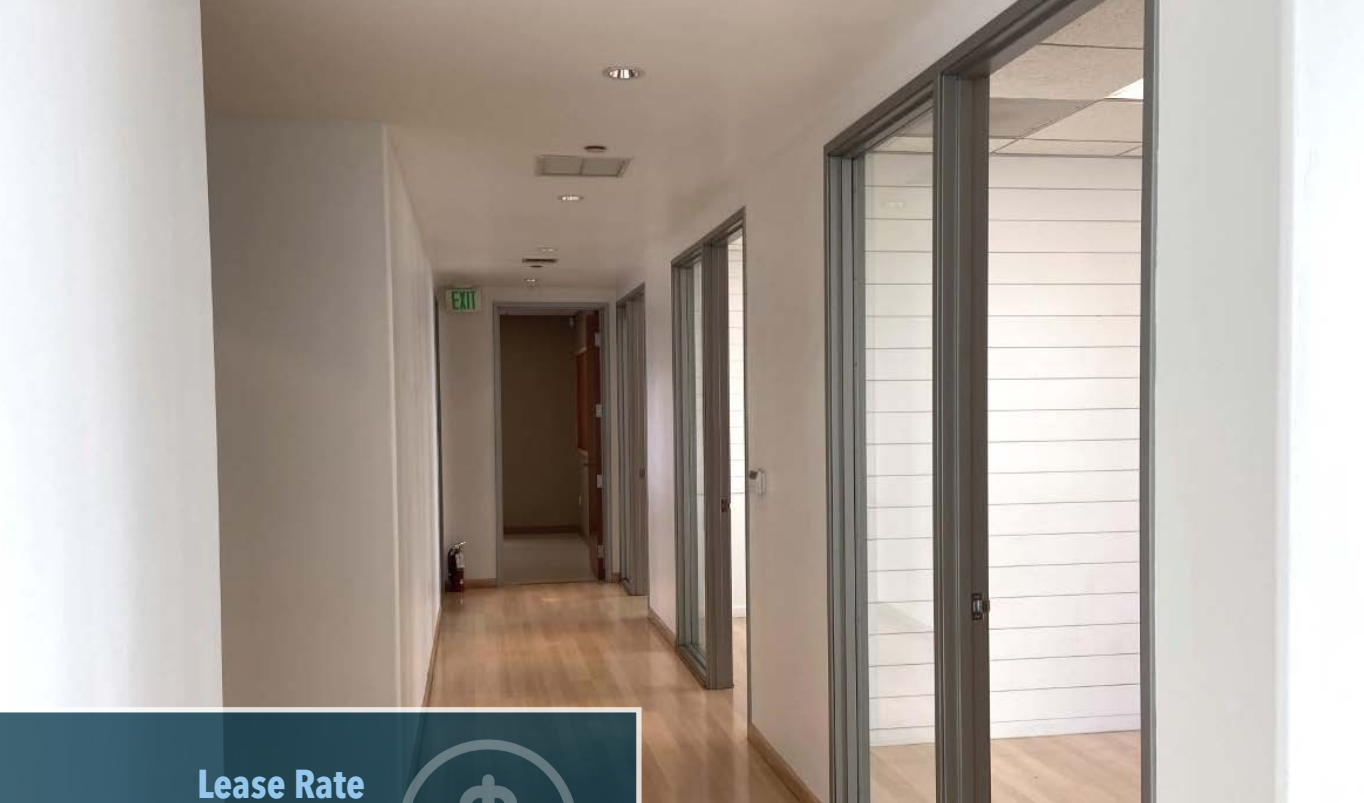


4015 AVENIDA DE LA PLATA

OCEANSIDE, CA 92056

±3,008 SF OFFICE SPACE AVAILABLE



Lease Rate

\$1.50 / SF + Utilities



Address

**4015 Avenida De La Plata
Oceanside, CA 92056**



Size

±3,008 SF

Office Space Available



Business Park

Ocean Ranch

Corporate Center

5.43 AC (236,095 SF)



Parking

3 / 1,000 SF Ratio



4015 AVENIDA DE LA PLATA, OCEANSIDE, CA



AVAILABILITY

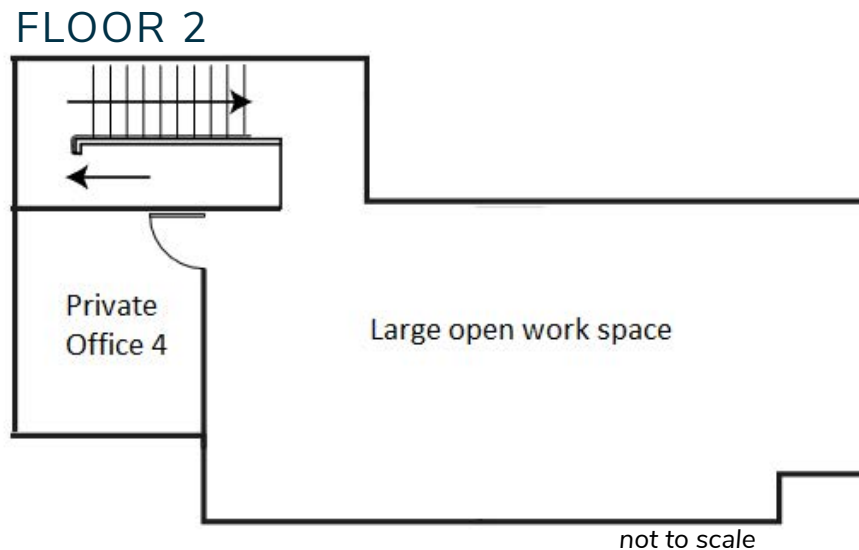
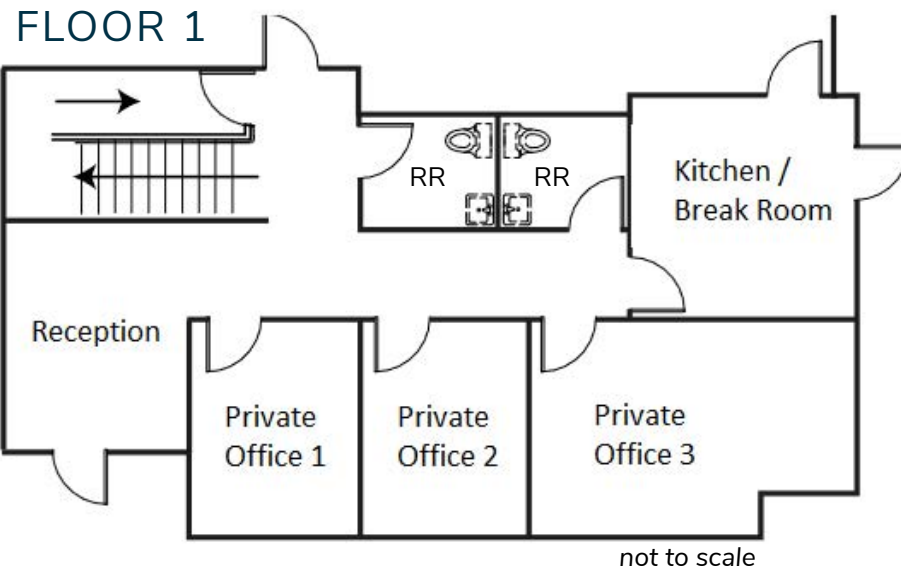
UNIT	Type	SF	Lease Rate
401	Professional Office	±3,008 SF	\$1.50/SF + Utilities

FLOOR PLAN

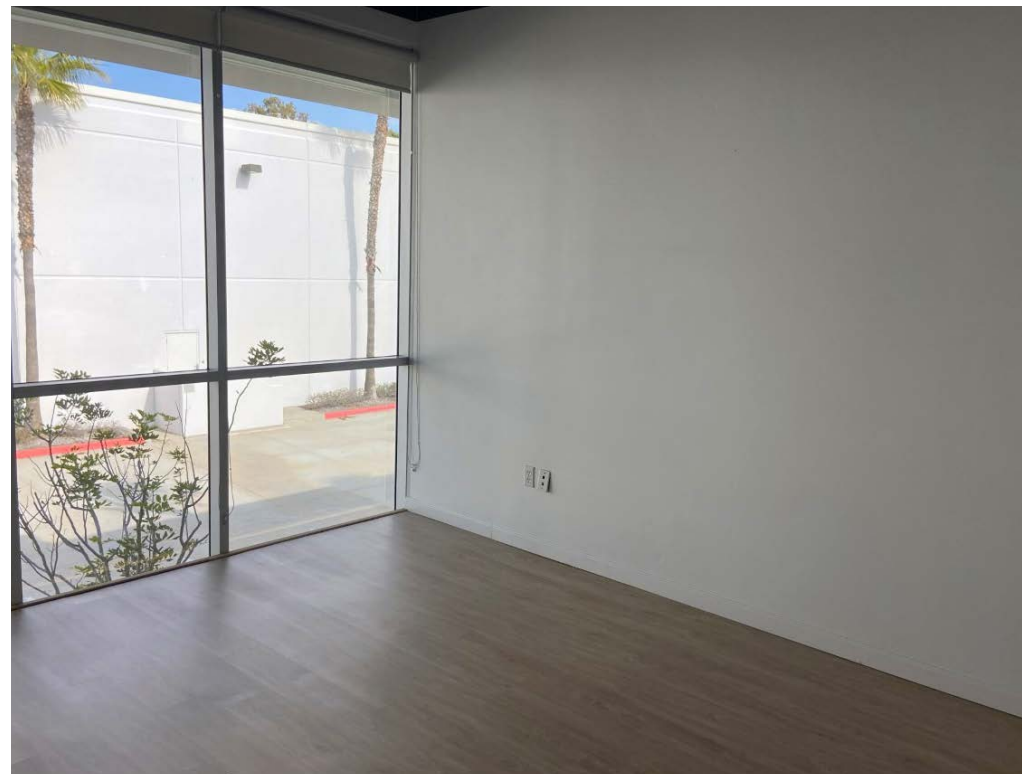
±3,008 SF

Lease Rate:
\$1.50 / SF + Utilities

- » 4 Private Offices
- » 2 Restrooms
- » Kitchen / Break Room
- » Reception
- » Large Open Work Space



4015 AVENIDA DE LA PLATA, OCEANSIDE, CA



4015 AVENIDA DE LA PLATA, OCEANSIDE, CA



4015 AVENIDA DE LA PLATA, OCEANSIDE, CA

Avenida De La Plata

Seagate Way

Corporate Center Dr

Oceanic Dr

TITLEIST
PERFORMANCE
INSTITUTE

4015

AVENIDA DE LA PLATA

4015 AVENIDA DE LA PLATA, OCEANSIDE, CA



4015 AVENIDA DE LA PLATA, OCEANSIDE, CA



SUBJECT PROPERTY LOCATED
4 MILES FROM CARLSBAD

1

Aerial map of the Oceanside and Carlsbad area. A blue box labeled "4015 AVENIDA DE LA PLATA" is placed on the map. A red dashed line outlines a shopping area. Three numbered circles (1, 2, 3) are placed on the map to indicate the location of the shopping areas. The map shows major highways (76, 78, 5) and surrounding areas (Oceanside, Carlsbad). A north arrow is located in the bottom right corner.

Walmart
Save money. Live better.

BEST BUY

Applebee's

WORLD MARKET

STARBUCKS COFFEE

STAPLES

five BELOW

McDonald's

Chevron

DICK'S SPORTING GOODS

2

THE SHOPPES AT CARLSBAD

Aerial map of the Oceanside and Carlsbad area. A blue box labeled "4015 AVENIDA DE LA PLATA" is placed on the map. A red dashed line outlines a shopping area. Three numbered circles (1, 2, 3) are placed on the map to indicate the location of the shopping areas. The map shows major highways (76, 78, 5) and surrounding areas (Oceanside, Carlsbad). A north arrow is located in the bottom right corner.

DSB

REGAL

24 FITNESS

macy's

Yard House

ISLANDS fine burgers & drinks

STARBUCKS COFFEE

JCPenney

ZARA

3

Aerial map of the Oceanside and Carlsbad area. A blue box labeled "4015 AVENIDA DE LA PLATA" is placed on the map. A red dashed line outlines a shopping area. Three numbered circles (1, 2, 3) are placed on the map to indicate the location of the shopping areas. The map shows major highways (76, 78, 5) and surrounding areas (Oceanside, Carlsbad). A north arrow is located in the bottom right corner.

TARGET

TRADER JOE'S

WinCo FOODS

the Habit BURGER GRILL

ROSS DRESS FOR LESS

Board & Brew

STARBUCKS COFFEE

BARNES & NOBLE BOOKSELLERS

Michaels Where Creativity Happens

ULTA BEAUTY

ROMANO'S MACARONI GRILL

Wicked Poke

LA FITNESS

Oceanside



POPULATION

173,489



MEDIAN HOUSEHOLD
INCOME

\$79,899



AVERAGE HOUSEHOLD
INCOME

\$99,998



EMPLOYEES

53,599+



AVERAGE AGE

37.2

POPULATION
113,795



MEDIAN HOUSEHOLD
INCOME
\$111,950



AVERAGE HOUSEHOLD
INCOME
\$156,296



EMPLOYEES
93,549+



AVERAGE AGE
40.5



Carlsbad



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