

For Lease.

WELL LOCATED *in*
OCEANSIDE, CA



±7,050 SF INDUSTRIAL W/ YARD SPACE

3235 Production Avenue | Oceanside, CA 92058

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3235 Production Ave.



±7,050 SF Available



Approximately 85%
Open warehouse



Shared and secure
yard area



2 Grade level roll-up
doors



Lease Rate: Negotiable +
\$375 CAM and separately
metered utilities



Approximately
14'-16' clear height



Open and high clear lobby, 1
Private office, Break room and
Restroom



Sprinklered



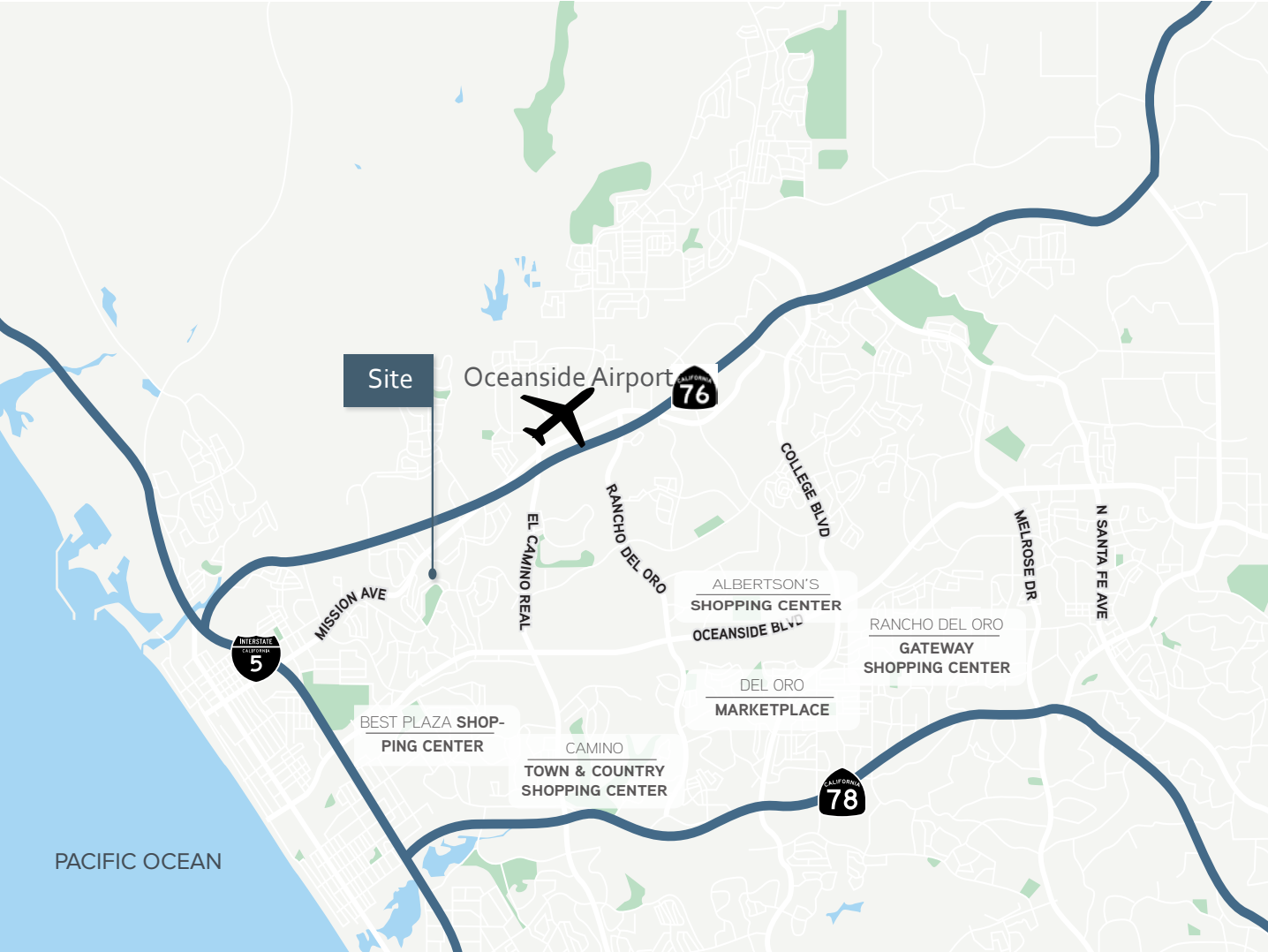
Gas available (to be confirmed)



Available October 1, 2023



The Location.



3235 PRODUCTION AVENUE

DRIVE TIMES

2	Minutes to SR-76
5	Minutes to I-5
8	Minutes to Pacific Ocean
8	Minutes to SR-78
22	Minutes to San Diego
26	Minutes to Orange County
27	Minutes Inland Empire
45	Minutes to U.S./Mexico Border
70	Minutes to Los Angeles

LOCAL DEMOGRAPHICS



Population

176,163



Avg. Household Income

\$103,396



Beaches

7



Median Age

34

WORK AND PLAY

Oceanside is Southern California's most authentic beach town. Enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. O'side (as locals affectionately call it) is a destination of discovery where visitors can explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe inspiring sea life through exciting ocean adventures.

As a playful, fun, and diverse destination O'side values personal expression and originality-take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.



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