

**330-360 VIA EL CENTRO**  
**333-363 AIRPORT ROAD**



**OWNED &  
OPERATED**

**FOR LEASE**





# SITE FEATURES

330-360 VIA EL CENTRO  
333-363 AIRPORT ROAD  
OCEANSIDE, CALIFORNIA 92058



## CAPITAL IMPROVEMENTS COMPLETED

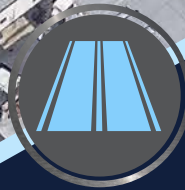
- | **NEW** BUILDING BRANDING
- | **NEW** EXTERIOR LIGHTING
- | **NEW** EXTERIOR PAINT
- | **NEW** LANDSCAPE
- | **NEW** SIGNAGE



**PARKING |**  
AMPLE



**PROXIMITY |**  
CLOSE TO AMENITIES



**ACCESS |**  
OFF HIGHWAY 76 NEAR I-5 FREEWAY

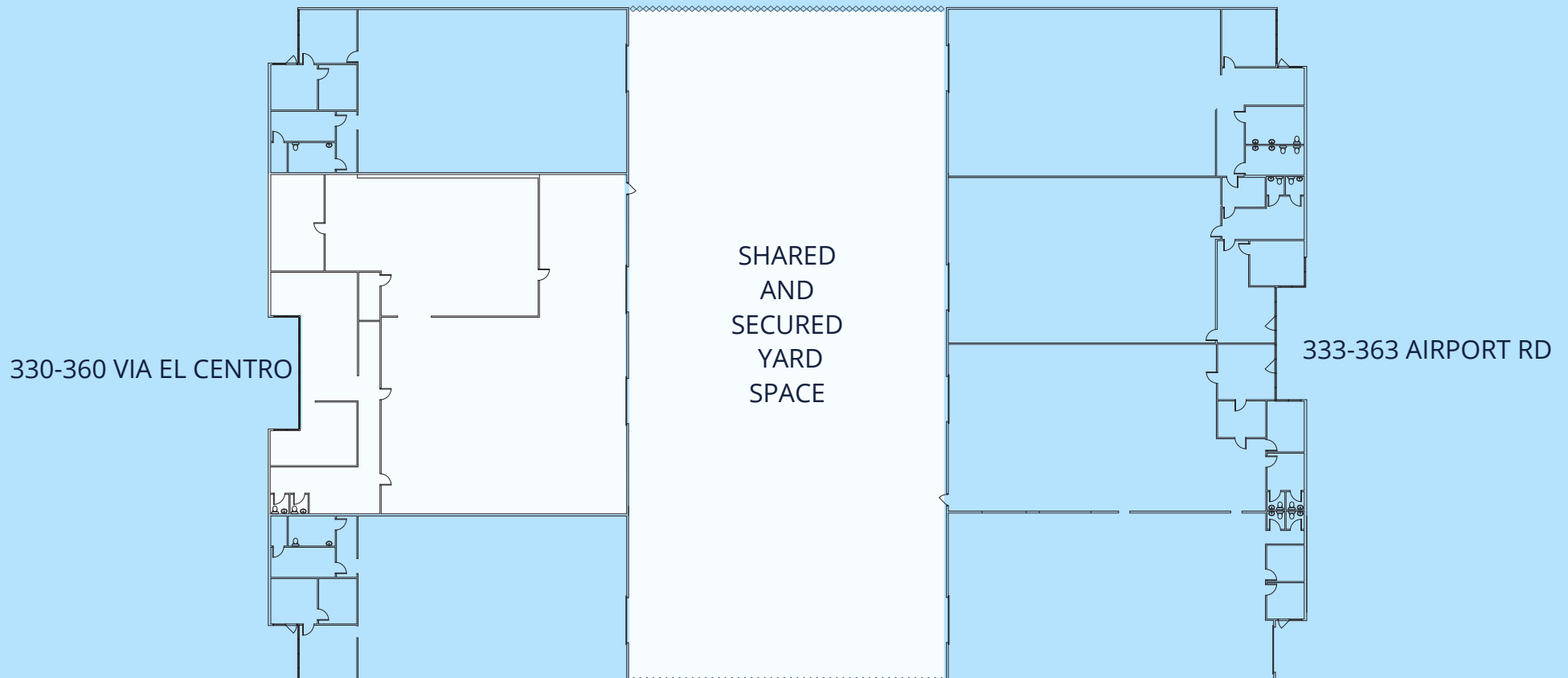


# AVAILABLE SUITES

330-360 VIA EL CENTRO  
333-363 AIRPORT ROAD  
OCEANSIDE, CALIFORNIA 92058



Suite	Suite SF	Asking Rate	Comments	Available Date
340-350 Via El Centro	±8,640	\$1.40 PSF NNN	25% Office/75% Warehouse, Approx. 14' Clear Height, Two (2) 12'x12' Grade-Level Loading Doors, Climate Controlled Warehouse, 600 Amps and 120/280 V Power, Shared Yard Area	February 1, 2024

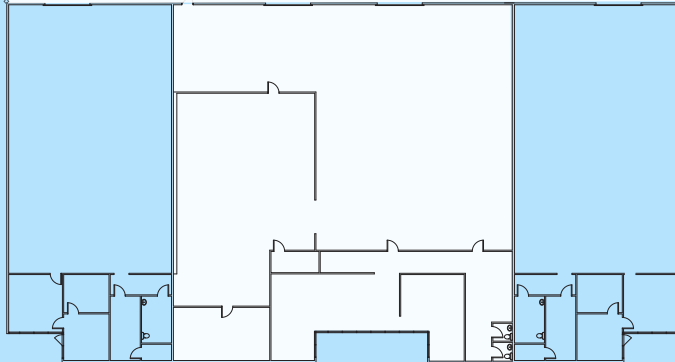


# FLOOR PLAN

340-350 VIA EL CENTRO  
OCEANSIDE, CALIFORNIA 92058



SHARED AND SECURED YARD SPACE



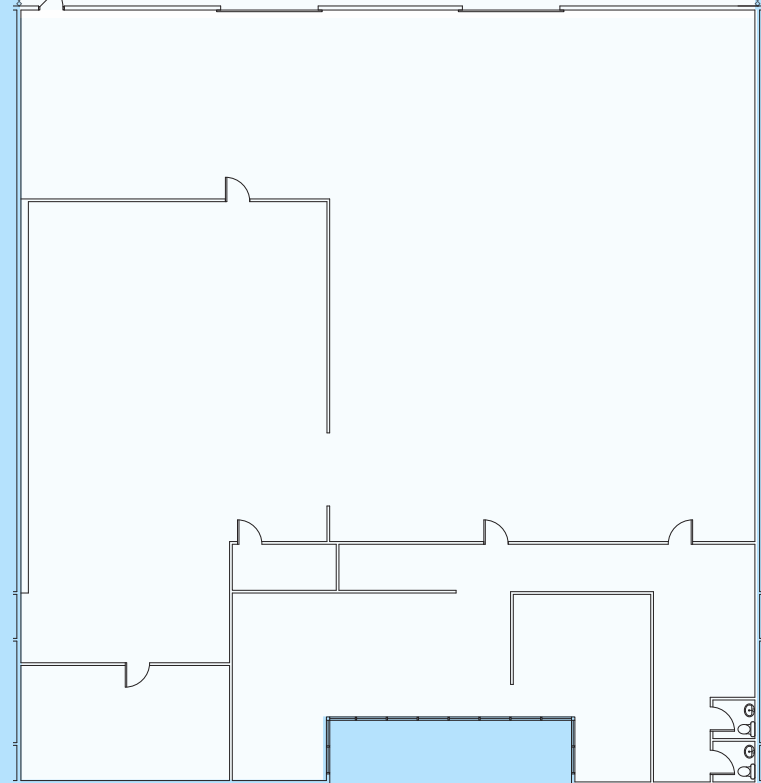
±8,640 SF

SUITE  
340-350

SHARED AND SECURED YARD SPACE

Grade-Level  
Door

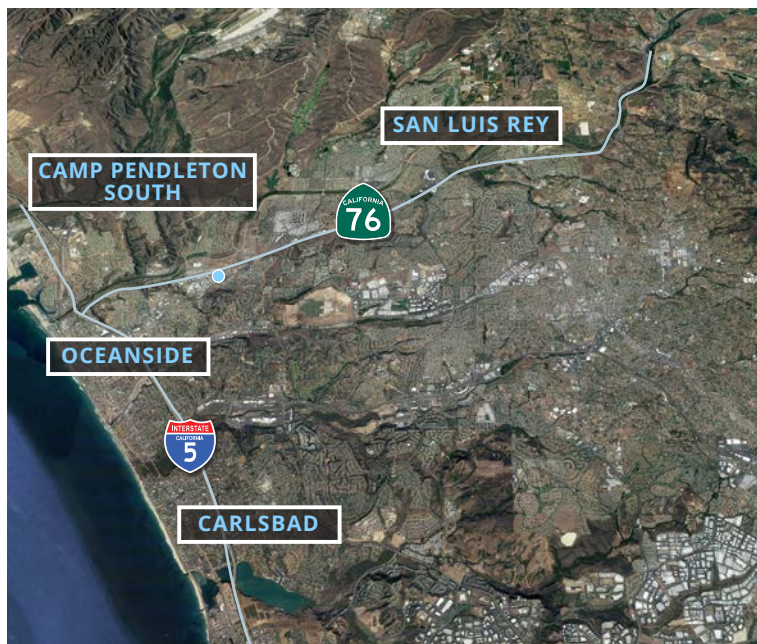
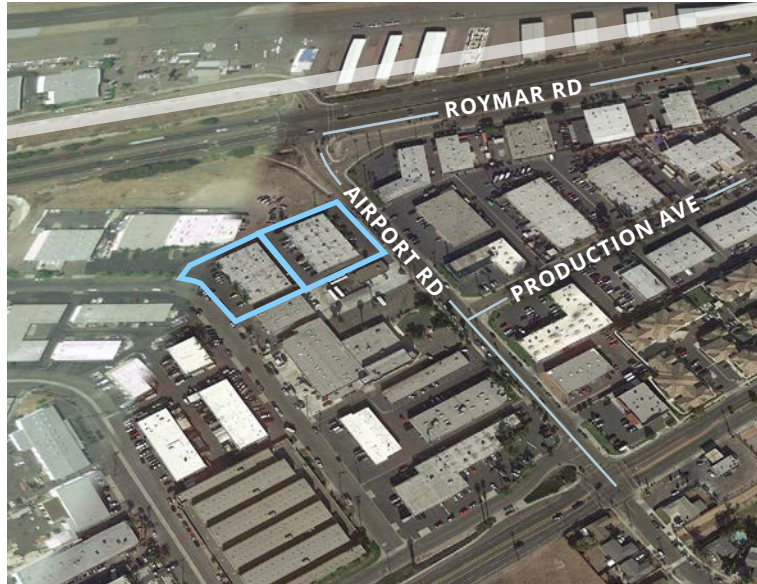
Grade-Level  
Door





# LOCATION

330-360 VIA EL CENTRO  
333-363 AIRPORT ROAD  
OCEANSIDE, CALIFORNIA 92058



34,540 SF  
MULTI-TENANT  
INDUSTRIAL  
PROJECT



# DRIVE TIMES

## MILES FROM PROPERTY

330-360 VIA EL CENTRO  
333-363 AIRPORT ROAD  
OCEANSIDE, CALIFORNIA 92058





# SAN DIEGO

## REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

# \$91K + \$56K

MEDIAN HOUSEHOLD  
INCOME

JOBS GENERATED

# \$266.4B

GROSS REGIONAL  
PRODUCT (GRP)

## POPULAR ATTRACTIONS



HOTEL DEL CORONADO



## 2022

228.8M  
VISITORS

\$13.6B  
VISITOR SPENDING

\$23.2M  
ANNUAL ECONOMIC  
IMPACT

452K  
ATTENDEES AT THE  
CONVENTION CENTER

# NORTH COUNTY

## REGIONAL OVERVIEW



### BUILDING & DESIGN

Hunter Industries  
Nitto Group - Hydranautics | Watkins Manufacturing Group



### CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water  
NRG Energy | Air Products and Chemicals, Inc.



### INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.  
L3 Communications | Max-Linear



### BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.  
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine  
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



### ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing  
Titleist - Acushnet | Suja Juice | Columbia Sportswear | Reef



### E. COMMERCE

Wayfair | Amazon

## LIFESTYLE

126

MILES OF  
HIKING TRAILS

57%

OF SAN DIEGO  
GOLF COURSES

28

BEACHES

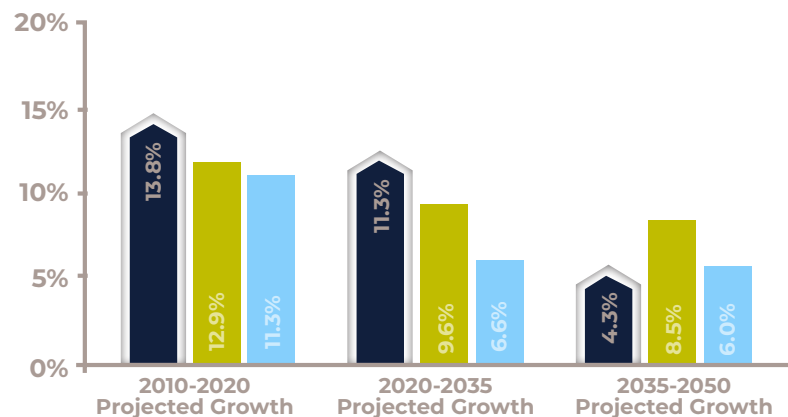
58

SCHOOLS  
(RECEIVED 35% AWARDS)

45+

BREWERIES

## JOB GROWTH FASTEST IN NORTH COUNTY



■ North County ■ San Diego County ■ Central County





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