

FOR SALE OR LEASE

395

VIA DEL MONTE

OCEANSIDE

± 14,000 SF Industrial Building  
± 1.18 Acre Lot | Paved & Fenced Yard



Colliers

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# PROPERTY SUMMARY



**±14,000 SF Industrial Facility**  
**±1.18 Acre Lot**



**Easy Access**  
To Highway 76 and Interstate 5



**2 Dock-High and 2 Grade Level Loading**  
with Additional Dock High Loading Platform



**Approximately 14' Clear Height**



**Large, Paved, Fenced Yard**



**600 amps 120/208 volts**



**Zoned Light Industrial**



**Sale Price**  
\$4,590,000 (\$327.86/SF)



**Lease Rate**  
Negotiable







VIA DEL MONTE



NO MATTER WHAT **YOUR BUSINESS** IS,  
**CHOOSE A PROPERTY** THAT CAN KEEP UP









# PROPERTY FLOORPLAN



## VACANCY RATE



Oceanside  
Vacancy Rate

1.42%



North County  
Vacancy Rate

2.58%



Net Absorption  
Year to Date

216,524 SF



# THE LOCATION

395  
VIA DEL MONTE

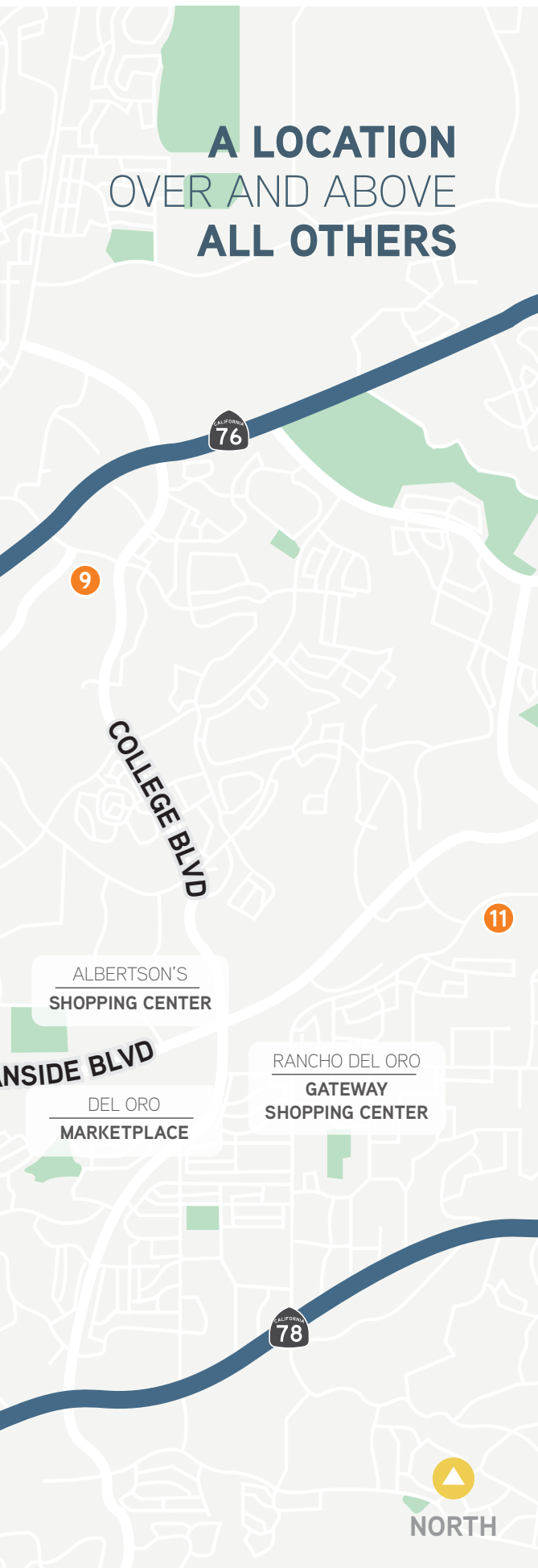
## DRIVE TIMES

|    |                               |
|----|-------------------------------|
| 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        |





# A LOCATION OVER AND ABOVE ALL OTHERS



## CORPORATE NEIGHBORS

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

## AMENITIES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

# OCEANSIDE LIFESTYLE

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.

## BALANCING WORK AND PLAY







## LOCAL DEMOGRAPHICS



Population

**176,163**



Avg. Household Income

**\$103,396**



Beaches

**7**



Median Age

**34**

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