



FOR LEASE

± 12,000 SF Office/Outdoor Area Suite

305 AIRPORT ROAD, OCEANSIDE, CA 92056

Tyler Stemley

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5901 Priestly Drive, Suite 100
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See the possibilities

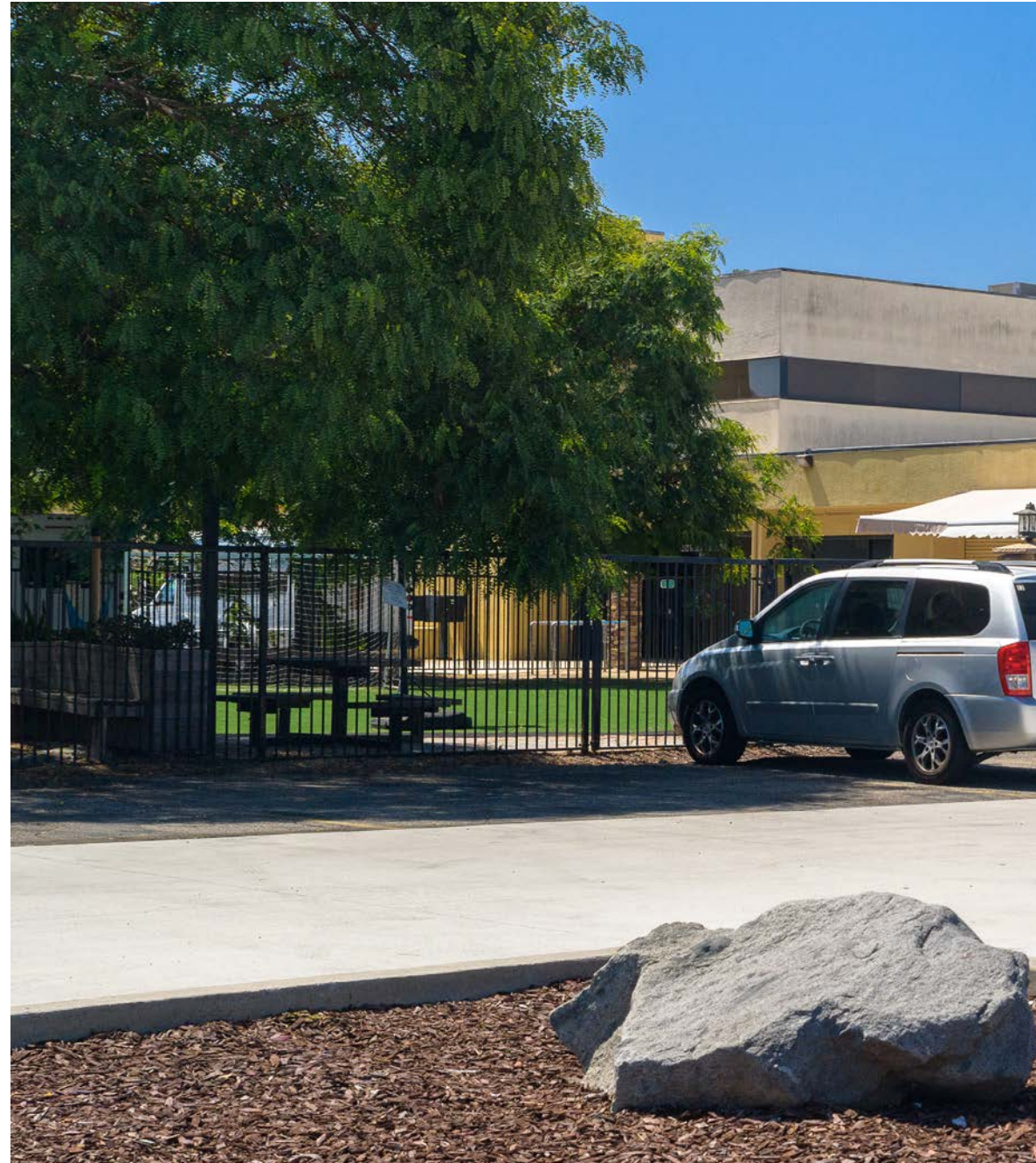
IDEAL USES

Church/Place of Worship
Professional Training Center
Private Schools
Fitness/Recreation Center



...ahead

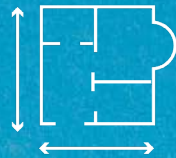




12,000 SF
PRICE: NEGOTIABLE



305 AIRPORT ROAD, OCEANSIDE, CA 92056



**Approximately
12,000 SF Office/
Improved space plus
large bonus outdoor
activity area**



Available Q1 2024



Sprinklered



**Directly adjacent to
extensive future retail
developments**

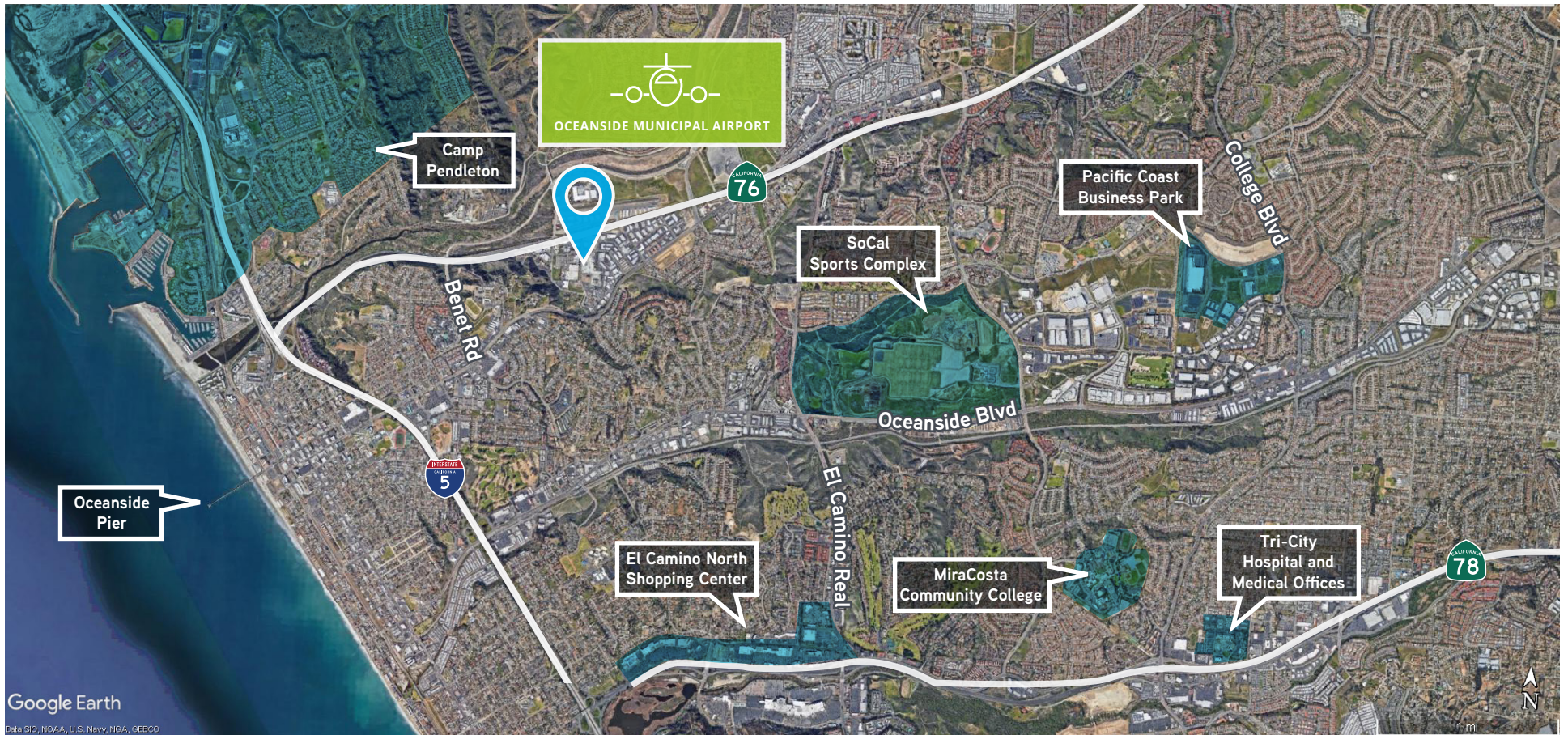


**Excellent access to
Highway 76 and
Interstate 5**



Rate: Negotiable

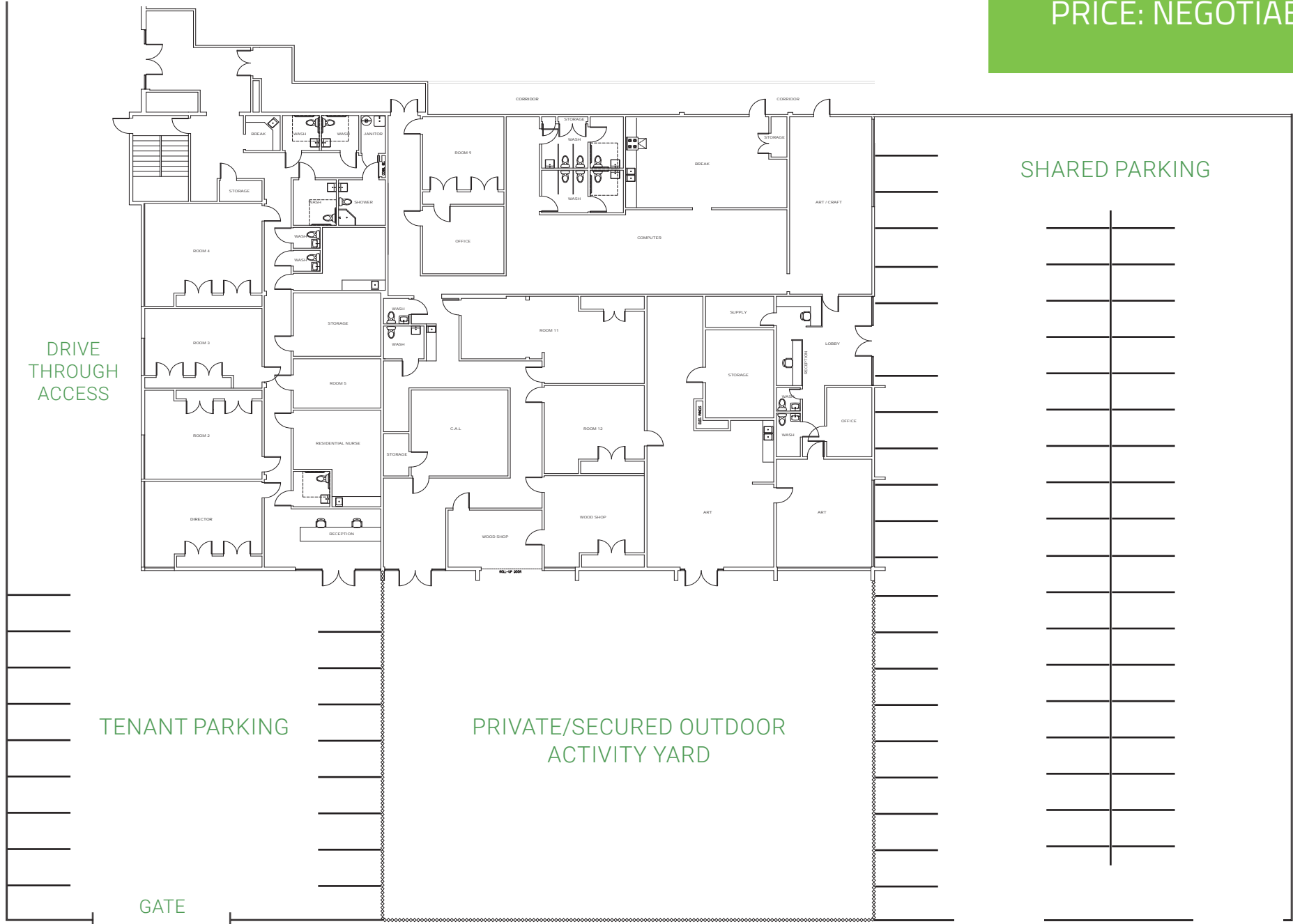


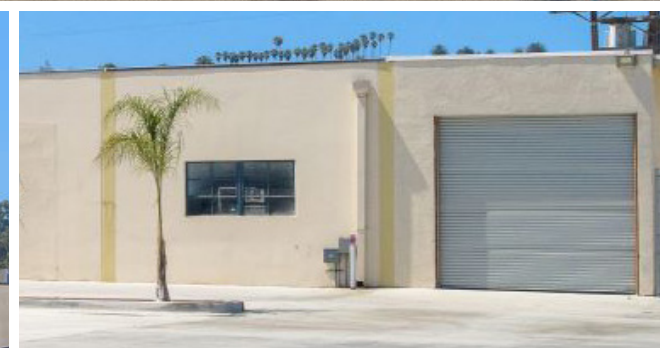


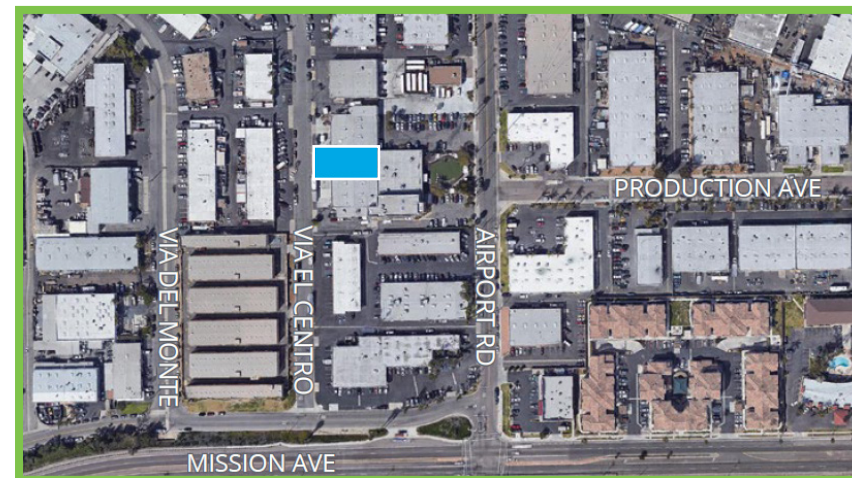
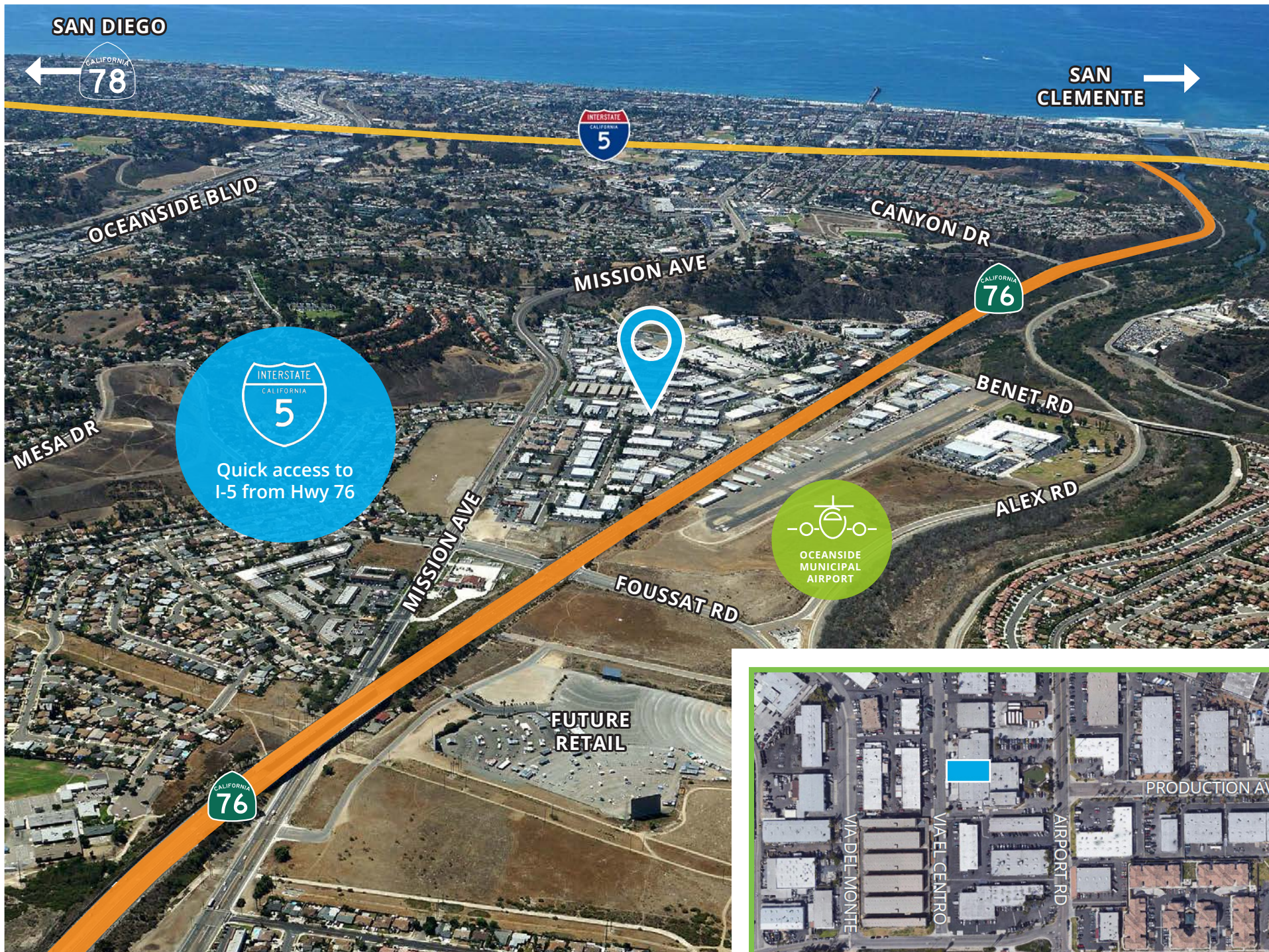
	3 miles	5 miles	10 miles
TOTAL POPULATION	96,481	215,132	437,599
MEDIAN HOUSEHOLD INCOME	\$75,811	\$85,059	\$91,668
AVERAGE HOUSEHOLD INCOME	\$103,419	\$116,068	\$127,361

FLOOR PLAN

12,000 SF
PRICE: NEGOTIABLE





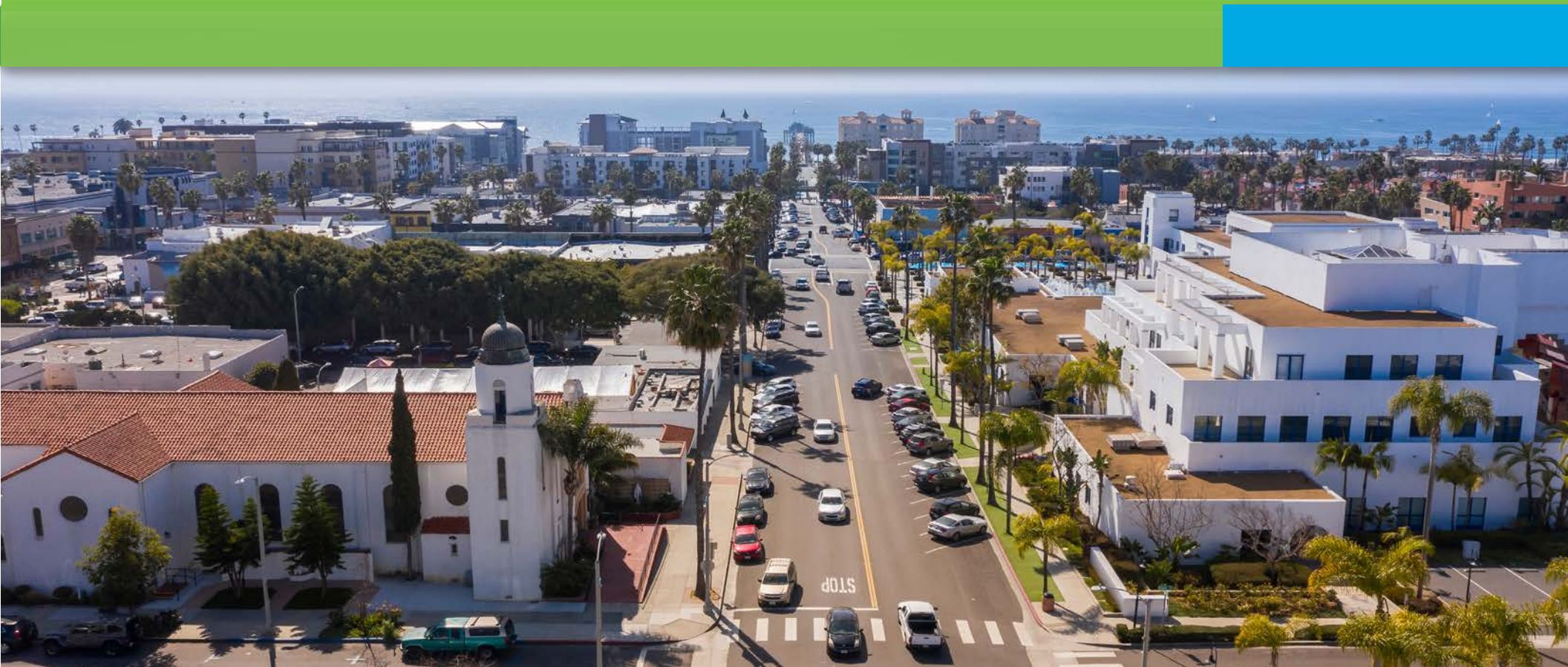


DEMOGRAPHICS

305 Airport Road is located about one block south of the Oceanside Municipal Airport. It is also located under a mile from the 92-acre planned Ocean Kamp mixed-use development comprised of 700 housing units; commercial space including retail, restaurants, and office; 20 acres of open space; a 4.5-acre wave lagoon for water recreational activities; a camper park; and a 300-room boutique hotel.

The total population within three and five miles from 305 Airport Road are 96,481 and 215,132 residents, respectively. The median household income within three and five miles stand at \$75,811 and \$85,059, respectively, while the average household incomes are \$103,419 and \$116,068 within the same areas.

The median age within three miles stands at 34.3 years, which is slightly less than the 35.4 years for residents within five miles. The portion of residents maintaining a bachelor's degree or greater post-graduate degree is 35.8% within three miles and 37.4% with five miles.



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