

FOR LEASE

A ±6,565 SF INDUSTRIAL BUILDING

# 1963 AVENIDA PLAZA REAL

OCEANSIDE, CA 92056

**BOYLE  
CROTTY  
STEMLEY  
INDUSTRIAL  
TEAM**



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## HIGHLIGHTS

A ±6,565 SF freestanding industrial building in Oceanside, adjacent to College Boulevard with close proximity to State Route 76 & 78.

- ✓ Freestanding Industrial Building
- ✓ Fenced Parking Possible
- ✓ ±4,500 SF Warehouse & ±2,065 SF Office Space
- ✓ Power: 400 Amps 120/208 V
- ✓ One 12'x14' Grade Level Door
- ✓ Clear Height: 14'-16'
- ✓ Located in the Heart of Rancho Del Oro Technology Park
- ✓ Lease Rate: \$1.59/SF Gross



- › Situated in the prime neighborhood of Rancho Del Oro and in the coastal city of Oceanside
- › Surrounded by natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- › Good transportation and excellent community amenities







# THE LOCATION



AVG. HOUSEHOLD  
INCOME

\$103,396



POPULATION

176,163

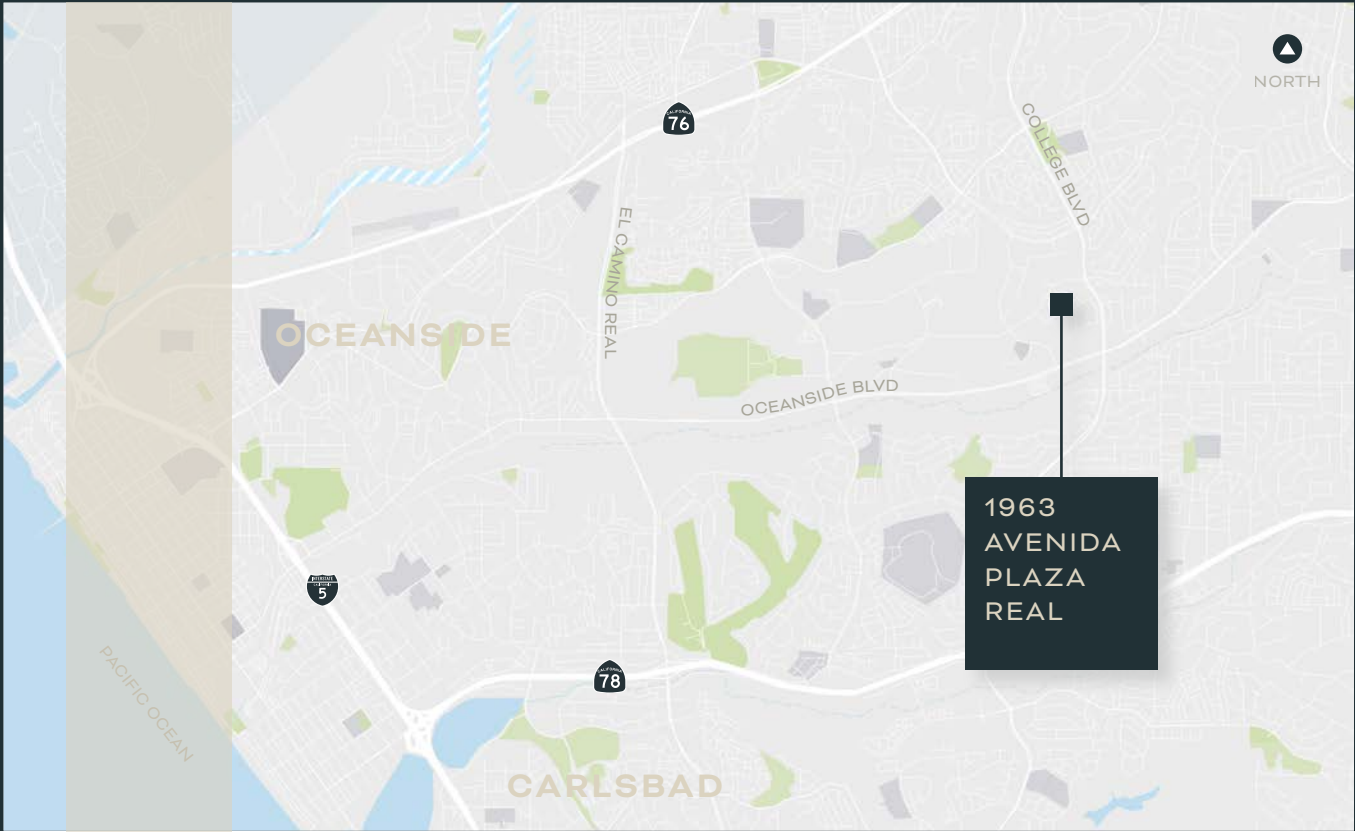


MEDIAN  
AGE

34

Oceanside, California, offers a promising landscape for commercial real estate ventures. Nestled along the beautiful Pacific coastline, Oceanside's prime location attracts businesses from multiple sectors. The city boasts a thriving economy, with a diverse range of industries including tourism, manufacturing, healthcare, and technology. Its proximity to major transportation networks, such as Interstate 5 and the nearby San Diego International Airport, enhances accessibility and connectivity.

Ongoing urban revitalization efforts and infrastructure development projects contribute to the city's desirability for commercial ventures. Oceanside provides a favorable environment for businesses looking to thrive in a dynamic coastal community.



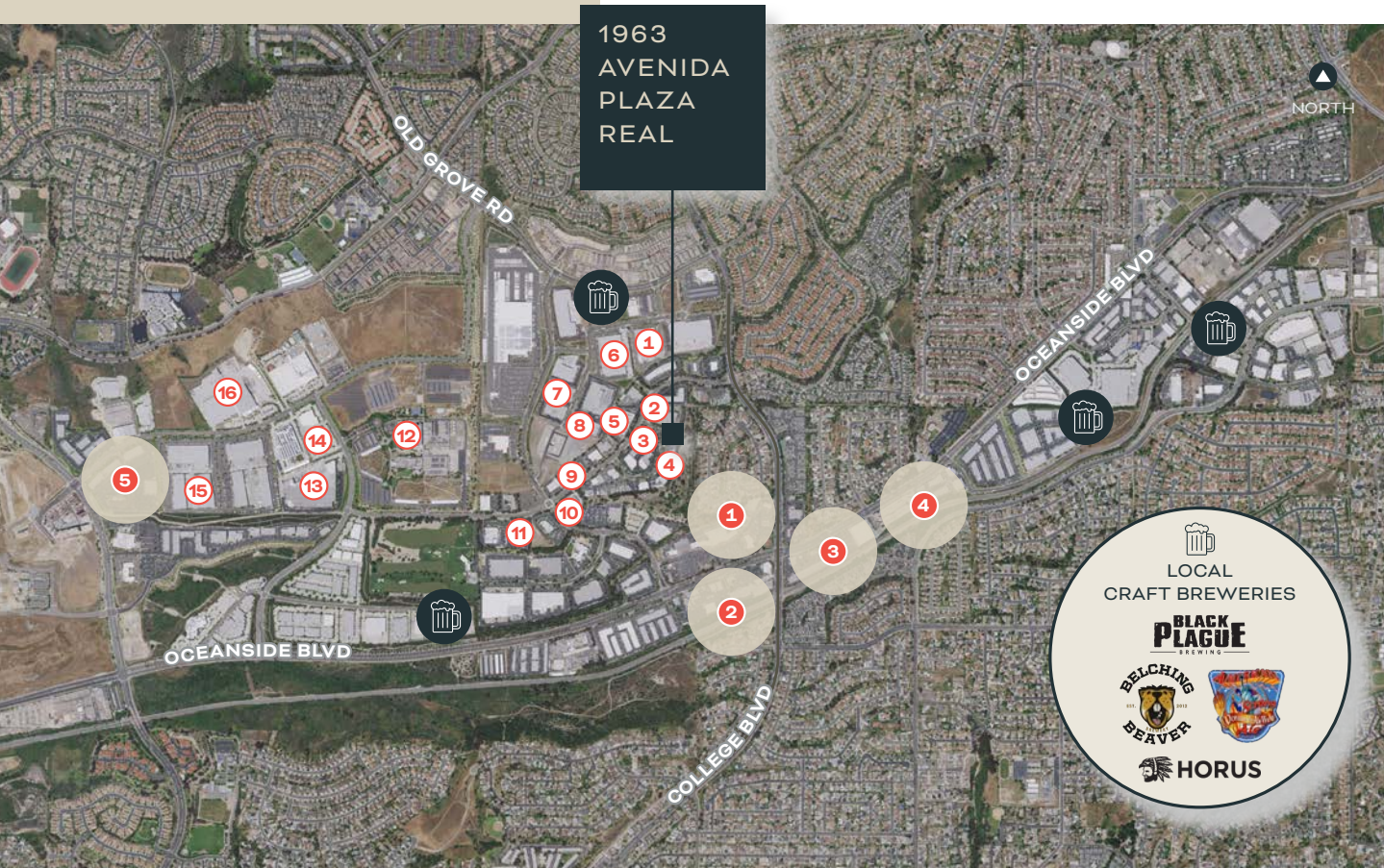
BEACHES

7

Oceanside, or O'side (as locals affectionately call it), is Southern California's most authentic beach town—A quintessential California coastal neighborhood with wide sandy beaches, a quaint harbor, charming bungalow neighborhoods, and a historic wooden pier.

With its appealing combination of natural beauty, a skilled workforce, excellent infrastructure, and a supportive business ecosystem, Oceanside presents an attractive and advantageous environment for businesses to thrive.

## CORPORATE NEIGHBORS & AMENITIES



### BUSINESSES

- |                          |                    |
|--------------------------|--------------------|
| 1 Olli Salumeria         | 9 Nova Biologics   |
| 2 Neon Tech              | 10 Solecta         |
| 3 Cutters Source         | 11 Gilead Sciences |
| 4 Hardware Specialty Co. | 12 Genentech       |
| 5 Dupaco                 | 13 MagnaFlow       |
| 6 PIRCH                  | 14 Tesla Collision |
| 7 TrimCo Hardware        | 15 Suja Juice      |
| 8 Krannich Solar West    | 16 Coca-Cola       |

### AMENITIES

- |   |
|---|
| 1 Albertsons, Planet Fitness, Carl's Jr., Starbucks, Taco Bell, Wells Fargo, Poki Poki, Postal Annex, Cafe de Thai, Chin's Chinese      |
| 2 88 Ranch Marketplace, Enzo's BBQ Alehouse, McDonald's, Chipotle, Panda Express, Jersey Mike's, Go Go Japan, 8-2-8 Urgent Care         |
| 3 Dave's Hot Chicken, ALDI, The Draft Sports Bar, Le Rendez-Vous French Bakery, China Fusion, Yummy Pho, The UPS Store, Rubio's, Casera |
| 4 IHOP, Ding Tea, Guahan Grill, Ceja's Mexican  |
| 5 Valerie's Taco, Junkyard Sports Bar & Grill, Felix's BBQ, Big Bob's Best Pizza, Mangia e Bevi, Grandma's, Courtyard by Marriott       |

**76**  
6 MINUTES  
Via Old Grove Road

**78**  
6 MINUTES  
Via College Blvd

**5**  
9 MINUTES  
Via College Blvd and  
Highway 78





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## CONTACT

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