

FOR LEASE > BRIGHT FRONT CORNER SUITE W/ GREAT STREET EXPOSURE

RANCHO DEL ORO COMMERCE

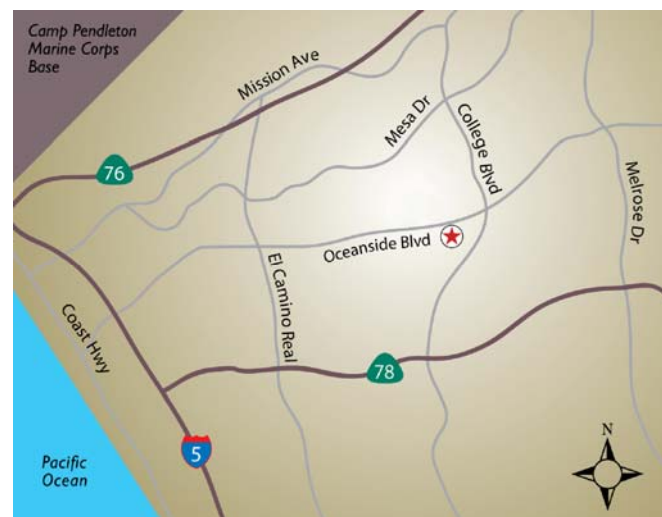
4055 OCEANSIDE BOULEVARD, SUITES A & C, OCEANSIDE, CA 92056



Building Features:

- > 872 & 2,650 SF 100% HVAC suites visible from Oceanside Blvd
- > Space divisible from 872 to 3,522 SF (see attached floor plan)
- > Office in Suite C can be removed and restrooms can be downsized
- > Perfect location for a gym, urgent care, doctor's office or product showroom
- > Abundant parking: (3/1,000 SF)
- > Adjacent to the Sprinter Station and many food and retail options
- > Large glass-line with great natural lighting
- > Surrounding businesses include: optometrist, chiropractor, church, martial arts, insurance office

\$1.30-\$1.40/SF/Modified Gross



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