

FOR LEASE

490
VIA DEL
NORTE

OCEANSIDE, CA 92058

A ±4,000 SF INDUSTRIAL UNIT



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HIGHLIGHTS

A ±4,000 SF multi-tenant industrial building in Oceanside. Adjacent to Mission Avenue with close proximity to State Route 76.



Three (3) Private Offices



Warehouse with Two (2) Grade-Level Doors



IL - Limited Industrial District Zoning



Fenced/Secured Shared Yard



Two (2) Shop Sinks



3 Phase Power



Lease Rate: Negotiable



- › Convenient access to Interstate 5 and Highway 76
- › Close proximity to natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- › Good transportation and excellent community amenities

FLOORPLAN



SQUARE FEET

±4,000



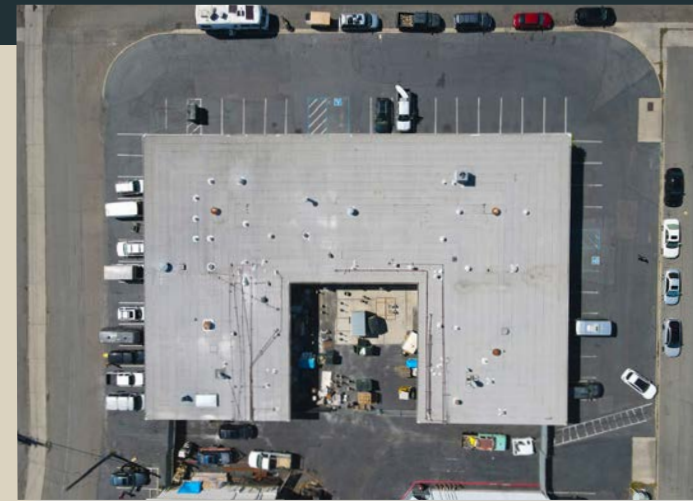
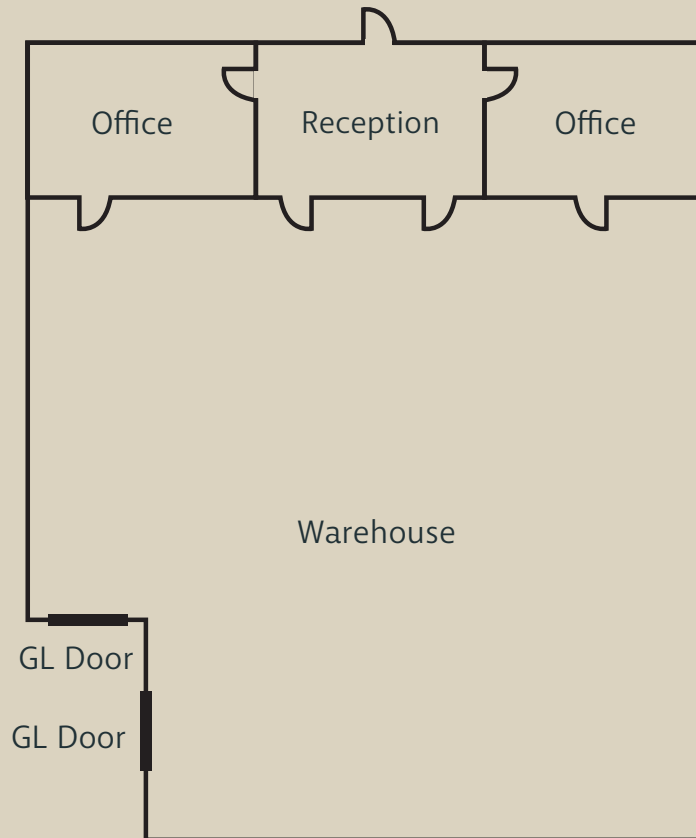
LEASE RATE

NEGOTIABLE



AVAILABLE

NOW



THE LOCATION



AVG. HOUSEHOLD INCOME

\$105,695



POPULATION

91,431



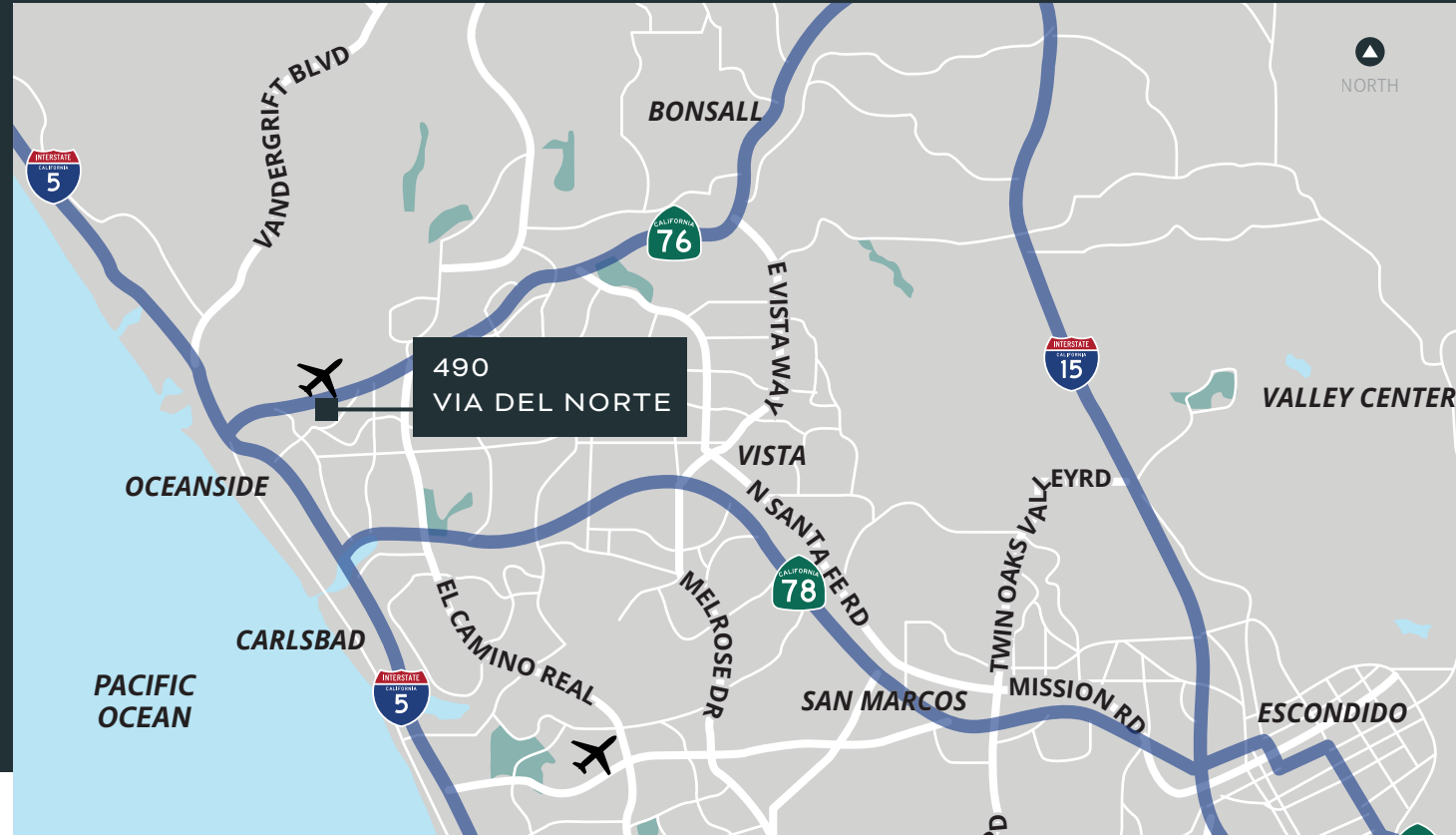
MEDIAN AGE

34

*PER A 3 MILE RADIUS

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.



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.

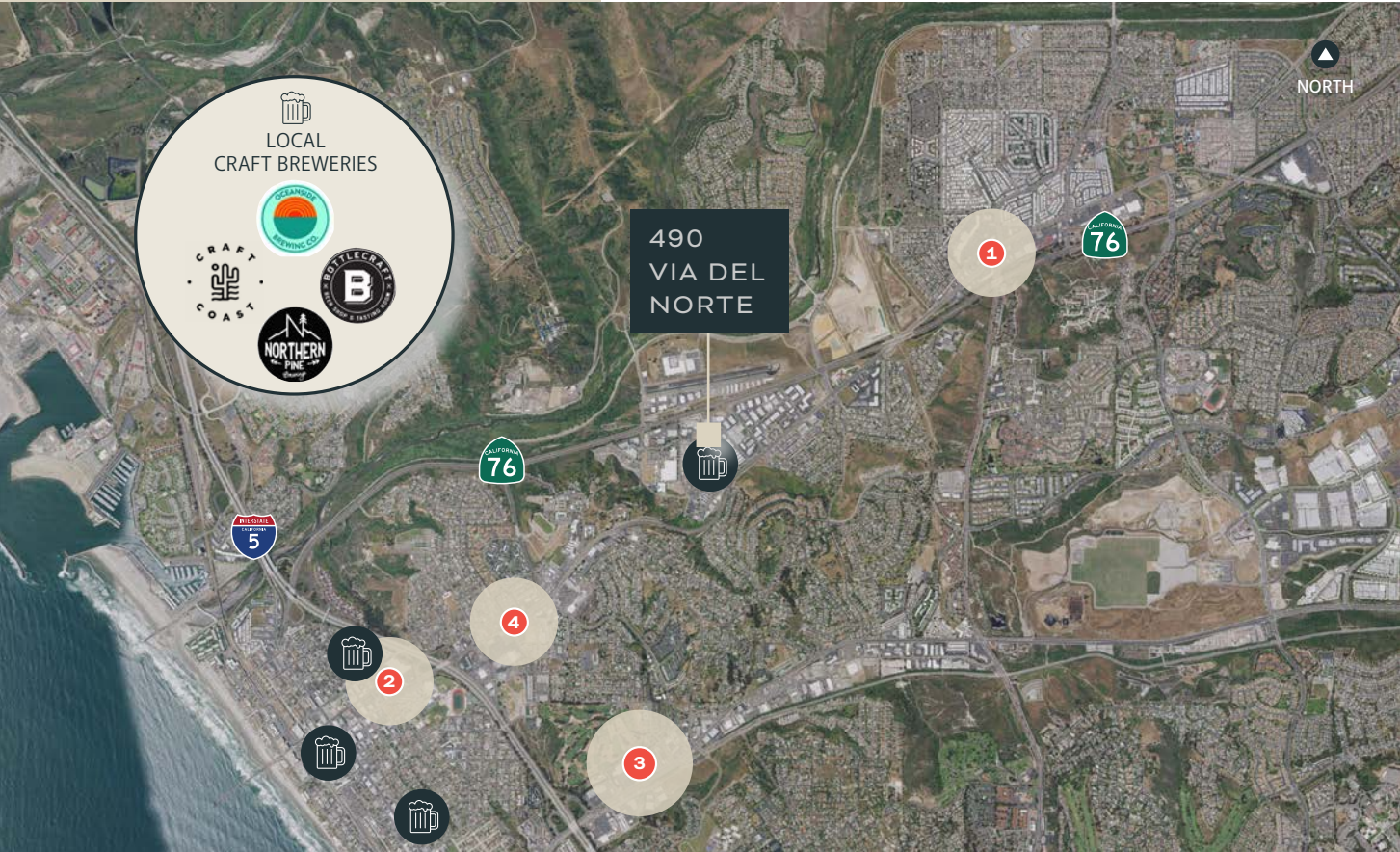


BEACHES

8



CORPORATE NEIGHBORS & AMENITIES




DRIVE TIMES

- 5 mins** Interstate 5
- 9 mins** Highway 78
- 21 mins** Interstate 15
- 8 mins** Pacific Ocean
- 45 mins** San Diego International Airport
- 30 mins** UTC
- 55 mins** Orange County Line
- 1.5 hours** LAX
- 1 hr 10 mins** Mexico International Border

AMENITIES

- 1** Albertsons, Wing Stop, Starbucks, Walgreens, Subway, McDonalds, Planet Fitness, Stater Bros, Taco Bell, Jack in the Box, KFC
- 2** Walmart, Subway, Panda Express, 99 Cent Store, El Pollo Loco, Wendy's, Dairy Queen, MetroFlex Gym Oceanside, Ice Cream Michoacana
- 3** Frazier Farms, Black Rock Coffee Bar, Big Lots, Dutch Bros, Dunkin' Donuts, CVS, Smart & Final, IHop, Crunch Fitness, The UPS Store, Red Rooster
- 4** La Perla Tapatia, Dollar Tree, McDonald's, ARCO, Grocery Outlet, Mission Donut House, Burger King, Starbucks, KFC, Jack in the Box


2 MINUTES
 Benet Rd



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CONTACT

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