

# FOR LEASE | Excellent Lease Opportunity

# 490

## VIA DEL NORTE

OCEANSIDE, CA 92058

4000 SF Multi-Tenant Industrial Building



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# PROPERTY HIGHLIGHTS

- 4000 sf light industrial
- Great location in the path of new development and redevelopment along the Highway 76 corridor
- Close to the Coast and I 5
- Plenty of parking
- Three (3) private offices
- Warehouse with two (2) Grade Level Roll-up Doors
- Fenced/Secured shared yard
- 3 Phase Power – well distributed throughout
- Natural Lighting throughout
- Two (2) shop sinks

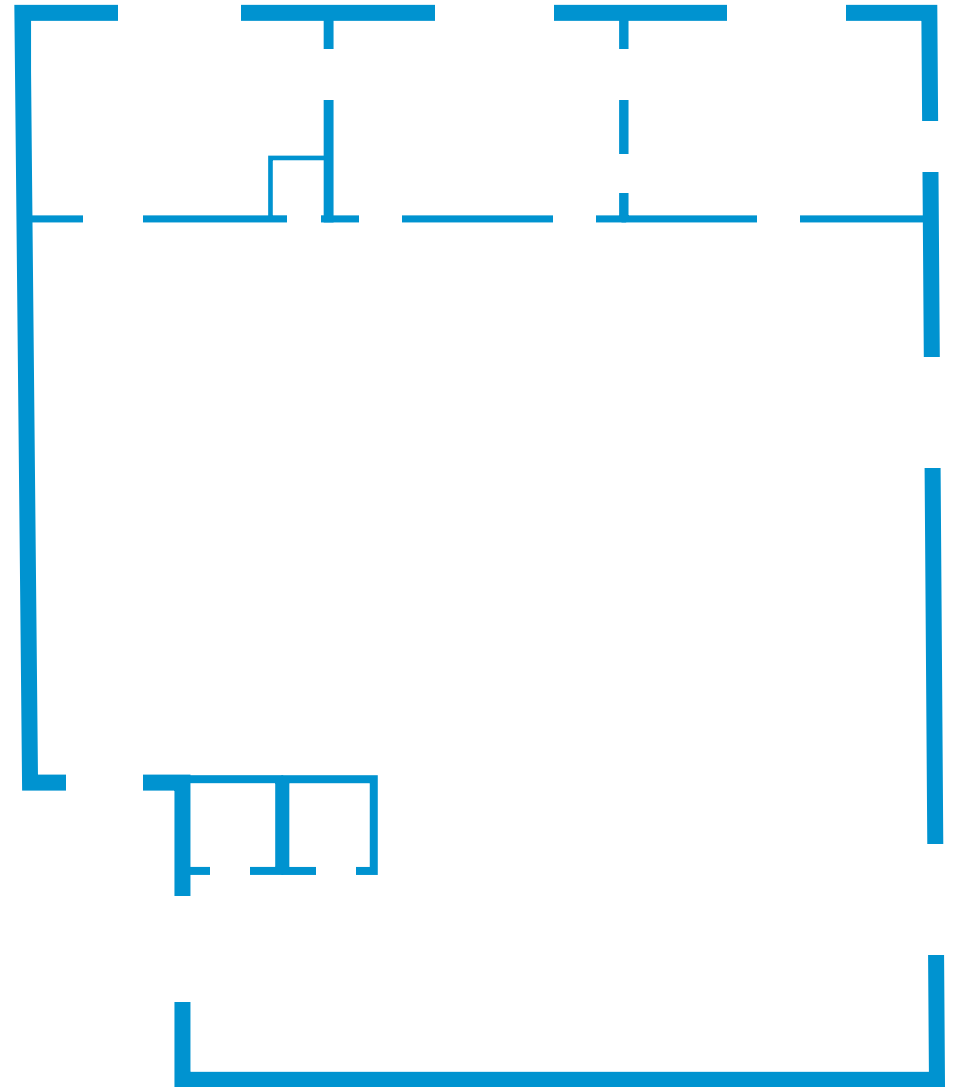
**RENT: \$0.95/sf**

**+ \$160/month water/sewer**

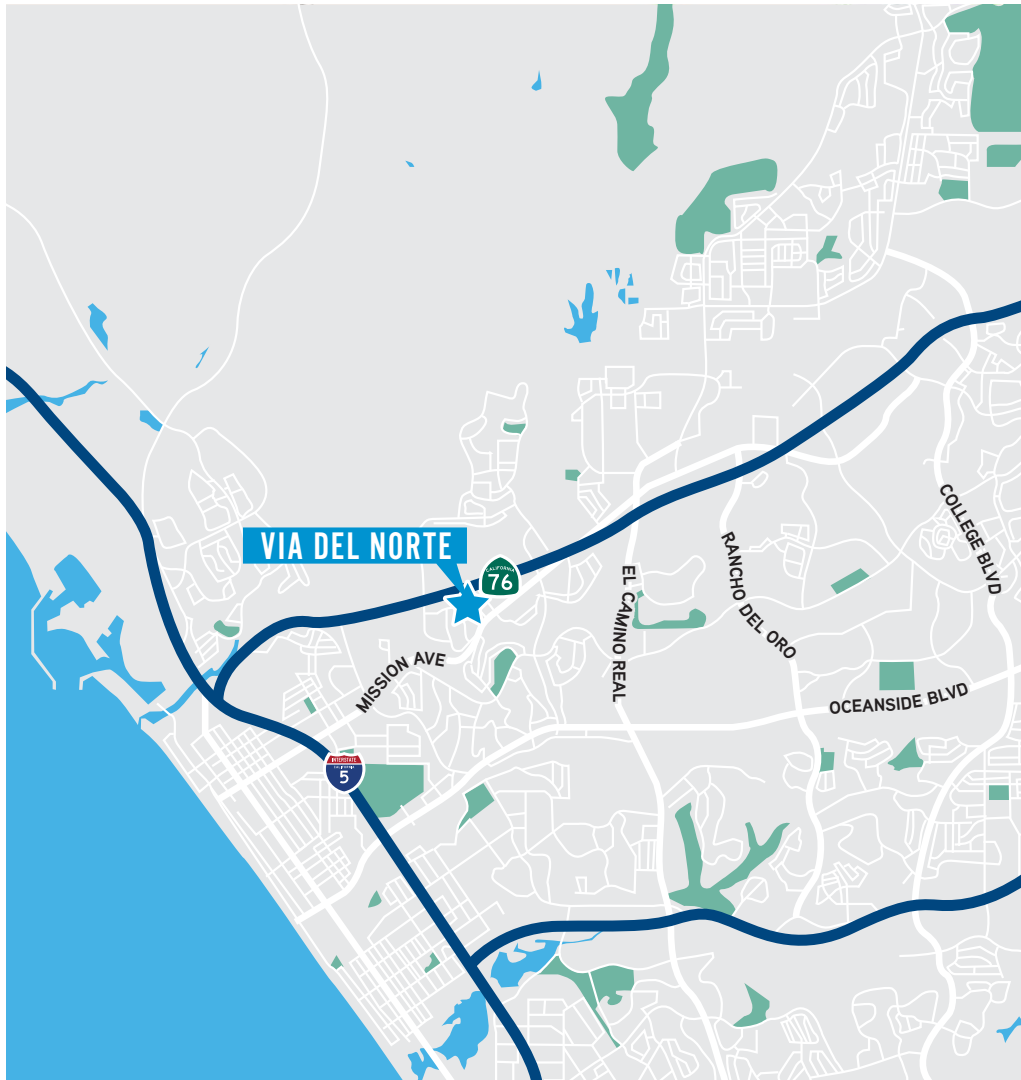


|                              |                                  |
|------------------------------|----------------------------------|
| <b>Building Description:</b> | Multi-Tenant Industrial Building |
| <b>SF:</b>                   | ±4000 SF                         |
| <b>Year Built:</b>           | 1972                             |
| <b>Construction:</b>         | Stucco/Wood frame/Concrete       |
| <b>Zoning:</b>               | M - Light Industrial             |
| <b>APN:</b>                  | 146-0500-09                      |
| <b>Legal description:</b>    | POR LOT 5 TR 3748                |
| <b>Sub division:</b>         | Oceanside Industrial Sub         |

# FLOOR PLAN



# AREA INFO



| DEMOGRAPHICS            | 1 MILE    | 3 MILES   |
|-------------------------|-----------|-----------|
| 2020 Population:        | 10,541    | 103,989   |
| 2025 Population         | 10,914    | 106,607   |
| Population Growth       | + 3.54    | +2.52     |
| Average Age             | 37        | 36        |
| Total Households 2020   | 3,502     | 35,918    |
| Median Household income | \$ 66,075 | \$60,327  |
| Average Household size  | 3.1       | 2.7       |
| Median Home Value       | \$475,691 | \$525,963 |

TRANSIT SCORE®

33

Some Transit

WALK SCORE®

52

Somewhat Walkable



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