

# RANCHO DEL ORO BUSINESS CENTER



## SHOWROOM/FLEX/INDUSTRIAL SPACES *FOR LEASE*

±1,446 - ±1,911 SF suites available

Great visibility from Oceanside Blvd and  
1 block west of College Blvd

Next to a food court & Rancho Del Oro SPRINTER Station

3.0/1,000 SF parking ratio

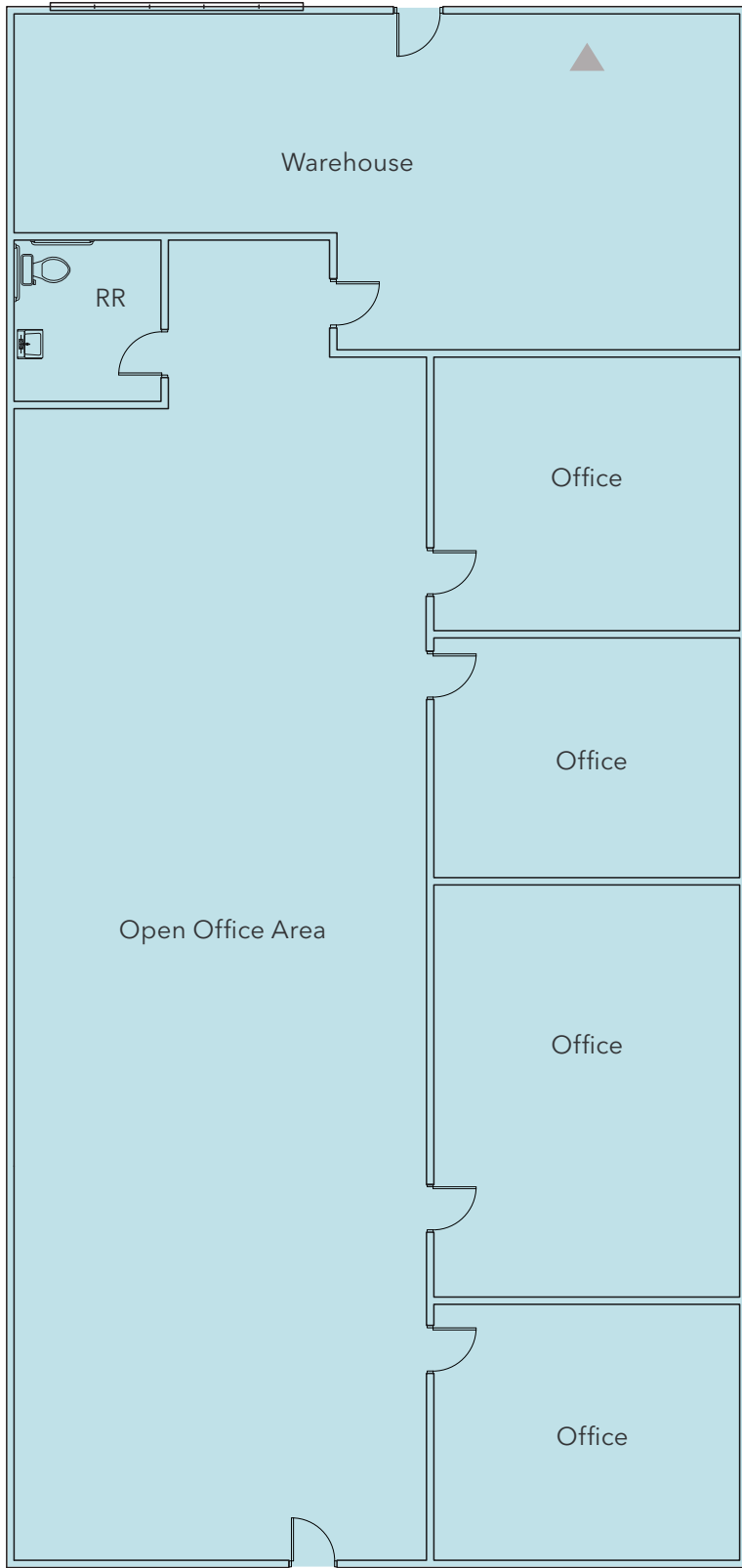
Call brokers to Show

**BOB WILLINGHAM**  
858.369.3013  
bob.willingham@kidder.com  
LIC N° 01469841

**JOHN WITHERALL**  
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**KIDDER.COM**

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*SUITE B*

4095 OCEANSIDE BLVD

*+1,911*

AVAILABLE SF

*\$1.60 NNN*

LEASE RATE (SF/MO) NNN=\$0.42

*ONE*

GRADE-LEVEL DOOR

*NOW*

AVAILABLE

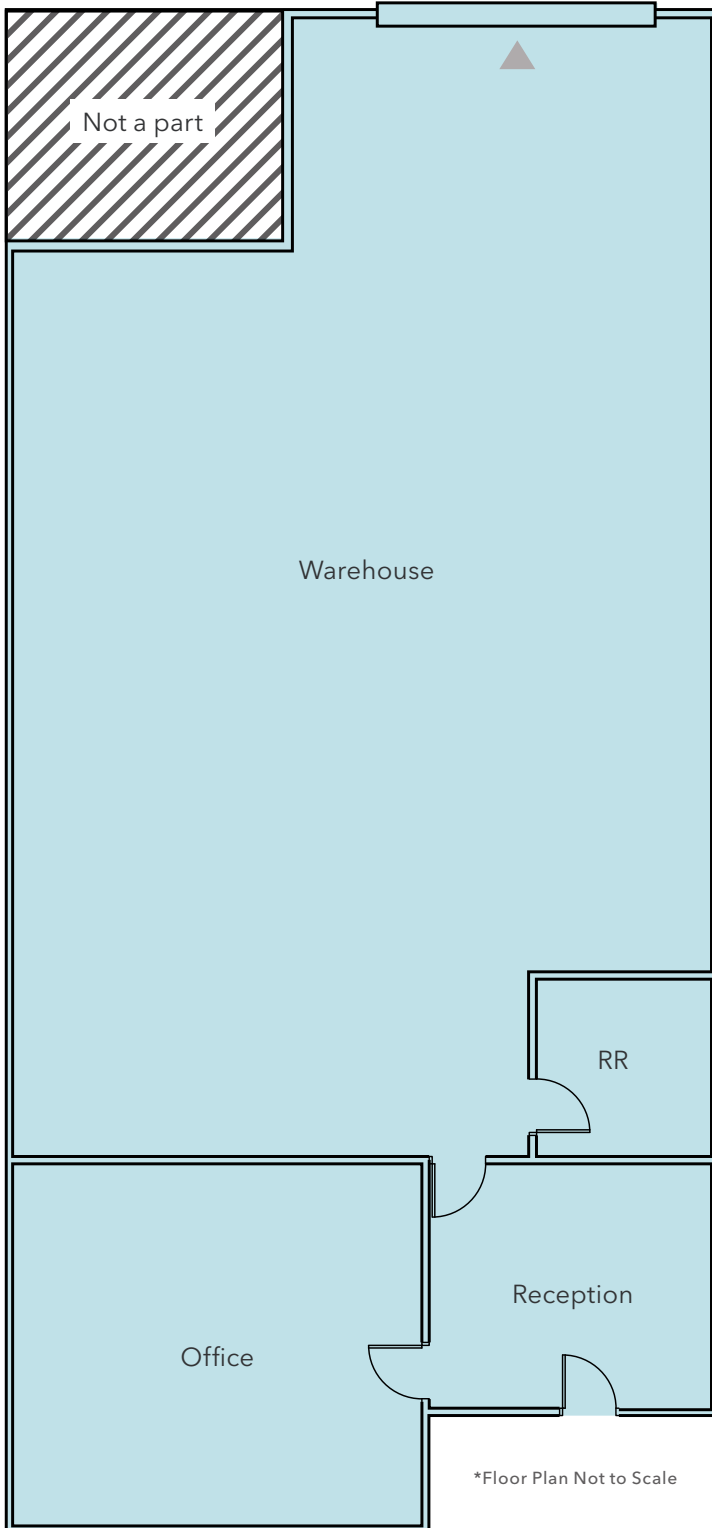
*CALL*

BROKERS TO SHOW

Open climate-controlled space, one restroom and warehouse with one roll up door

▲ Grade level loading

\*Floor plan not to scale. Tenant to verify.



## SUITE A

4089 OCEANSIDE BLVD

## +1,446

AVAILABLE SF

## \$1.35 NNN

LEASE RATE (SF/MO) NNN=\$0.42

## ONE

GRADE-LEVEL DOOR

## NOW

AVAILABLE

## CALL

BROKERS TO SHOW

Reception, private office,  
restroom and warehouse  
with one roll up door

▲ Grade level loading

\*Floor plan not to scale. Tenant to verify.

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**km** Kidder  
Mathews

# RANCHO DEL ORO BUSINESS CENTER



*TWO (2)*

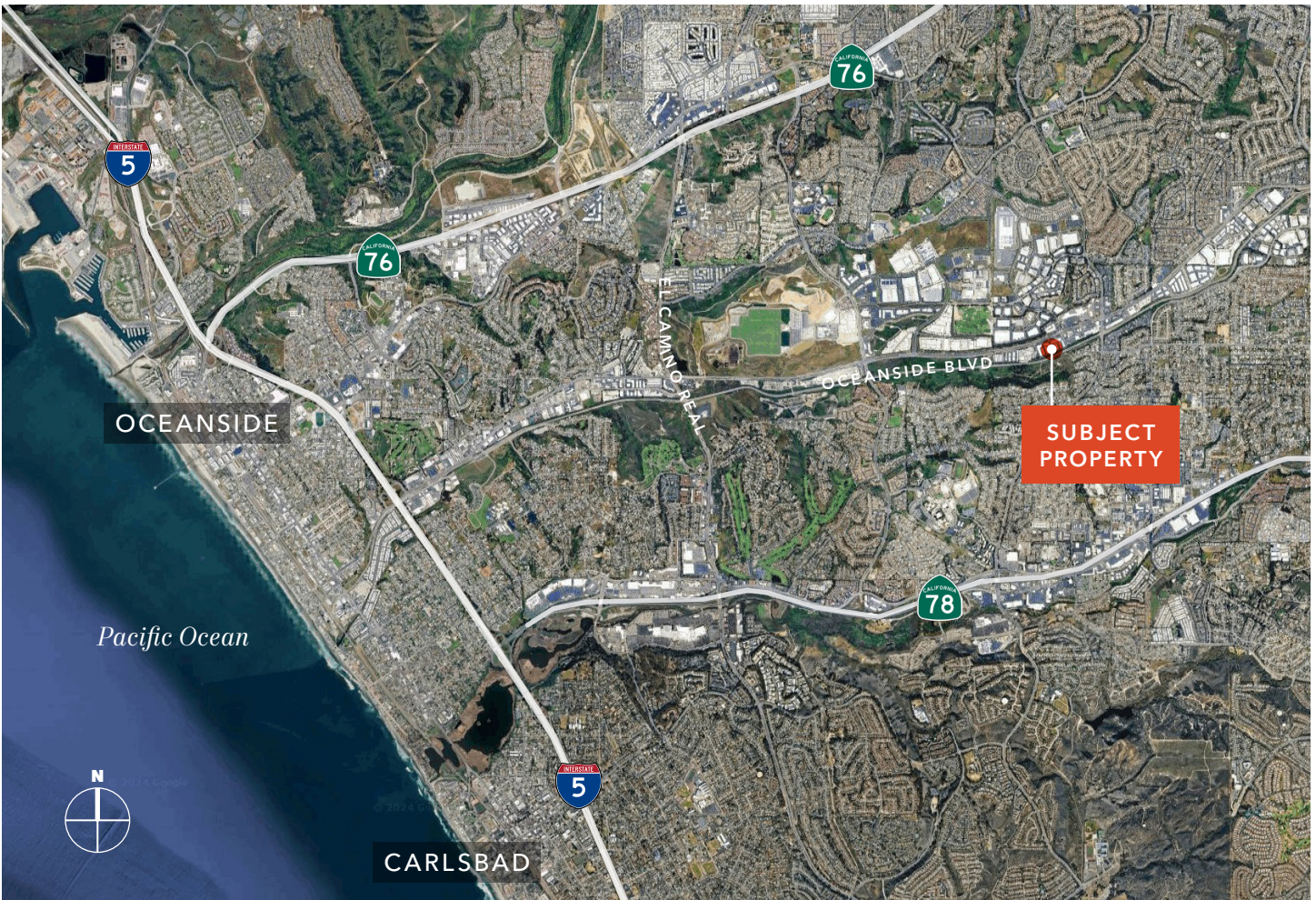
AVAILABLE SUITES

*3.0/1,000 SF*

PARKING RATIO

*1 BLOCK*

WEST OF COLLEGE BLVD



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