

3801

OCEAN RANCH BLVD
Ste 107, Oceanside, CA 92056



FOR SUBLEASE | 8,525 SF INDUSTRIAL SUITE

PROPERTY FEATURES

3801



Property Address 3801 Ocean Ranch Blvd, Suite 107, Oceanside, CA 92056

Suite Size 8,525 SF

Office SF Approx. 1,000 SF

Dock High Positions 2

Grade Level Doors 2

Zoning IL – Limited Industrial District

Clear Height 25'

Power 400 amps @ 277 / 480 (to be verified by subtenant)

Parking 1.75/1,000 SF

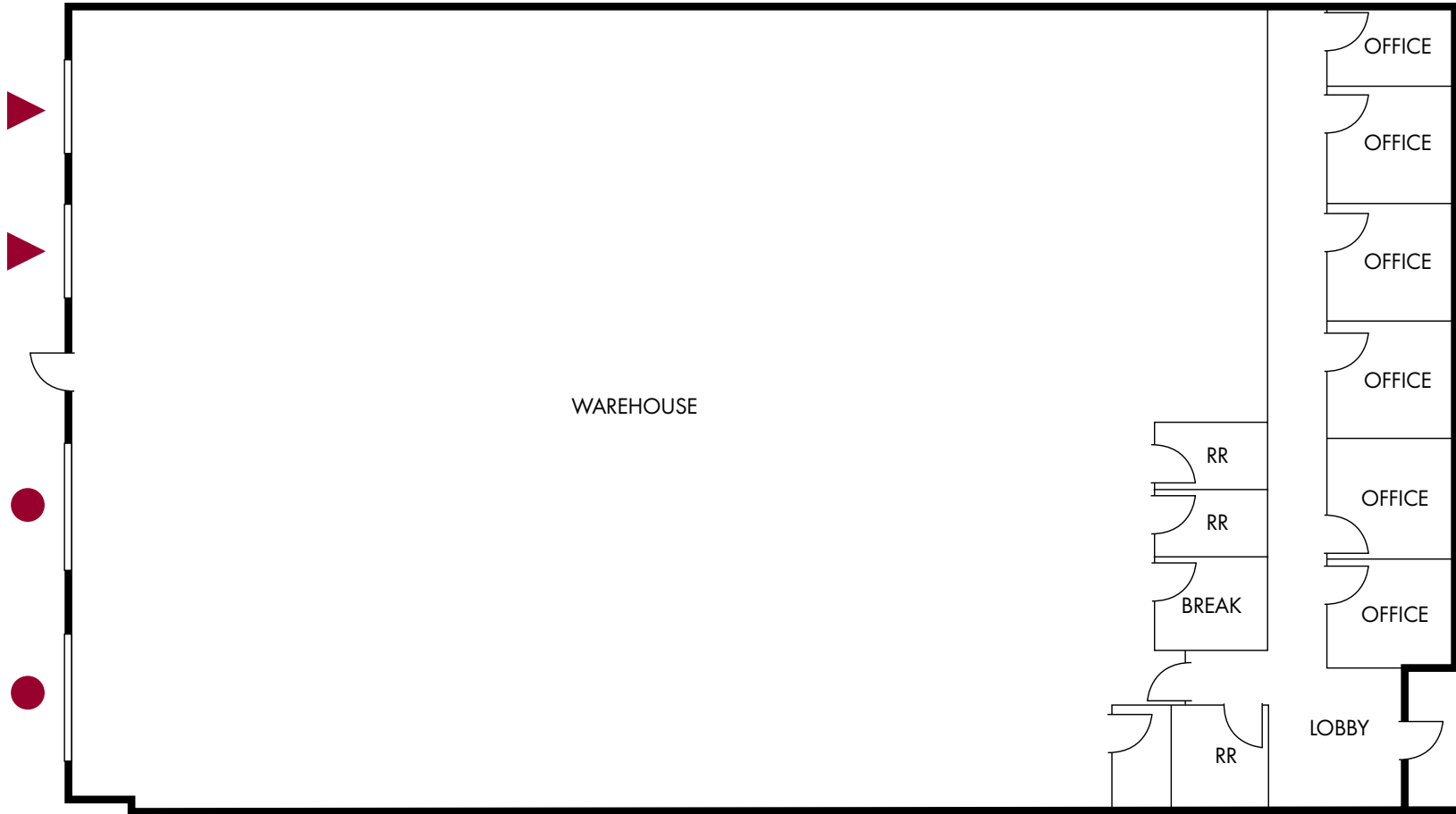
Sprinklered Yes

Sublease Expiration 8/31/2028

LEASE RATE | \$1.24/SF NNN (\$0.39/SF NNN FEES)

**FLOOR
PLAN**

3801



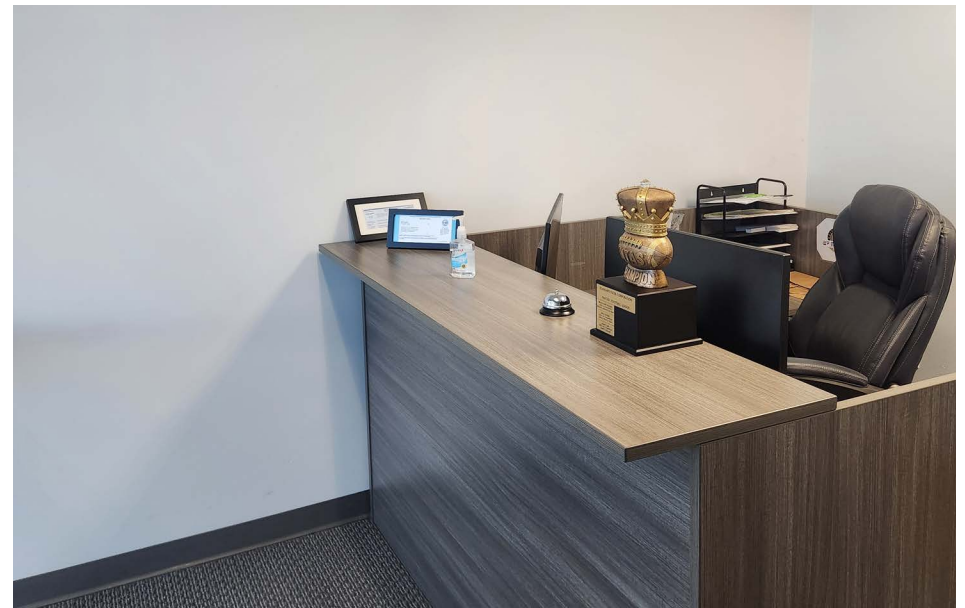
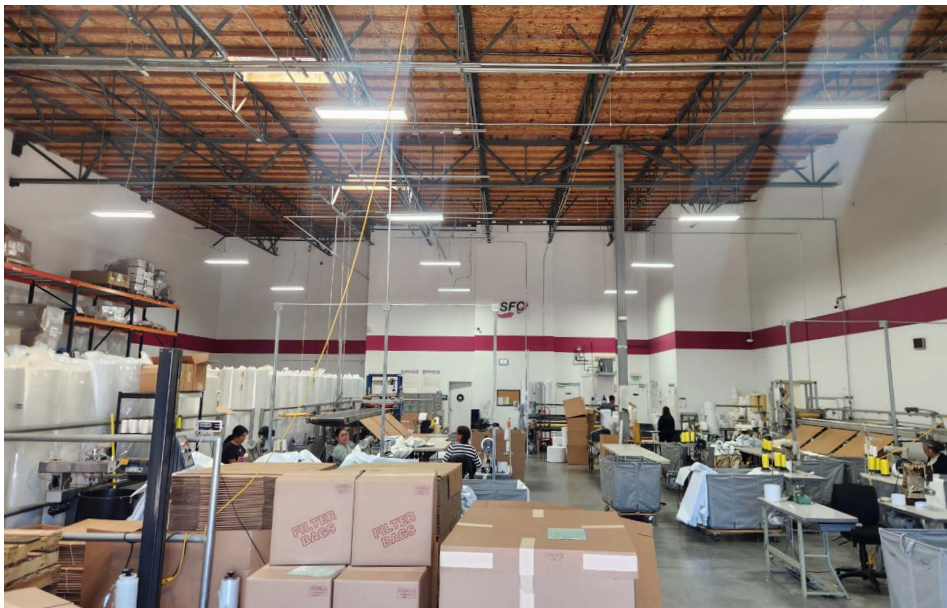
*NOT TO SCALE

▲ = DOCK HIGH POSITIONS

● = GRADE LEVEL DOORS

PROPERTY PHOTOS

3801



AERIAL MAP

3801



NEARBY RETAIL & AMENITIES

3801



CORPORATE NEIGHBORS



3801 OCEAN RANCH BLVD

1 PLAZA RANCHO DEL ORO



3 RANCHO DEL ORO GATEWAY



2 DEL ORO MARKETPLACE



4 RANCHO DEL ORO RD



LOCATION OVERVIEW



3801 OCEAN RANCH BLVD

Oceanside

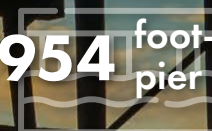
Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

30 city parks



1,954 foot-long pier



3.5 miles of public beaches

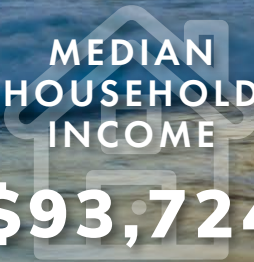


1,000 slip public marina



MEDIAN
HOUSEHOLD
INCOME

\$93,724



POPULATION

167,266



BUSINESSES

8,012



OCEANSIDE'S LOCAL INDUSTRIES

LIFE SCIENCE
MEDTECH
PHARMA
TOURISM

ADVANCED
MANUFACTURING
MILITARY
SPORTS & ACTIVE
LIFESTYLES

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Any of the foregoing information will need to be separately verified by Buyer.