

FOR SALE • OWNER-USER INDUSTRIAL

1338 ROCKY POINT DRIVE

OCEANSIDE, CALIFORNIA 92056 • PACIFIC COAST BUSINESS PARK

A 19,649 SF single-tenant concrete tilt-up building on 1.12 acres, built in 2009. Four points of loading, 24-foot clear, and a finished two-level office at the front — configured for a manufacturer or distributor that needs the floor, not just the footprint.

19,649 ^{SF}

GROSS BUILDING AREA

24 ^{FT}

CLEAR HEIGHT

2 + 2

DOCK-HIGH + GRADE-LEVEL

1.12 ^{AC}

SITE / 48,787 SF

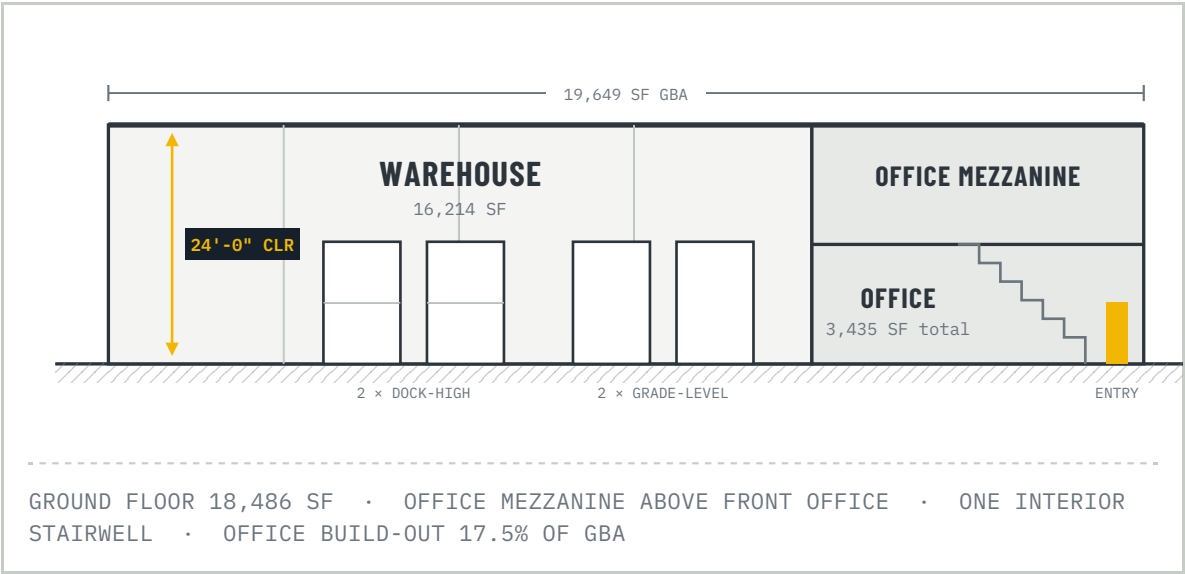




WAREHOUSE — PALLET RACKING IN PLACE, TILT-UP PANEL WALLS, WALK-IN COOLER AT LEFT

BUILDING SECTION

SCHEMATIC — NOT TO SCALE



SPACE & LOADING

GROSS BUILDING AREA	19,649 SF
GROUND FLOOR	18,486 SF
WAREHOUSE	16,214 SF
OFFICE	3,435 SF
OFFICE BUILD-OUT	17.5%
FLOORS	1 + office mezzanine
TENANCY	Single-tenant
CLEAR HEIGHT	24 feet
DOCK-HIGH DOORS	2
GRADE-LEVEL DOORS	2
PARKING	37 surface spaces
PARKING RATIO	1.9 / 1,000 SF
YARD STORAGE	None
BUILDING SIGNAGE	Provided

SITE

LAND AREA	48,787 SF / 1.12 AC
PARCELS	1
APN	161-512-59-00
SHAPE	Rectangular
TOPOGRAPHY	Level at street grade
LAND-TO-BUILDING	2.48 : 1
SITE COVERAGE	37.9%
FLOOR AREA RATIO	0.40
ACCESS	2 shared drive cuts
FRONTAGE	Rocky Point Drive

CONSTRUCTION & SYSTEMS

YEAR BUILT	2009
STRUCTURE	Concrete tilt-up
FOUNDATION	Concrete slab
ROOF	Flat, built-up
FIRE PROTECTION	Wet sprinkler system
HVAC	Central, office area
WAREHOUSE FLOOR	Polished concrete
WAREHOUSE ROOF STRUCTURE	Open bar joist, skylights
WALK-IN COOLER	In place, not in service
OFFICE FINISHES	Carpet & vinyl tile
OFFICE CEILINGS	2 × 4 acoustical tile
LIGHTING	Suspended & flush fluorescent
WATER & SEWER	City of Oceanside
GAS & ELECTRIC	SDG&E
SOLAR	Paid in full, buyer to verify

CONDITION & EXPANSION

OVERALL CONDITION	Average
DEFERRED MAINTENANCE	None noted
FUNCTIONAL OBSOLESCENCE	None noted
EFFECTIVE AGE	15 years
REMAINING ECONOMIC LIFE	45 years

Contiguous to 1334 Rocky Point Drive. The two buildings are presently joined through an opening in the shared demising wall. A buyer can keep the opening for a combined footprint, or the seller will close it to deliver 1338 as a standalone building.

ZONING

PD-1 (IL) • CITY OF OCEANSIDE

DESIGNATION	Pacific Coast Business Park Industrial Master Development Plan
CURRENT USE	Legally conforming
FLOOD ZONE	Zone X (unshaded)
SEISMIC	Not in an Alquist-Priolo, liquefaction, or induced-landslide hazard zone

Limited & custom industry	Food processing	R & D	Laboratories
Wholesaling, distribution & storage		Business & professional offices (limited)	
Limited retail	Maintenance & repair services	Vehicle / equipment repair	
Marine sales & services	Animal hospitals		

Warehousing, distribution and storage are permitted where the building is under 50,001 SF or the use is associated with a permitted use – the subject qualifies on size. Residential and general/heavy industry are prohibited. A walk-in cooler is in place but is not currently in service, and is offered as-is. Buyers should confirm their specific use with the City of Oceanside Planning Division.

LOCATION

DISTANCES FROM SITE

SR-76 · San Luis Rey Mission Expwy	1.7 mi
SR-78 · Ronald Packard Pkwy	1.8 mi
I-5 · San Diego Freeway	4.2 mi
I-15 · Escondido Freeway	8.4 mi
College Boulevard Sprinter Station	0.6 mi
Oceanside Transportation Center	5.2 mi
Tri-City Medical Center	1.8 mi
San Diego International Airport	33.5 mi

The building sits inside Pacific Coast Business Park, an established industrial park of compatible users. Per CoStar, Oceanside industrial vacancy held below 4.4% across the four quarters through Q4 2025 – materially tighter than the 7.1% San Diego market figure over the same period.

ASSUMABLE SBA 504 · 3.976%

The property carries a fixed-rate SBA 504 second, funded July 2022 through CDC Small Business Finance Corporation and amortizing to July 1, 2047. **Subject to SBA and CDC approval, a qualified owner-user may assume it** — carrying a sub-4% fixed rate for another twenty-one years into a market where new 504 debt prices materially higher.

NOTE RATE	MATURITY
3.976% fixed	July 1, 2047
APPROX. BALANCE	MONTHLY P&I
\$1.32M [†]	\$7,734.75
MONTHLY ALL-IN	CRS

MONTHLY ALL-IN

\$9,177.19[†]

CDC

CDC Small Business Finance

Who qualifies: an owner-user occupying at least 51% of the building and meeting SBA size and eligibility standards.

What approval takes: written consent from SBA and the CDC. Assumption is not automatic and is not guaranteed.

What it covers: the 504 second only. A buyer funds the balance of the purchase separately.

Position: the 504 sits in second position behind a conventional first mortgage. The CDC subordinated to a new first in 2026, so the structure accommodates a buyer's own first-mortgage lender under the same consent process.

[†] ESTIMATED FROM THE ORIGINAL NOTE AS OF MID-2026 — EXACT PAYOFF AVAILABLE FROM THE SERVICER ON REQUEST. [‡] INCLUDES CDC AND CSA SERVICING FEES. ASSUMPTION SUBJECT TO SBA APPROVAL.

ARRANGE A TOUR

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OCEANSIDE, CA 92056
APN 161-512-59-00

Sources and disclosure. Building and site dimensions, construction detail, zoning, condition and distances are taken from the appraisal of the property prepared by Vestal Real Estate Valuation (File A26019), inspected February 10, 2026. Gross building area of 19,649 SF reflects the appraiser's measurements; San Diego County assessor records report a lower figure and CoStar reports 19,628 SF. Buyers should verify all areas independently. Market statistics are attributed to CoStar as reported in that appraisal. The property is within Oceanside Community Facilities District No. 2006-1 (Pacific Coast Business Park), which levies an annual special assessment in addition to ad valorem property tax. No preliminary title report or Phase I environmental site assessment was reviewed in preparing this material. This brochure is offered for information only, is not a representation or warranty of any kind, and is subject to change, prior sale or withdrawal.

