

**FOR
LEASE**



NORTH COUNTY PLACE

2204 El Camino Real | Oceanside, CA 92054

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES
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PROPERTY HIGHLIGHTS

- North County Place is strategically located within one of North County's premier office & retail corridors
- Prominent building signage
- Elevator served
- 5.00/1,000 SF parking available
- Flexible layouts
- Home to surrounding tenants such as Target, Barnes & Noble, Wal-Mart, Michael's, Vons, 24-Hour Fitness
- Great access to Hwy 78 and I-5 Fwy
- Ocean and lagoon views

Lease Rate: \$2.00 psf plus utilities

Located in high traffic location, next to The Shoppes at Carlsbad, other major shopping centers, dining, entertainment and more.

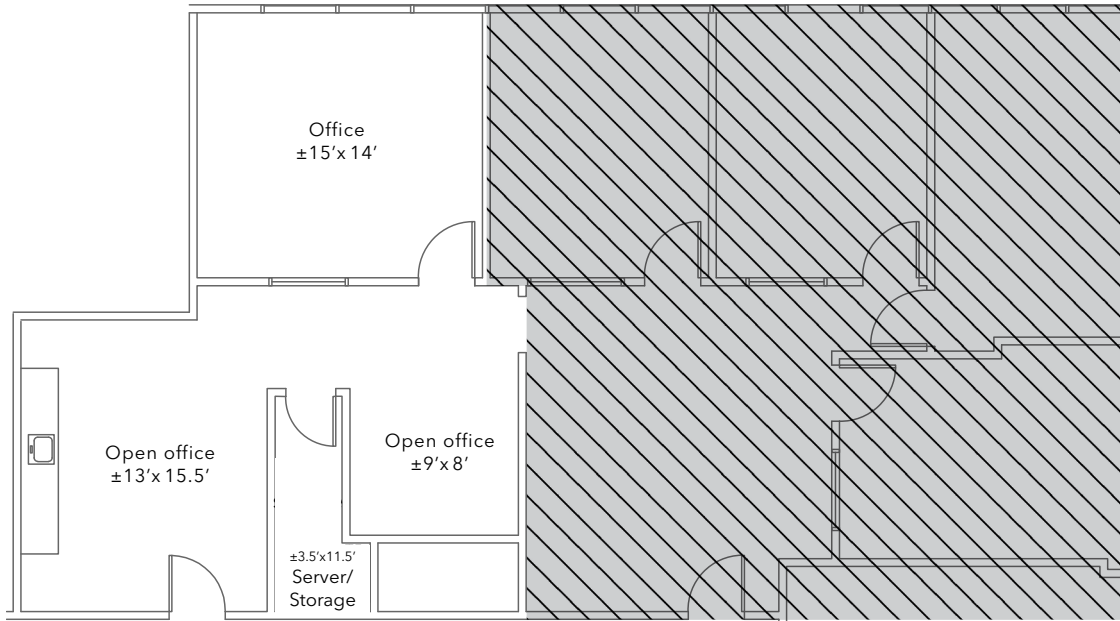
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Suite 314
632 SF

THIRD FLOOR AVAILABILITY

Suite 314 632 SF

Lease Rate: \$2.00 plus utilities



All measurements are approximate

SOUTH OCEANSIDE BEACH



Walmart **STAPLES**
Save money. Live better.

STARBUCKS COFFEE **BEST BUY** PartyCity

Applebee's **DICK'S SPORTING GOODS**

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Oceanside Blvd
OCEANSIDE

CARLSBAD

HOSP GROVE PARK

Jefferson St

Vista Way

El Camino Real | 49,800 Cars Per Day

Subject Property

The Shoppes at Carlsbad

REGAL JCPenney

STARBUCKS COFFEE DSB macy's
Jamba Juice VICTORIA'S SECRET Abercrombie & Fitch

VONS **GOLDEN SPOON**
FROZEN YOGURT

Bank of America usbank STARBUCKS COFFEE The Coffee Bean & Tea Leaf Est. 1963
Carls Jr. Savon Pharmacy

LA FITNESS. GAJA KBBQ

CHIPOTLE MEXICAN GRILL ULTA BEAUTY BIG 5 SPORTING GOODS
ROSS DRESS FOR LESS BARNES & NOBLE BOOKSELLERS

AutoZone

TRADER JOE'S

BevMo! WinCo FOODS JOANN
the Habit BURGER GRILL Denny's

Located just off the 78 freeway in Oceanside



EL CAMINO COUNTRY CLUB



the neighborhood

Sample of neighboring merchants within < 1 mile of the property



demographics



Population

1 Mile	10,747
3 Miles	123,588
5 Miles	254,127



Avg. HH Income

1 Mile	\$144,191
3 Miles	\$127,158
5 Miles	\$128,699



Median HH Income

1 Mile	\$95,570
3 Miles	\$101,886
5 Miles	\$105,339



Households

1 Mile	4,633
3 Miles	49,326
5 Miles	94,739



Employees

1 Mile	7,225
3 Miles	49,293
5 Miles	106,357



Median Age

1 Mile	38.6
3 Miles	38.4
5 Miles	37.7

* REGIS 2024

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