

**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

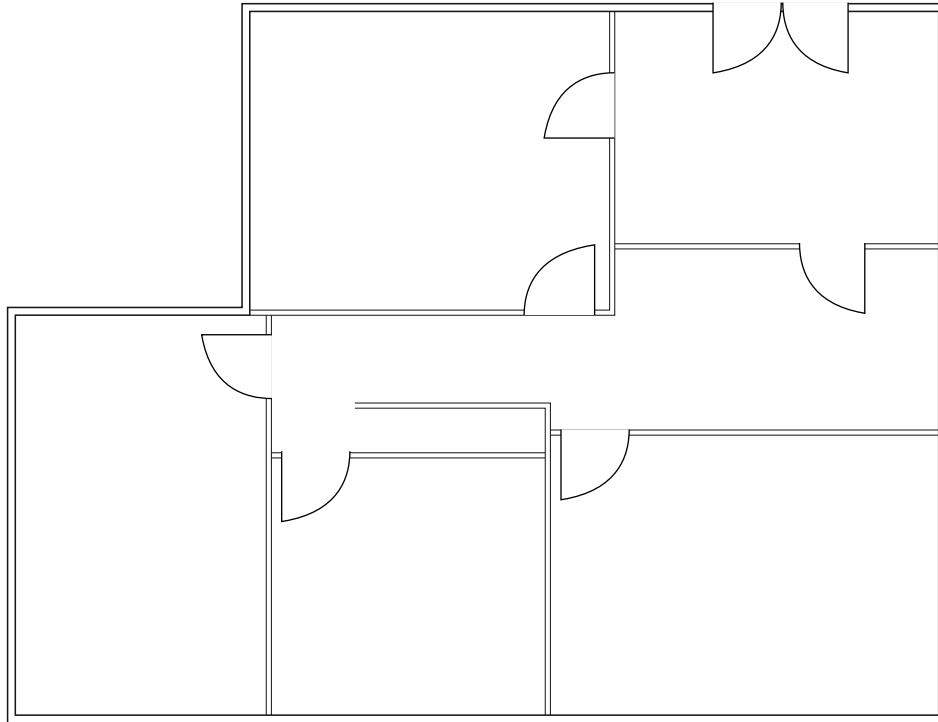
- North County Place is strategically located within one of North County's premier office & retail corridors
- Prominent building signage
- Elevator served
- 5.00/1,000 SF parking available
- Flexible layouts
- Home to surrounding tenants such as Target, Barnes & Noble, Wal-Mart, Michael's, Vons, 24-Hour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

Lease Rate: \$2.10 psf plus utilities

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Suite 305
1,150 SF



THIRD FLOOR AVAILABILITY

Suite 305 1,150 SF

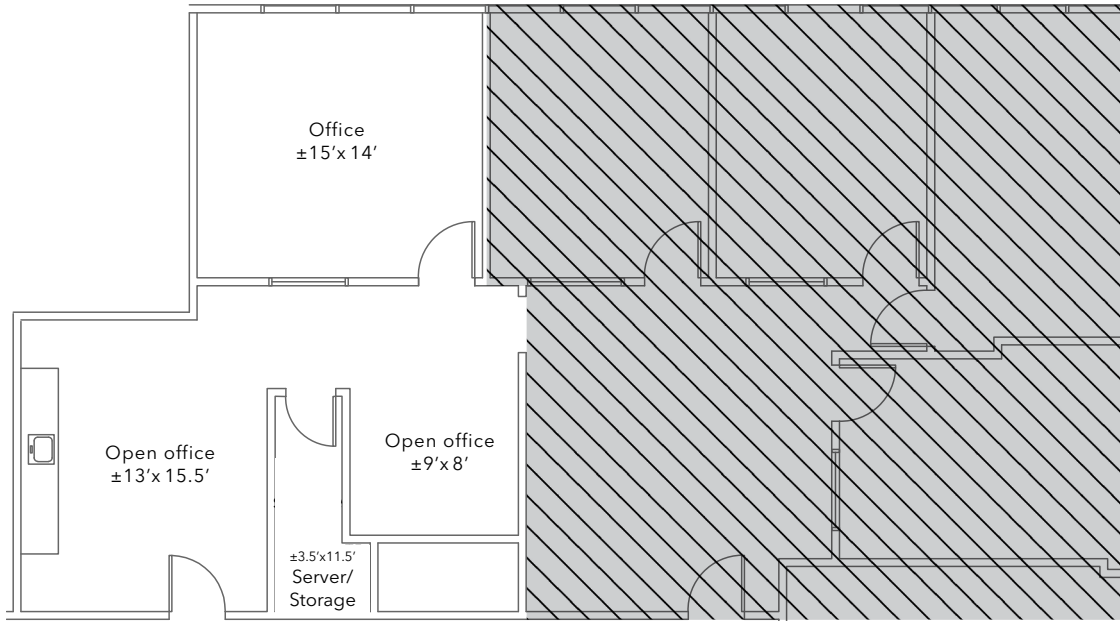
Lease Rate: \$2.10 plus utilities

Suite 314
632 SF

THIRD FLOOR AVAILABILITY

Suite 314 632 SF

Lease Rate: \$2.10 plus utilities



All measurements are approximate

SOUTH OCEANSIDE BEACH



Walmart **STAPLES**

Starbucks **BEST BUY** PartyCity

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

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OCEANSIDE

Oceanside Blvd

LA FITNESS. **GAJA** KBBQ
CHIPOTLE MEXICAN GRILL **ULTA BEAUTY** **BIG 5** SPORTING GOODS
ROSS DRESS FOR LESS **BARNES & NOBLE** BOOKSELLERS

CARLSBAD

HOSP GROVE PARK

Jefferson St

Vista Way

The Shoppes at Carlsbad
REGAL **JCPenney**
Starbucks **DSB** **macy's**
Jamba Juice **VICTORIA'S SECRET** **Abercrombie & Fitch**

AutoZone **Target**
TRADER JOE'S
BevMo! **the Habit** BURGER GRILL
WinCo FOODS **JOANN** **Denny's**

Subject Property

VONS **GOLDEN SPOON** FROZEN YOGURT
Bank of America **usbank** **Starbucks COFFEE** **The Coffee Bean & Tea Leaf** Est. 1963
Carls Jr. **Savon Pharmacy**

El Camino Real | 49,800 Cars Per Day

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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