

6,694 SF INDUSTRIAL/FLEX SUITE FOR LEASE | OCEANSIDE, CA

4015 AVENIDA DE LA PLATA



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PROPERTY HIGHLIGHTS

 **Address:** 4015 Avenida De La Plata
Oceanside, CA 92056

 **Total Square Feet:** 6,694 SF

 **Year Built:** 2004

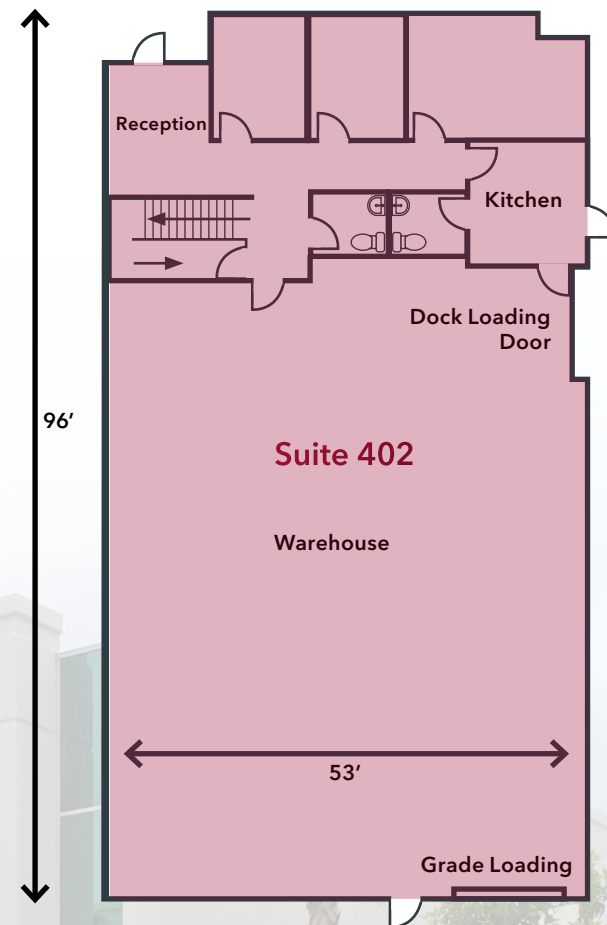
 **Power:** 600a/120 - 208v

 **Loading:**
One Grade Level Door, One Dock Platform

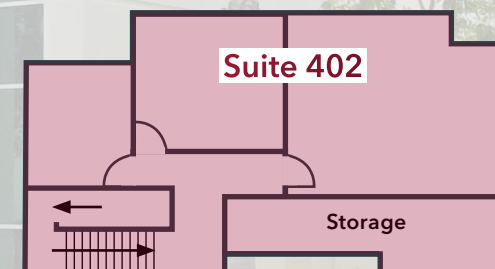
 **Clear Height:** 22'

LEASE RATE: \$1.15/SF NNN

FLOOR 1



FLOOR 2



AVAILABLE FOR LEASE

2 | 4015 Avenida De La Plata, Oceanside, CA

PROPERTY LOCATION



Rancho Del Oro Gateway

FedEx

BELCHING BEVER

AVAILABLE FOR LEASE

3 | 4015 Avenida De La Plata, Oceanside, CA

ABOUT OCEANSIDE

Oceanside, California is a dynamic coastal city of roughly 170,000 residents located in northern San Diego County, offering a diverse population, strong household incomes, and a growing economic base. The city benefits from a well-educated workforce, a median household income near \$94,000, and a high rate of homeownership, supporting solid consumer spending. Oceanside's economy is driven by healthcare, retail, tourism, logistics, and professional services, with additional stability from its proximity to Camp Pendleton and regional employment centers. Its coastal location, improving downtown core, and balanced mix of residents, visitors, and businesses make Oceanside an attractive market for both commercial investment and long-term growth.

Oceanside hosts thousands of employer and non-employer firms, with a diverse mix of minority-owned, women-owned, and veteran-owned businesses. Economic indicators such as retail and office vacancy rates remain moderate, and commercial rents vary by sector. Tourism-related sectors (accommodation and food) and healthcare (e.g., facilities like Tri-City Medical Center) anchor local employment. Recent trends show modest income growth, slight population contraction, and ongoing importance of service-oriented industries as part of the local economic ecosystem.

WITHIN 5 MILES OF PROPERTY



316,755
POPULATION



\$138,943
AVERAGE HH INCOME



38.3
AVERAGE AGE



11,557
TOTAL BUSINESSES



91,130
TOTAL EMPLOYEES



AVAILABLE FOR LEASE

4 | 4015 Avenida De La Plata, Oceanside, CA

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COMMERCIAL REAL ESTATE SERVICES

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CONTACT BROKERS FOR MORE INFO

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