

390-398 VIA EL CENTRO



OWNED &
OPERATED

FOR LEASE



SITE FEATURES

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



CAPITAL IMPROVEMENTS RENOVATIONS COMPLETED

- | NEW BUILDING BRANDING
- | NEW EXTERIOR LIGHTING
- | NEW EXTERIOR PAINT
- | NEW LANDSCAPE
- | NEW SIGNAGE



YARDS |
FENCED & SECURED



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



PROXIMITY |
CLOSE TO AMENITIES



PARKING |
AMPLE



GAS |
SERVICE

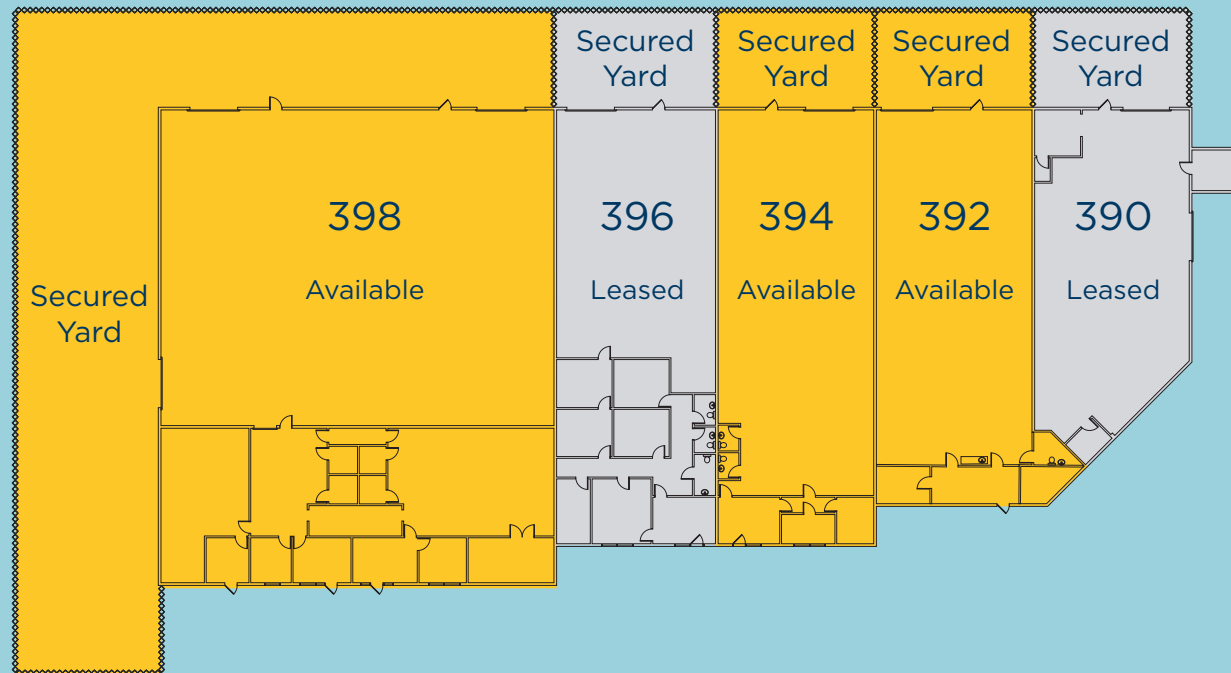
SITE PLAN

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| Suite | Suite SF | Yard & Loading Area | Asking Rate | Available Date |
|---------------|------------|--|------------------------|----------------|
| 392-394 & 398 | ±20,575 SF | 5 GL Roll-Up Doors, Private Offices, Receptions, & Secured Yards | Negotiable + *Est. NNN | June 1, 2026 |
| 398 | ±12,000 SF | 3 GL Roll-Up Doors, Private Offices, Open Office, Reception, & Secured Yard | Negotiable + *Est. NNN | June 1, 2026 |
| 394 | ±4,418 SF | 1 GL Roll-Up Door, Private Offices, Reception, & Secured Yard | Negotiable + *Est. NNN | NOW |
| 392 | ±4,157 SF | 1 GL Roll-Up Door, Private Office, Reception, & Secured Yard | Negotiable + *Est. NNN | June 1, 2026 |
| 392-394 | ±8,575 SF | 2 GL Roll-Up Door, Private Offices, Reception, Kitchenette & Secured Yard *Conceptual Combination | Negotiable + *Est. NNN | June 1, 2026 |

Est. NNN: \$0.32/SF



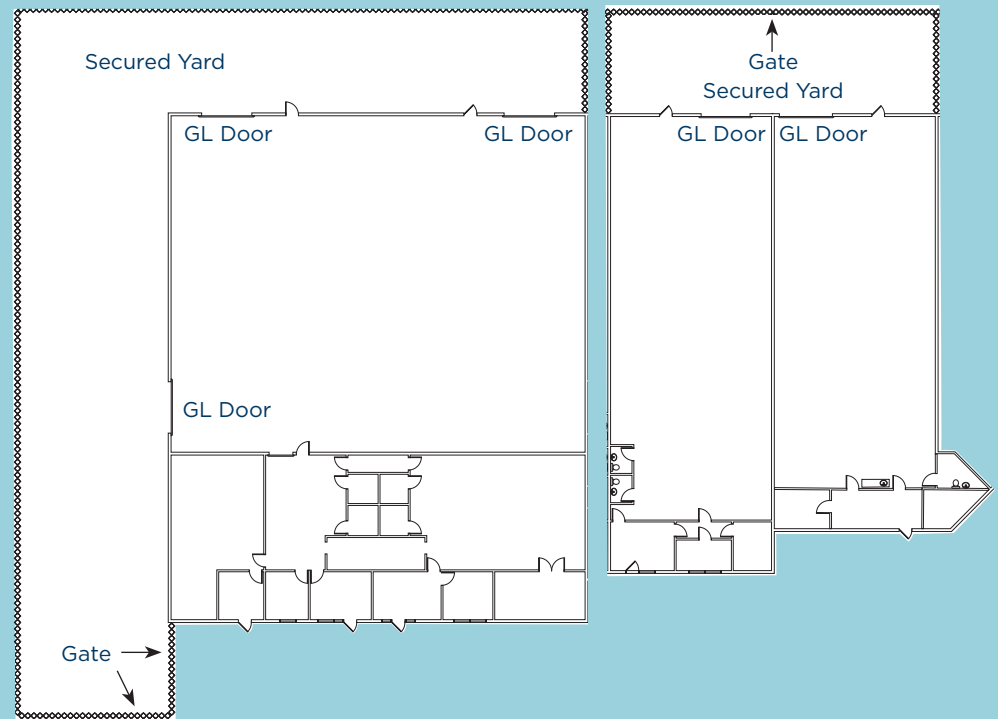
FLOOR PLAN

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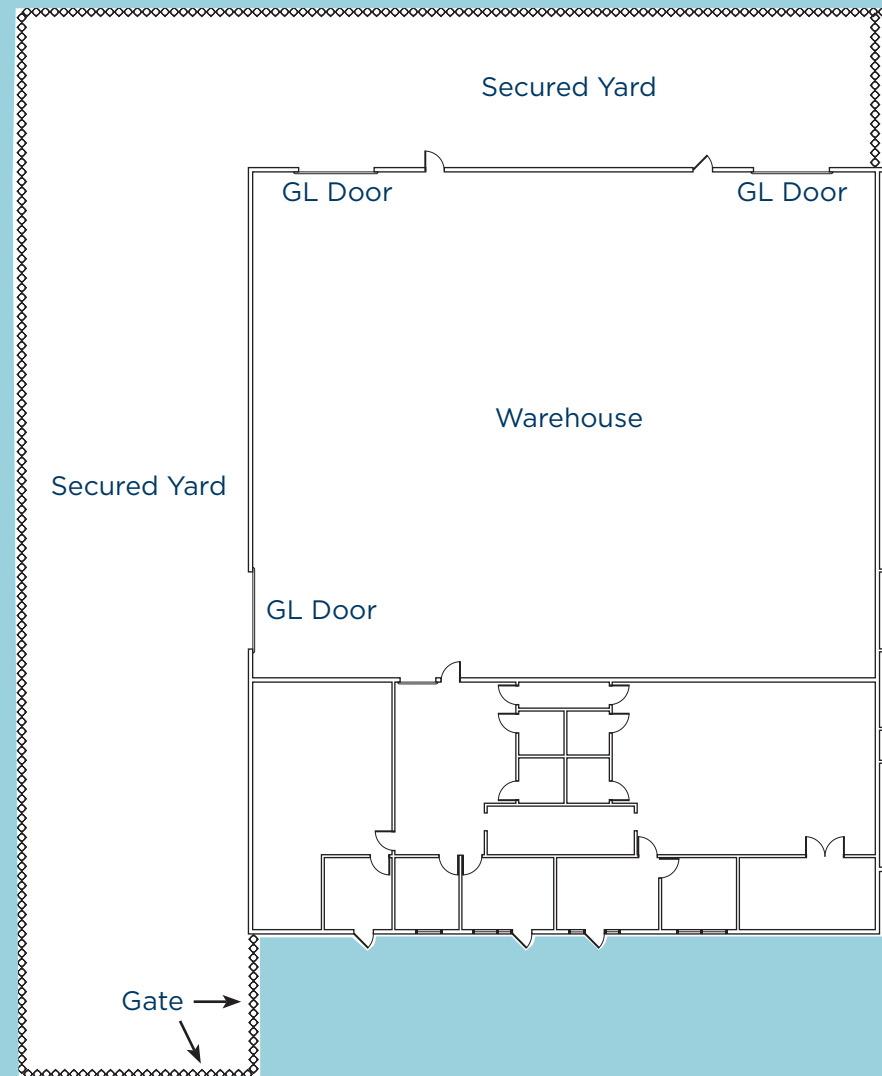
20,575 SF
AND SECURED YARDS

**392-394 &
398**



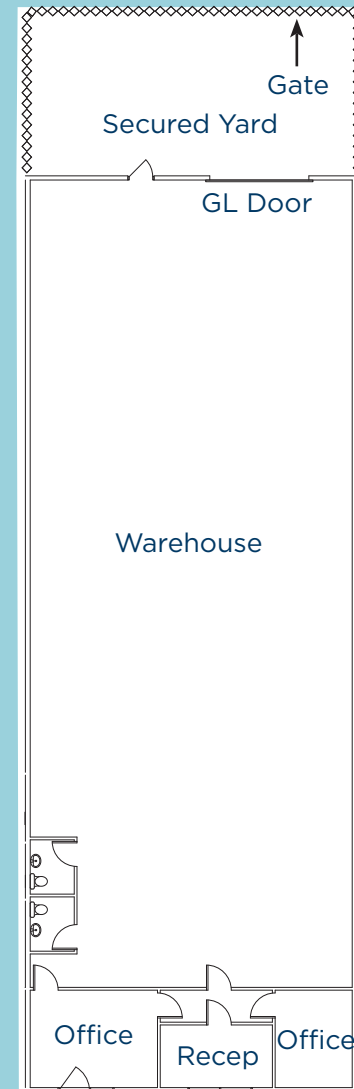
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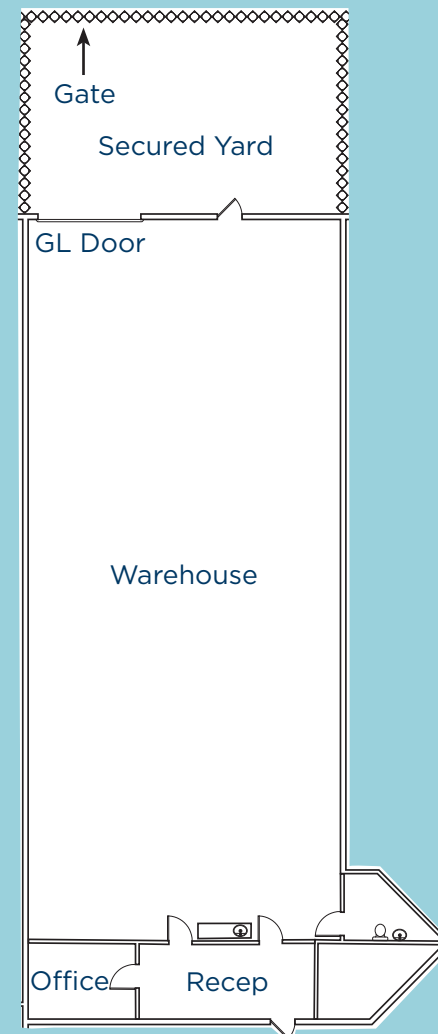
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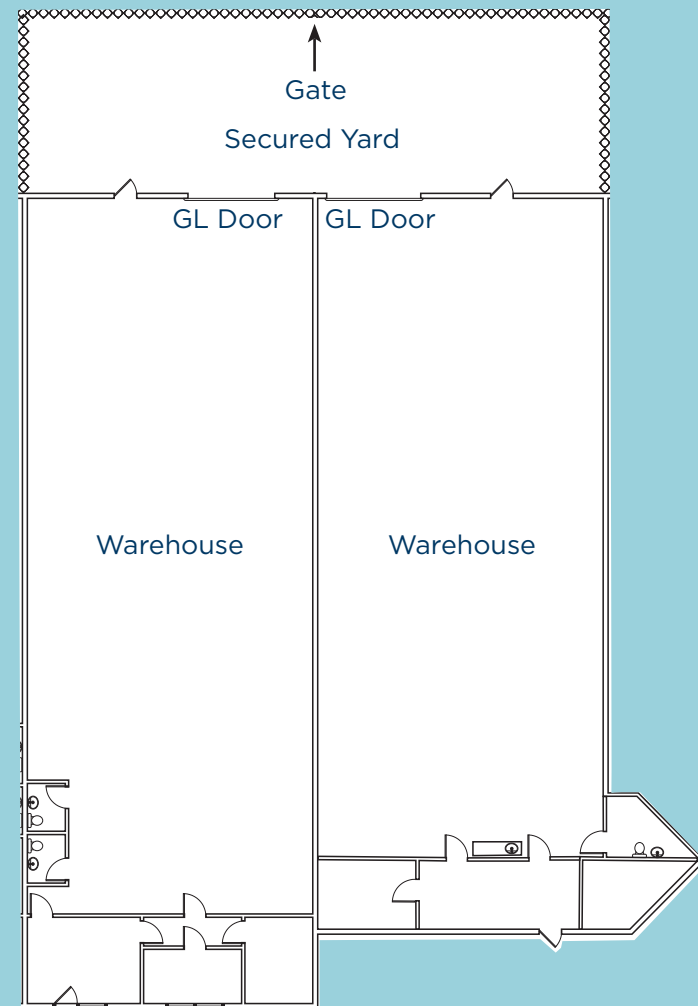


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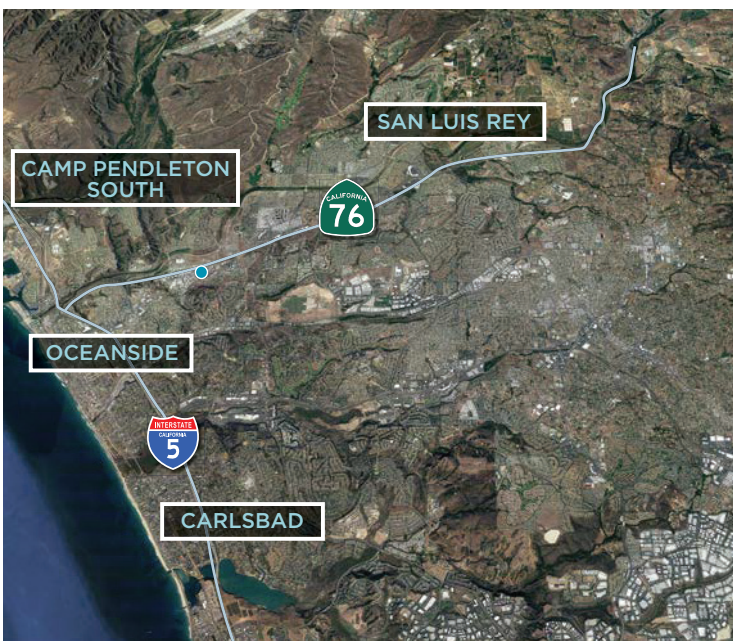


*CONCEPTUAL COMBINATION OPTION



LOCATION

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



28,313 SF
MULTI-TENANT
INDUSTRIAL PROJECT

+ SECURED FENCED
YARD AREAS

DRIVE TIMES

MILES FROM PROPERTY

390-398 VIA EL CENTRO
OCEANSIDE, CALIFORNIA 92058



SAN DIEGO

REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

\$91K \$282B +1.6M

MEDIAN INCOME

PRODUCED OF GRP

JOBS GENERATED

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



2023


31.8M
VISITORS


\$14.3B
VISITOR SPENDING


22B
ANNUAL ECONOMIC
IMPACT


557K
ATTENDEES AT THE
CONVENTION CENTER

NORTH COUNTY

REGIONAL OVERVIEW



BUILDING & DESIGN

Hunter Industries

Nitto Group - Hydranautics | Watkins Manufacturing Group



CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.



INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear



BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist - Acushnet | Suja Juice | Columbia Sportswear | Reef



E. COMMERCE

Wayfair | Amazon

LIFESTYLE

126

MILES OF
HIKING TRAILS

57%

OF SAN DIEGO
GOLF COURSES

28

BEACHES

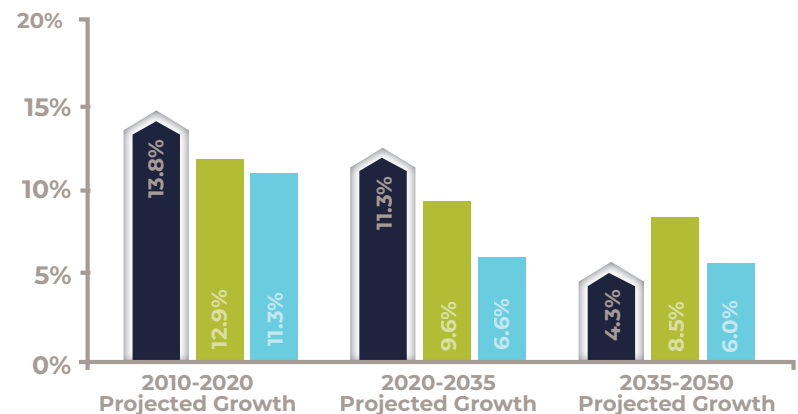
58

SCHOOLS
(RECEIVED 35% AWARDS)

45+

BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY



■ North County ■ San Diego County ■ Central County



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