

2180 S El Camino Real

Oceanside, CA 92054

15,595 Sq Ft Oceanview
Commercial Building
For Sale: \$4,444,575



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc.

CONTACT US

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2180 S Camino Real Oceanside, Ca 92054

MARKET	North County San Diego
SUBMARKET	Oceanside
APN	165-012-10-00
SITE AREA	21,554 SF/0.49 AC
ZONING	CP - Commercial Professional
PROPERTY TYPE	Office Building
TENANCY	Multi or Single
CLASS	B
YEAR BUILT/RENOVATED	2015
CONSTRUCTION	Reinforced Concrete
RENTABLE BUILDING AREA	15,595 SF 1st Floor – 3,422 SF – CoWork/Professional 2nd Floor– 4,486 SF – Creative Office 3rd Floor – 4,169 SF – Cold Shell 4th Floor – 3,518 SF – Professional Office
RESTROOMS	9 Total
ELEVATOR	Yes (3,500 LB / 21 PAX max occupancy)
GARAGE	2x 2-Car Garages
PARKING SPACES	33
SPRINKLERS	Fully Sprinklered
HEAVY POWER	800a / 208v / 3ph
BALCONIES	4 Oceanview / 2 Others
LEASE RATE	\$2.45/sf/mo + NNN (\$0.20/sf/mo (est))
LIST PRICE	\$4,444,575 (\$285/SF)



THE ECONOMIC BENEFITS OF OWNERSHIP

51% Owner Occupancy / 49% Tenant Occupancy

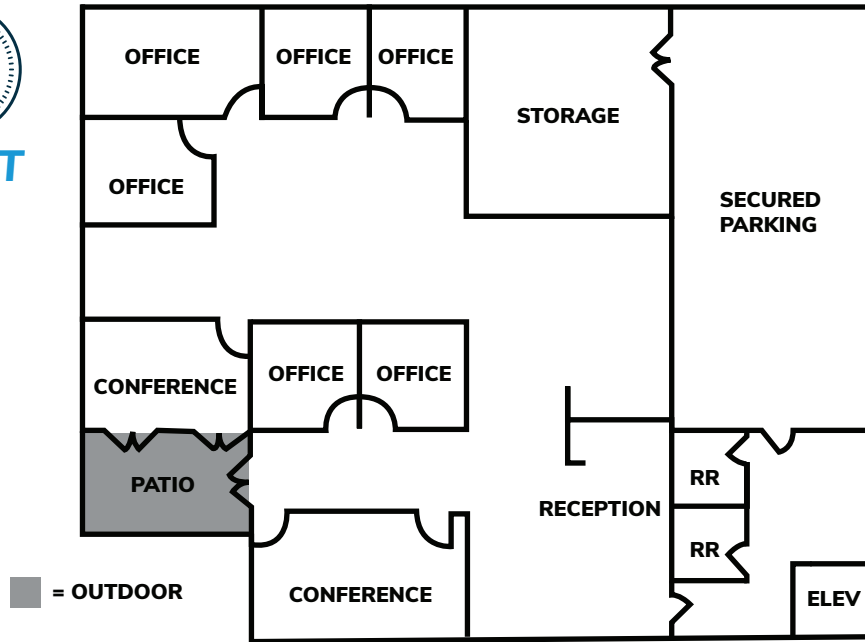
BUYER CALCULATIONS

Purchase Price	\$4,444,575
Tenant Improvements	\$275,000
Purchase Price Plus TI's	\$4,719,575
Down Payment	\$943,915
Loan Payment	\$3,775,660
Cash Into Property	\$943,915
Loan Amortization	25 Years
Loan Interest Rate	5.29% Fixed
Payment Per Month	\$22,885
Improvement Portion	25%
Straight Line Depreciation	39 Yrs
Depreciation Write-off	\$30,254
Interest Write-off	\$197,890
TOTAL Tax Deduction	\$228,143
At Tax Rate of	\$35%

BUYER INVESTMENT RETURN

Taxes Saved	\$79,850
Rental Income	\$225,996
Taxes Paid	\$79,099
Net Rental Income	\$146,897
Appreciation Rate	3%
Appreciation	\$141,587
Equity Build-Up	<u>\$73,216</u>
Investment Return	\$441,551
Return on Cash	36.22%



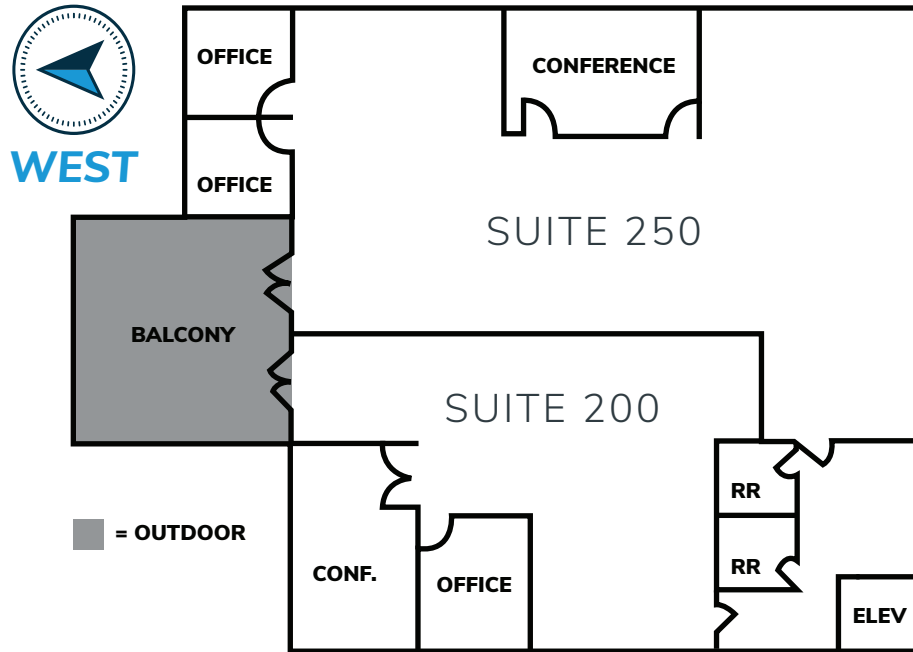


*Not drawn to scale. Tenant to verify

Main Level

- » 3,422 SF
- » Reception
- » 6 Private Offices
- » 2 Conference / Flex Rooms
- » 2 Common Restrooms
- » Exterior Patio
- » Garage - 4 Parking Spaces
- » Large Interior Storage Space

3,422 Sq Ft | 1ST FLOOR PLAN



*Not drawn to scale. Tenant to verify

Second Level

SUITE 250

- » 3,139 SF
- » 2 Private Offices
- » Large Open Office / Bullpen Area
- » Glass Conference Room
- » Ocean View Balcony

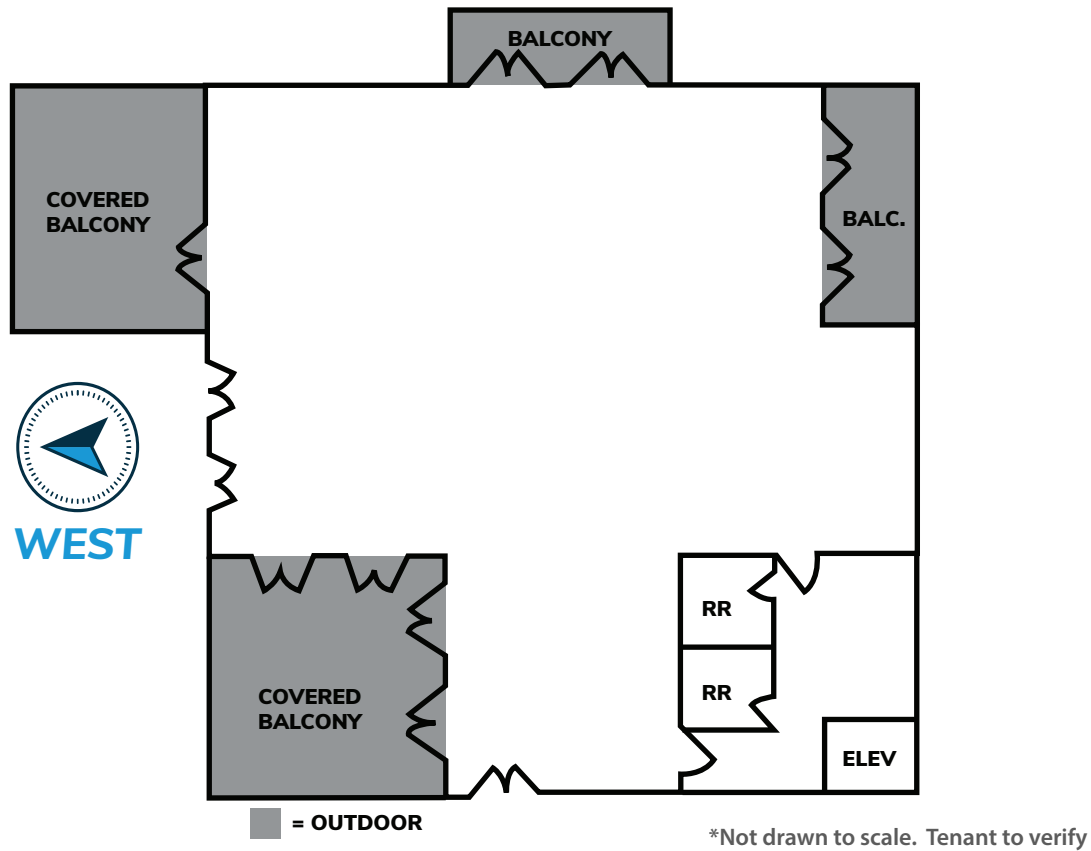
SUITE 200

- » 1,748 SF
- » 1 Private Office
- » 2 Open Office / Bullpen Areas
- » Conference Room
- » Ocean View Balcony

SUITE 200/250

- » 2 Common Restrooms

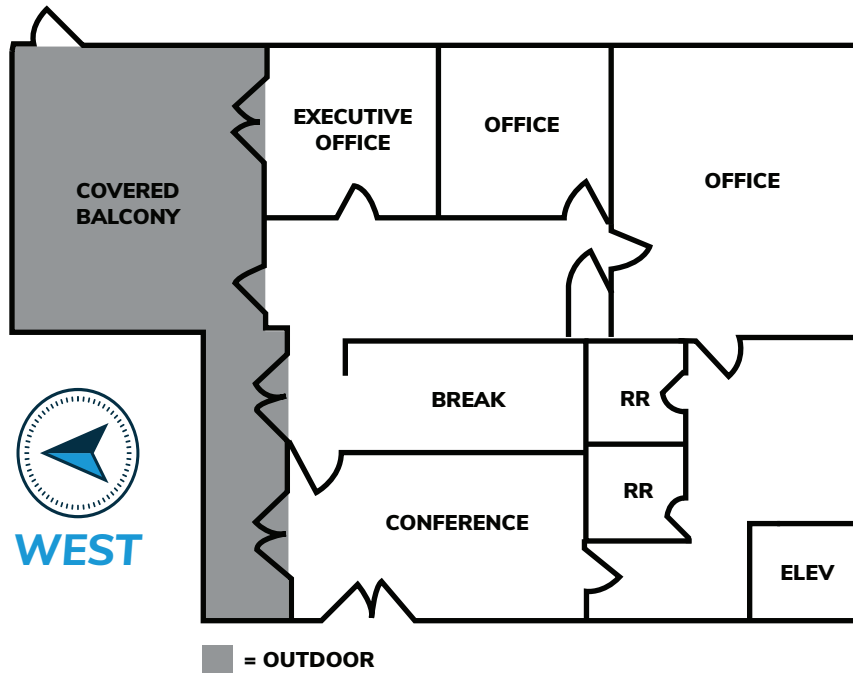
4,887 Sq Ft | 2ND FLOOR PLAN



Third Level

- » 4,169 SF
- » Shell Condition
- » 4 Work / Collab Balconies
(2 Ocean View)
- » 2 Common Restrooms

4,169 Sq Ft | 3RD FLOOR PLAN



*Not drawn to scale. Tenant to verify

Fourth Level

- » 3,518 SF
- » 1 Executive Office
- » 2 Large Offices
- » Open Workspace
- » Break Area / File Room / Storage
- » Conference Room (Ocean View)
- » Covered Work / Play / Collab Balcony
- » 2 Common Restrooms (Ocean View)

3,518 Sq Ft | 4TH FLOOR PLAN



SITE PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



THIRD & FOURTH FLOORS



SALE COMPS

NORTH COASTAL SAN DIEGO / 2025 & 2026 TRANSACTIONS

SALE COMPS – TRANSCATED

Office Buildings 7,500 SF – 25,000 SF

6 Sale Comps | High - \$625/SF | Low - \$182/SF | **Median - \$296/SF | Average - \$349/SF**



3300 Vista Way, Oceanside

Sale Price: \$8,150,000

COE: 11/12/2025

RBA: 13,036 SF

\$/SF: \$625/SF



3150 El Camino Real, Carlsbad

Sale Price: \$3,900,000

COE: 1/26/2026

RBA: 12,631 SF

\$/SF: \$309/SF



2725 Jefferson St, Carlsbad

Sale Price: \$5,900,000

COE: 1/21/2025

RBA: 21,850 SF

\$/SF: \$270/SF



2110 S Coast Hwy, Oceanside

Sale Price: \$6,533,795

COE: 3/26/2025

RBA: 15,280 SF

\$/SF: \$428/SF



2170 S El Camino Real, Oceanside

Sale Price: \$2,750,000

COE: 4/30/2025

RBA: 9,728 SF

\$/SF: \$283/SF



2036 Corte Del Nogal, Carlsbad

Sale Price: \$2,150,000

COE: 9/17/2025

RBA: 11,840 SF

\$/SF: \$182/SF



SALE COMPS

NORTH COASTAL SAN DIEGO / 2025 & 2026 TRANSACTIONS

CURRENTLY ON MARKET

Office Buildings 7,500 SF – 25,000 SF

8 Listings | High - \$785/SF | Low - \$235/SF | Median - \$322/SF | Average - \$414/SF



6405 El Camino Real, Carlsbad
List Price: \$10,030,350
RBA: 12,763 SF
\$/SF: \$ 785/SF



755 Raintree Dr, Carlsbad
List Price: \$5,869,000
RBA: 18,632 SF
\$/SF: \$315/SF



5860 Owens Ave, Carlsbad
List Price: \$4,425,000
RBA: 17,054 SF
\$/SF: \$283/SF



2333 State St, Carlsbad
List Price: \$11,700,000
RBA: 19,876 SF
\$/SF: \$588/SF
145 Thunder Dr, Vista
List Price: \$8,500,000
RBA: 16,486 SF
\$/SF: \$515/SF



5958 Priestly Dr, Carlsbad
List Price: \$4,500,000
RBA: 17,056 SF
\$/SF: \$264/SF



5838 Edison Pl, Carlsbad
List Price: \$4,500,000
RBA: 19,143 SF
\$/SF: \$235/SF



3172 Lionshead Ave, Carlsbad
List Price: \$3,995,000
RBA: 12,176 SF
\$/SF: \$328/SF





ABOUT THE AREA

HIGHER EDUCATION – SAN DIEGO COUNTY

PUBLIC UNIVERSITIES

- University of California San Diego (UC San Diego)
- San Diego State University (SDSU)
- California State University San Marcos

PRIVATE UNIVERSITIES

- University of San Diego
- Point Loma Nazarene University
- National University
- John Paul the Great Catholic University
- San Diego Christian College
- Alliant International University
- California Western School of Law
- California Miramar University
- NewSchool of Architecture and Design

COMMUNITY COLLEGES

- San Diego City College
- San Diego Mesa College
- San Diego Miramar College
- Grossmont College
- Cuyamaca College
- Palomar College
- Southwestern College
- MiraCosta College



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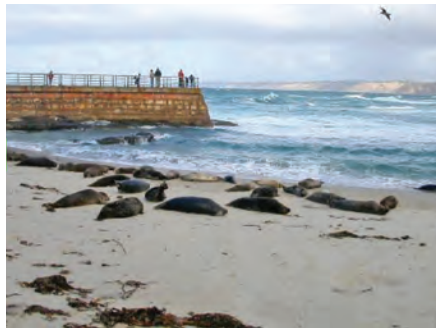
IMPORTANCE OF MILITARY INSTALLATIONS

ONE OF WORLD'S MOST CONCENTRATED MILITARY PRESENCES

- Naval Base San Diego (NBSD) – primary West Coast homeport for US Pacific's Fleet
- Naval Base Coronado Complex
 - Naval Amphibious Base (NAB) Coronado
 - Naval Air Station North Island
 - Naval Base Point Loma
- Marine Corps Base Camp Pendleton – West Coast's largest Marine Corps base
- Marine Corps Air Station Miramar (MCAS Miramar) – TopGun Program
- Coast Guard Sector San Diego & Air Station
- Supporting DoD Entities:
 - Naval Information Warfare Systems Command (NAVWAR)
 - Fleet Readiness Center Southwest (FRCSW)
 - Fleet Weather Center San Diego
 - San Diego Military Entrance Processing Station (MEPS)

ECONOMIC IMPACT & BENEFITS

- 115,000+ Active-Duty Personnel
- 5,600 Defense Contractors
- 20% of Region's GDP
- \$25B Annual Expenditure



ABOUT THE AREA

LOCAL DEMOGRAPHICS

OCEANSIDE



172,000

Population



38.5

Median Age



\$102,677

Avg Household Income



\$782,393

Avg Home Value



43%

Bachelor's + Educational Attainment

SAN DIEGO COUNTY



3,298,000

Population



37.3

Median Age



\$106,268

Avg Household Income



\$854,700

Avg Home Value



43%

Bachelor's + Educational Attainment

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