

±1,560 SF FREESTANDING BUILDING FOR LEASE

110 N DITMAR STREET

OCEANSIDE, CA 92054



DON'T MISS OUT ON THIS EXCEPTIONAL OFFICE/RETAIL OPPORTUNITY!

**CONTACT OUR
EXPERT BROKERS
FOR MORE INFORMATION**



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PROPERTY HIGHLIGHTS

110 N DITMAR STREET

LEASE RATE: \$2.49/SF MG



BUILDING SQUARE FEET:
±1,560 SF



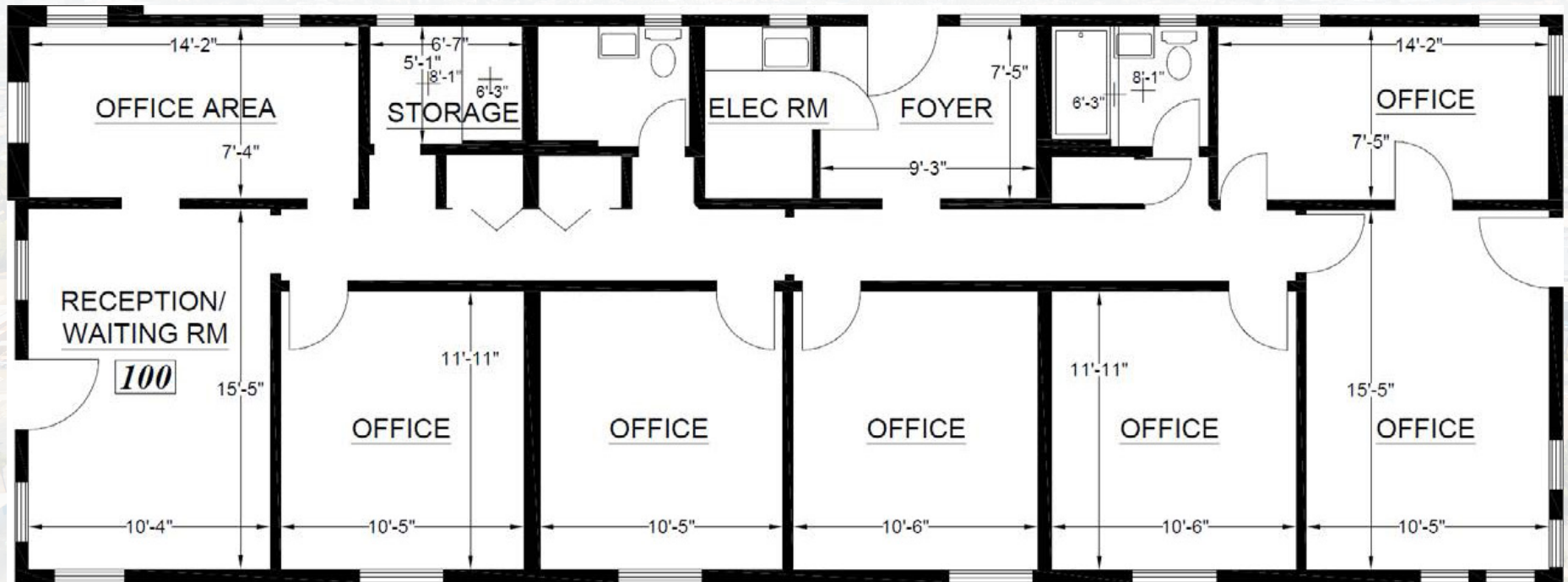
LOT SQUARE FEET:
0.06 AC



PROPERTY TYPE:
Freestanding Building

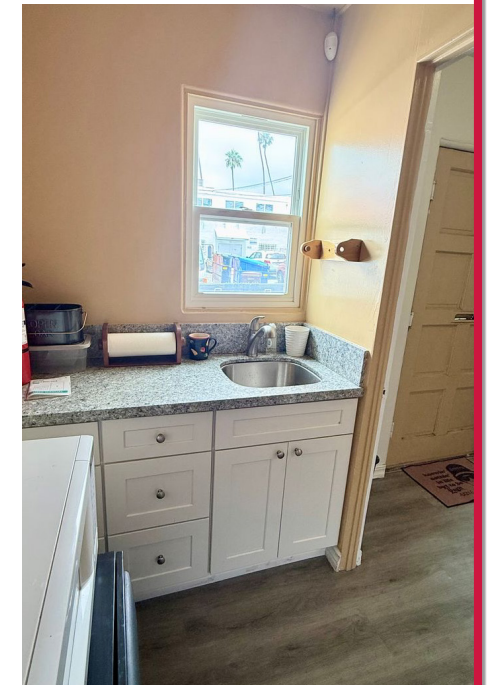
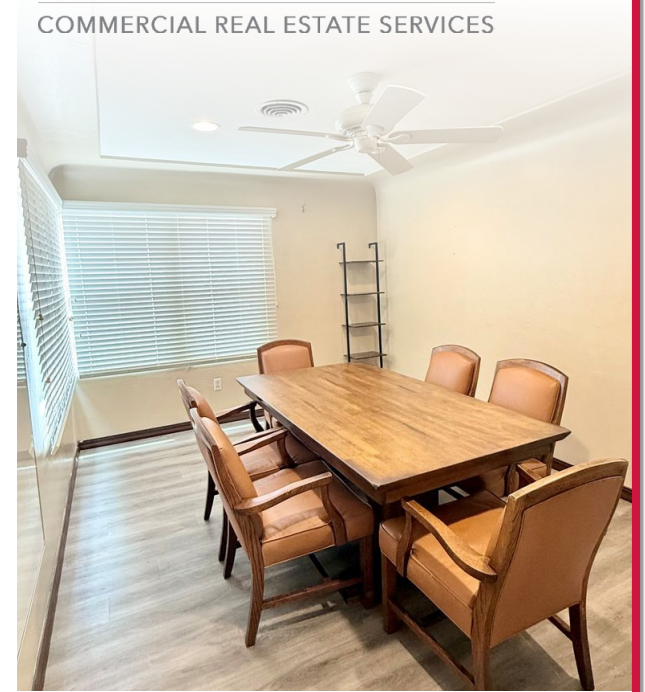


PROPERTY SITE PLAN



*Floor plans, layouts, and renderings are for illustration purposes only, are not to scale, and may not accurately reflect the exact-as-built dimensions, square footage, or features of the property. All measurements and sizes are approximate and subject to change without notice.

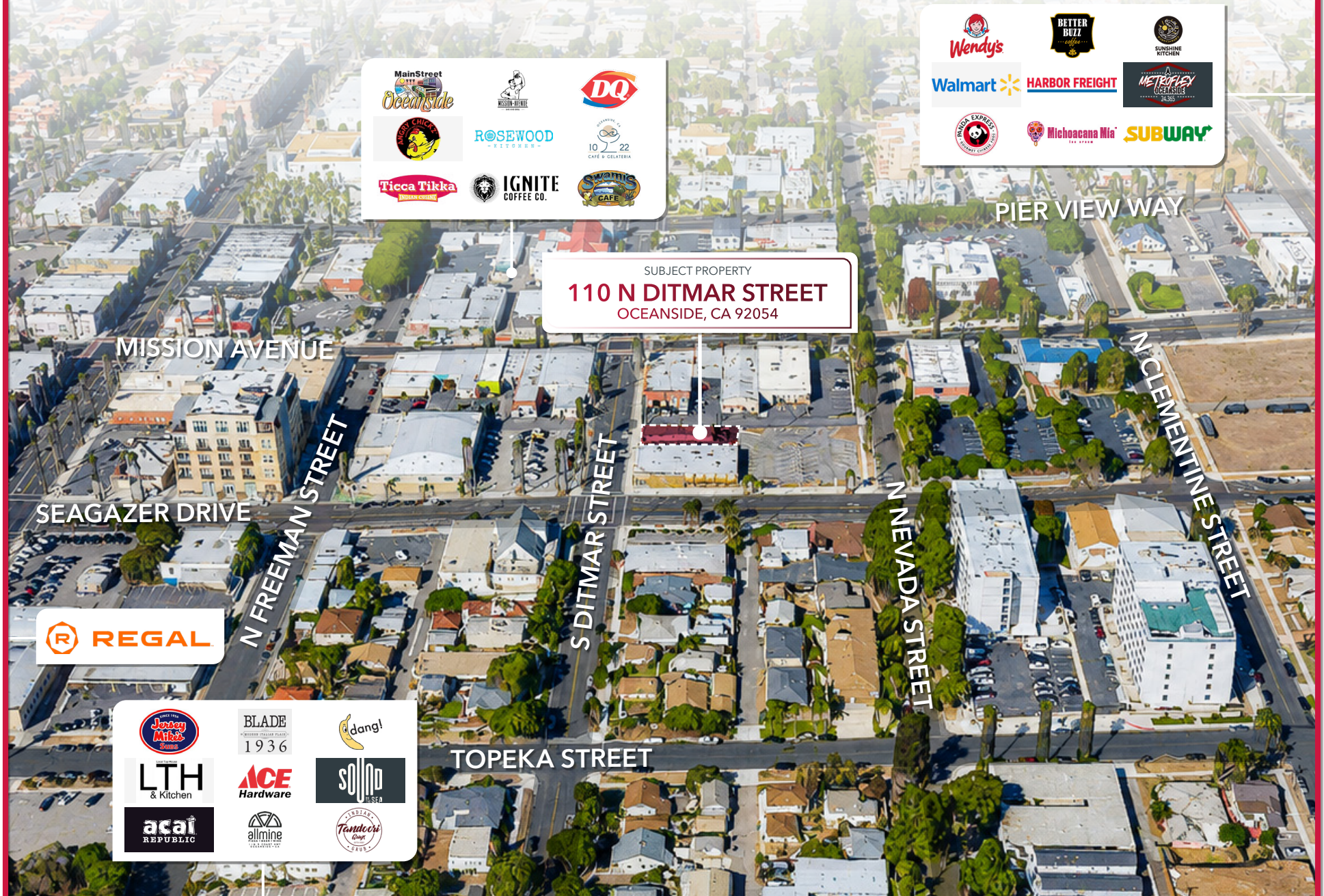
PROPERTY PHOTOS



AVAILABLE FOR LEASE

110 N Ditmar Street | Oceanside, CA 92054

PROPERTY LOCATION



AVAILABLE FOR LEASE

110 N Ditmar Street | Oceanside, CA 92054

AREA DEMOGRAPHICS

SUBJECT PROPERTY

110 N DITMAR STREET
OCEANSIDE, CA 92054

WITHIN 5 MILE RADIUS OF PROPERTY



TRAFFIC COUNTS
7,829 ADT
*MISSION AVE



POPULATION
145,528



HOUSEHOLDS
55,964



MEDIAN HH INCOME
\$105,218



MEDIAN AGE
38.2

ABOUT OCEANSIDE

Oceanside is an established coastal North County growth center benefiting from residential, commercial, industrial, hospitality, and mixed-use development. Located along Interstate 5 and State Routes 76 and 78, the city serves as a connection between San Diego County, Orange County, and communities throughout Southern California. Investment in Downtown Oceanside, the Coast Highway corridor, the Oceanside Transit Center, and surrounding commercial districts is introducing housing, hotels, retail space, employment uses, and public improvements. These projects support a more connected coastal core while creating opportunities for businesses, residents, and visitors.

Growth throughout the surrounding region is further strengthening Oceanside's position as a major North County hub. Carlsbad, Vista, San Marcos, and Escondido continue to expand through new housing, employment space, educational facilities, industrial development, and mixed-use projects. Together, these cities form the growing State Route 78 corridor, supported by life sciences, technology, advanced manufacturing, tourism, distribution, retail, and professional services. With strong freeway and regional rail connections, access to a large workforce, and continued public and private investment, Oceanside is well positioned to benefit from North County's long-term growth.

WITHIN 5 MILES OF LOCATION



144,000
POPULATION



38.2
AVERAGE AGE



\$134,278
AVERAGE HH INCOME



6,248
TOTAL BUSINESSES

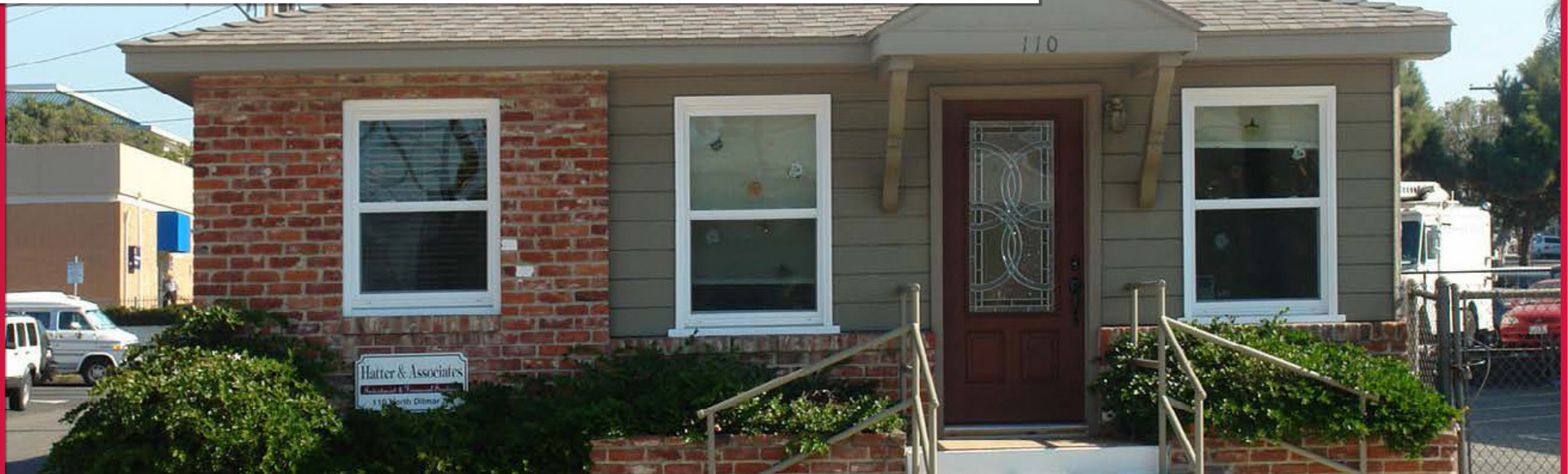


48,708
TOTAL EMPLOYEES

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Lee & Associates | North San Diego County A Member of the Lee & Associates® Group of Companies

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