

# RANCHO DEL ORO BUSINESS CENTER



## SHOWROOM/FLEX/INDUSTRIAL SPACES *FOR LEASE*

±1,446 - ±2,102 SF suites available

Great visibility from Oceanside Blvd and  
1 block west of College Blvd

Next to a food court & Rancho Del Oro SPRINTER Station

3.0/1,000 SF parking ratio

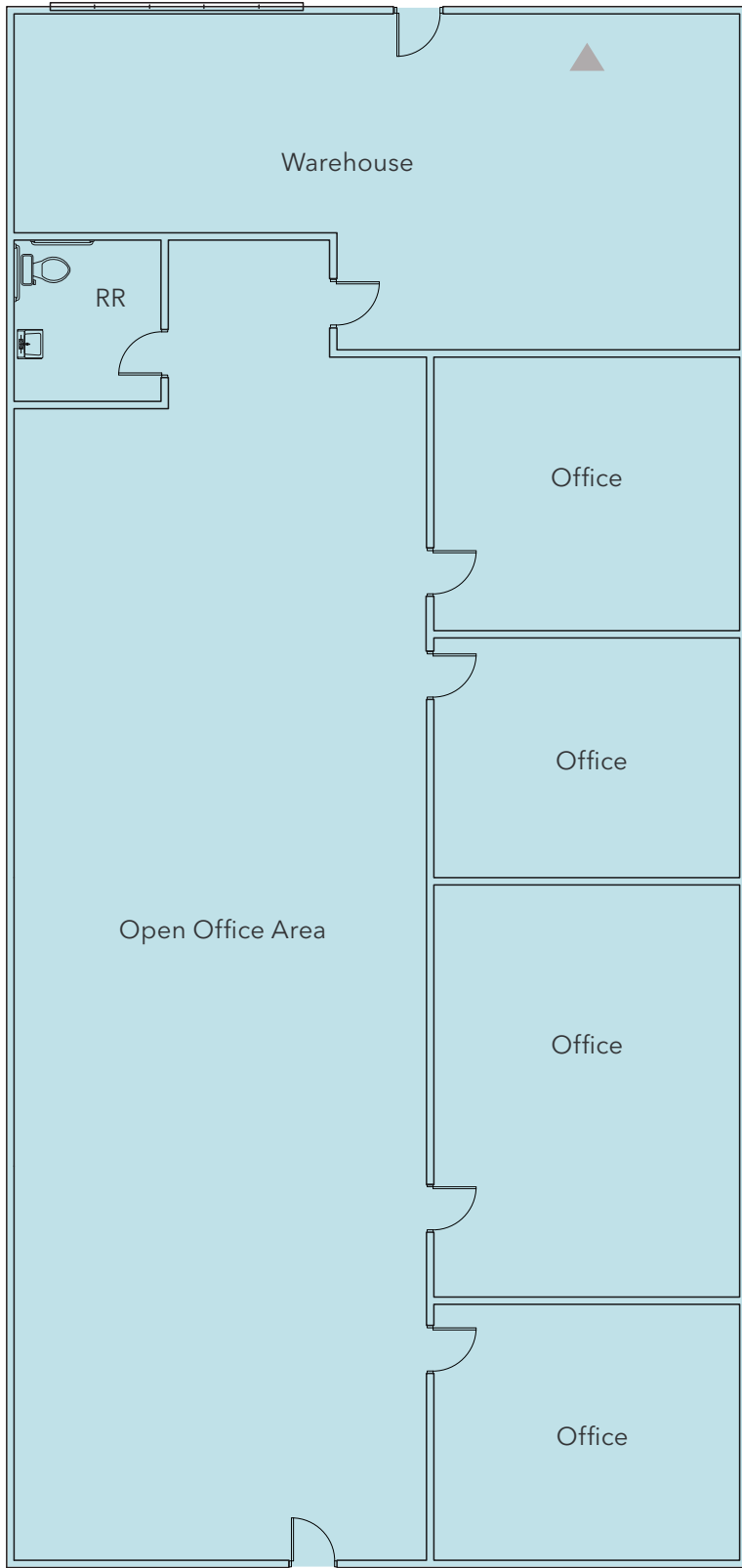
Call brokers to Show

**BOB WILLINGHAM**  
858.369.3013  
bob.willingham@kidder.com  
LIC N° 01469841

**JOHN WITHERALL**  
760.815.9004  
john.witherall@kidder.com  
LIC N° 01759453

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## SUITE B

4095 OCEANSIDE BLVD

**+1,911**

AVAILABLE SF

**\$1.60 NNN**

LEASE RATE (SF/MO) NNN=\$0.42

**ONE**

GRADE-LEVEL DOOR

**NOW**

AVAILABLE

**CALL**

BROKERS TO SHOW

Open climate-controlled space, one restroom and warehouse with one roll up door

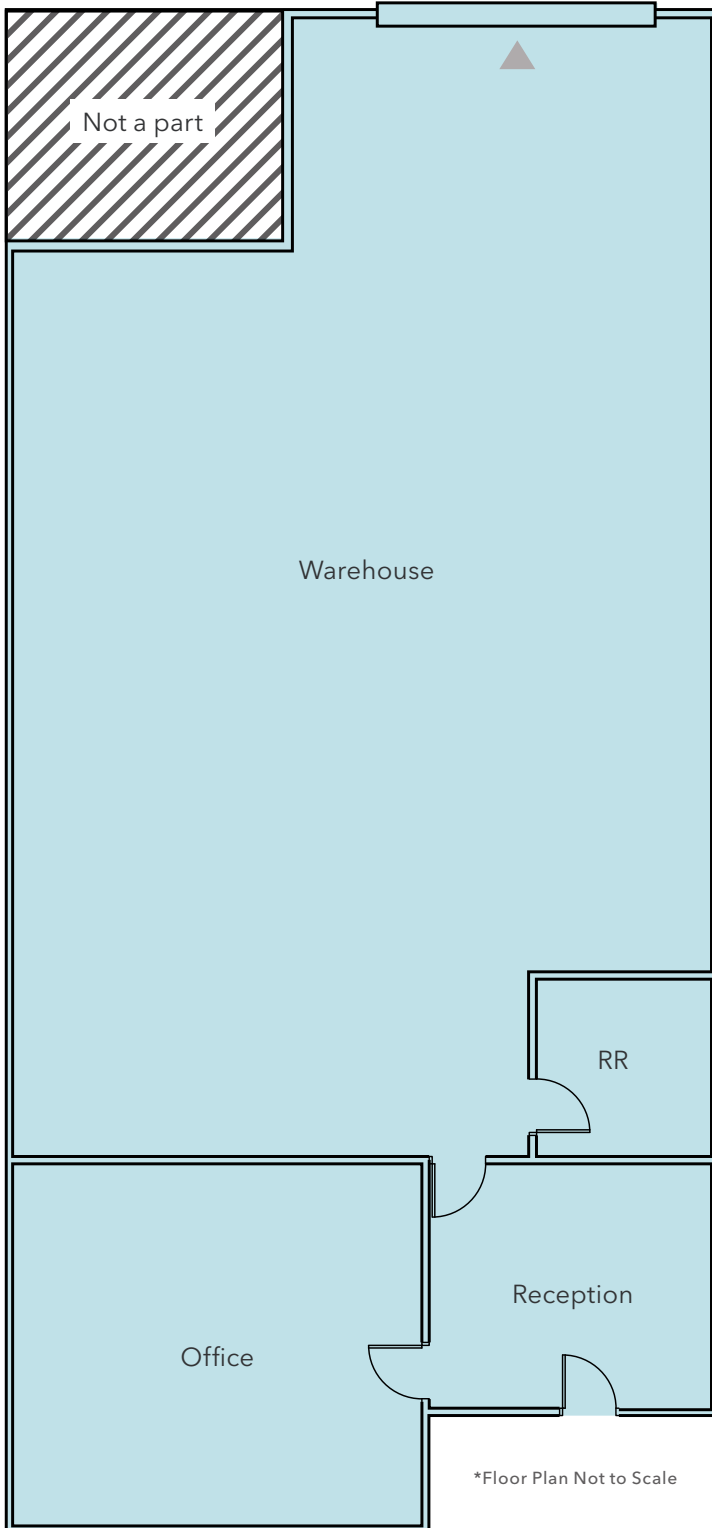
▲ Grade level loading

\*Floor plan not to scale. Tenant to verify.

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder Mathews**



## SUITE A

4089 OCEANSIDE BLVD

**+1,446**

AVAILABLE SF

**\$1.35 NNN**

LEASE RATE (SF/MO) NNN=\$0.42

**ONE**

GRADE-LEVEL DOOR

**NOW**

AVAILABLE

**CALL**

BROKERS TO SHOW

Reception, private office,  
restroom and warehouse  
with one roll up door

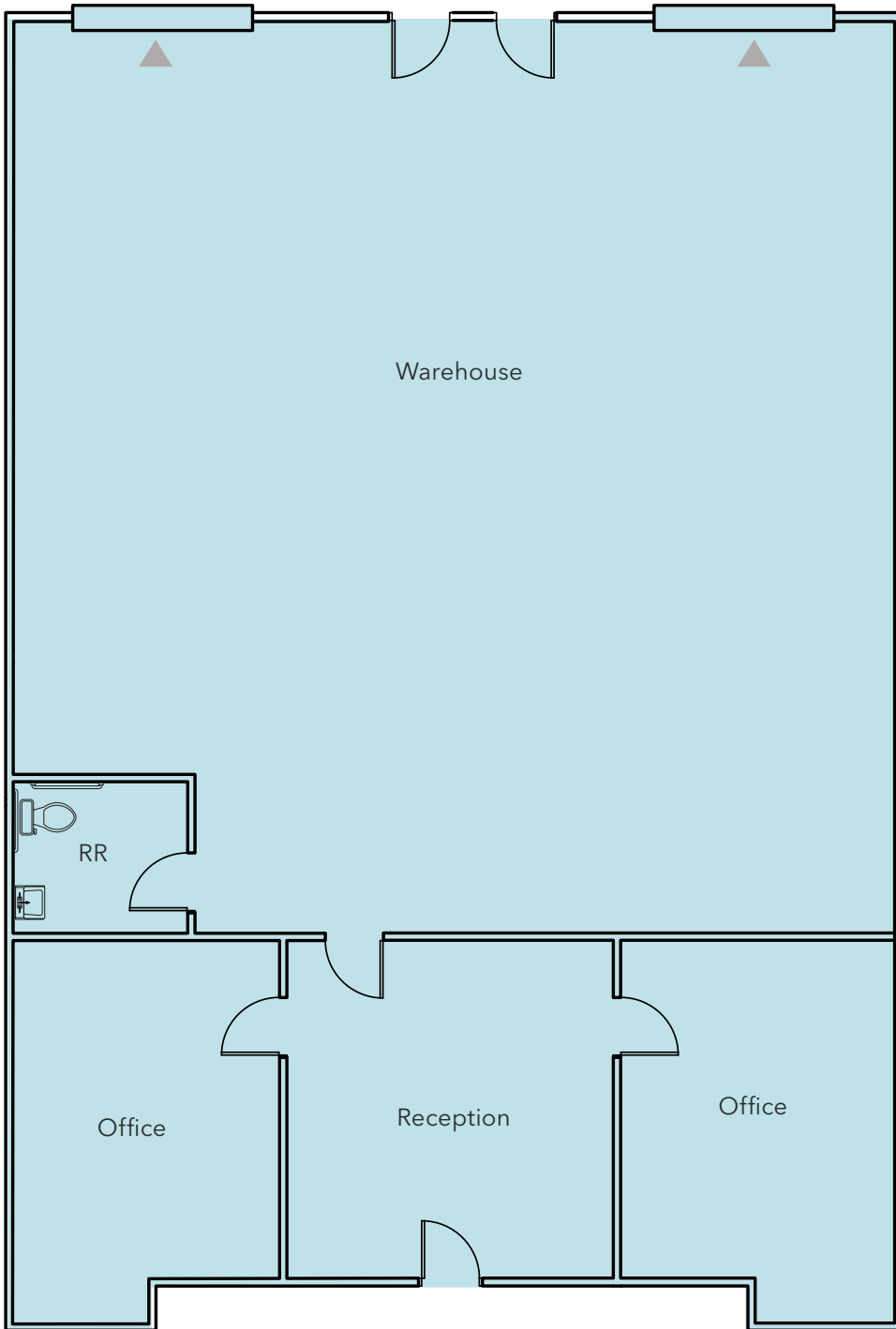
▲ Grade level loading

\*Floor plan not to scale. Tenant to verify.

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder  
Mathews



*SUITE D*

4083 OCEANSIDE BLVD

*+2,102*

AVAILABLE SF

*\$1.35 NNN*

LEASE RATE (SF/MO) NNN=\$0.42

*TWO*

GRADE-LEVEL DOORS

*NOW*

AVAILABLE

*CALL*

BROKERS TO SHOW

▲ Grade level loading

\*Floor plan not to scale. Tenant to verify.

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# RANCHO DEL ORO BUSINESS CENTER



*THREE (3)*

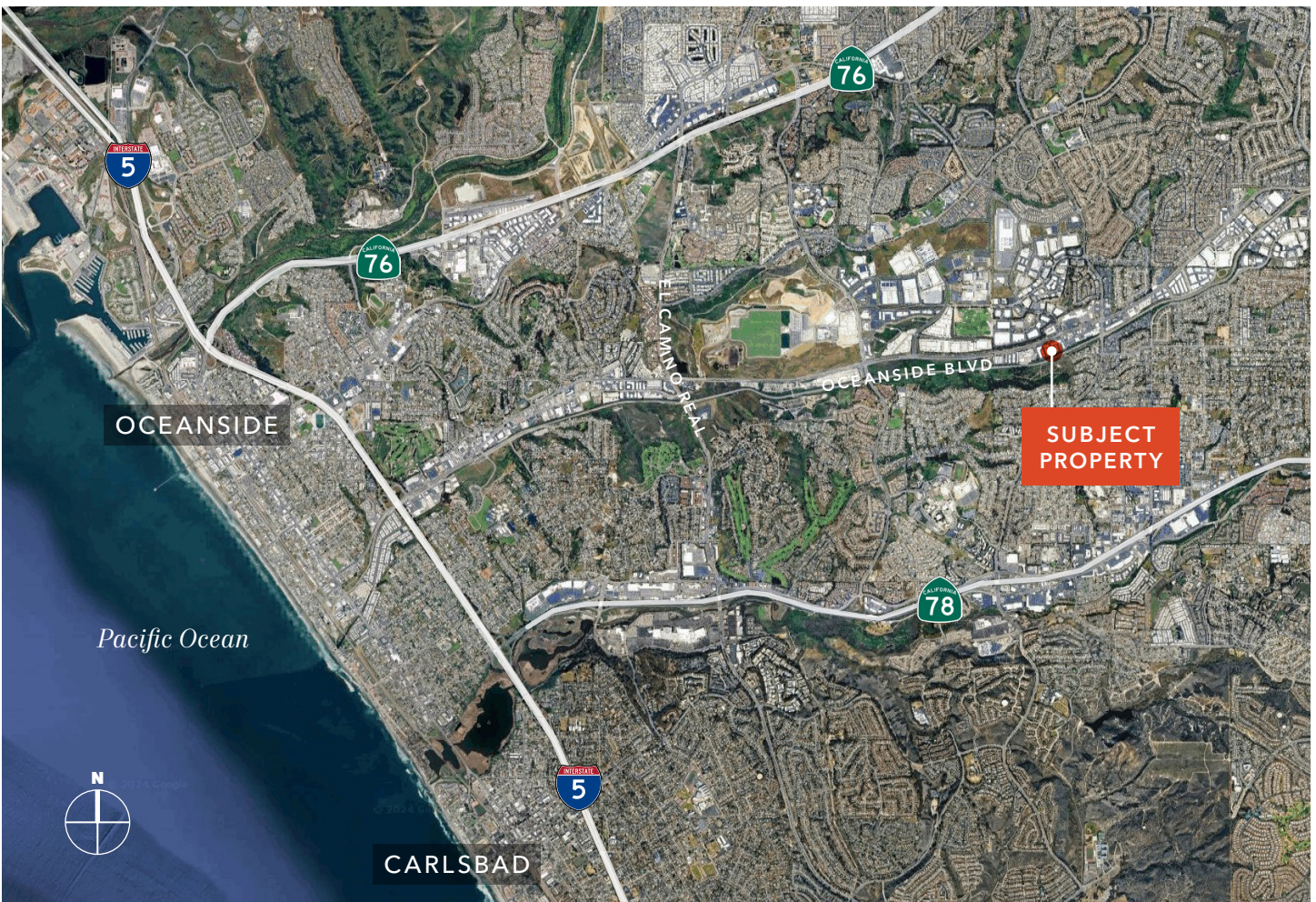
AVAILABLE SUITES

*3.0/1,000 SF*

PARKING RATIO

*1 BLOCK*

WEST OF COLLEGE BLVD



[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

