

# OCEAN RANCH PLAZA

*For Lease | ±2,483 RSF - ±8,549 RSF Medical Office Space*

3609 OCEAN RANCH BLVD | OCEANSIDE, CA 92056



*Exclusively  
Listed By*

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**km** Kidder  
Mathews

# OCEAN RANCH PLAZA



## PROPERTY OVERVIEW

ADDRESS 3609 Ocean Ranch Blvd, Oceanside, CA 92056

BUILDING ±39,711 SF Class A medical office building

AVAILABLE RSF  
Suite 110 - ±4,159 SF  
Suite 130 - ±2,483 SF  
Suite 140\* - ±4,590 SF  
Suite 110+140\* - ±8,549 SF  
Suite 207 ±2,568 RSF  
Suite 206 ±3,507 RSF

\*Currently leased but could be made available

LEASE RATE \$2.65 / RSF Gross + E & J

AMENITIES Local retail support with tenants including Felix's BBQ, Junkyard Sports Bar & Grill, Valeries Taco Shop, Mangia E Bevi, Big Bob's Best Pizza and Marriott Residence Inn (126 Room Facility)

LOCATION Prime location with easy access to Hwy 76, Hwy 78 and I-5

TRANSPORTATION North County Sprinter station nearby



## SITE PLAN

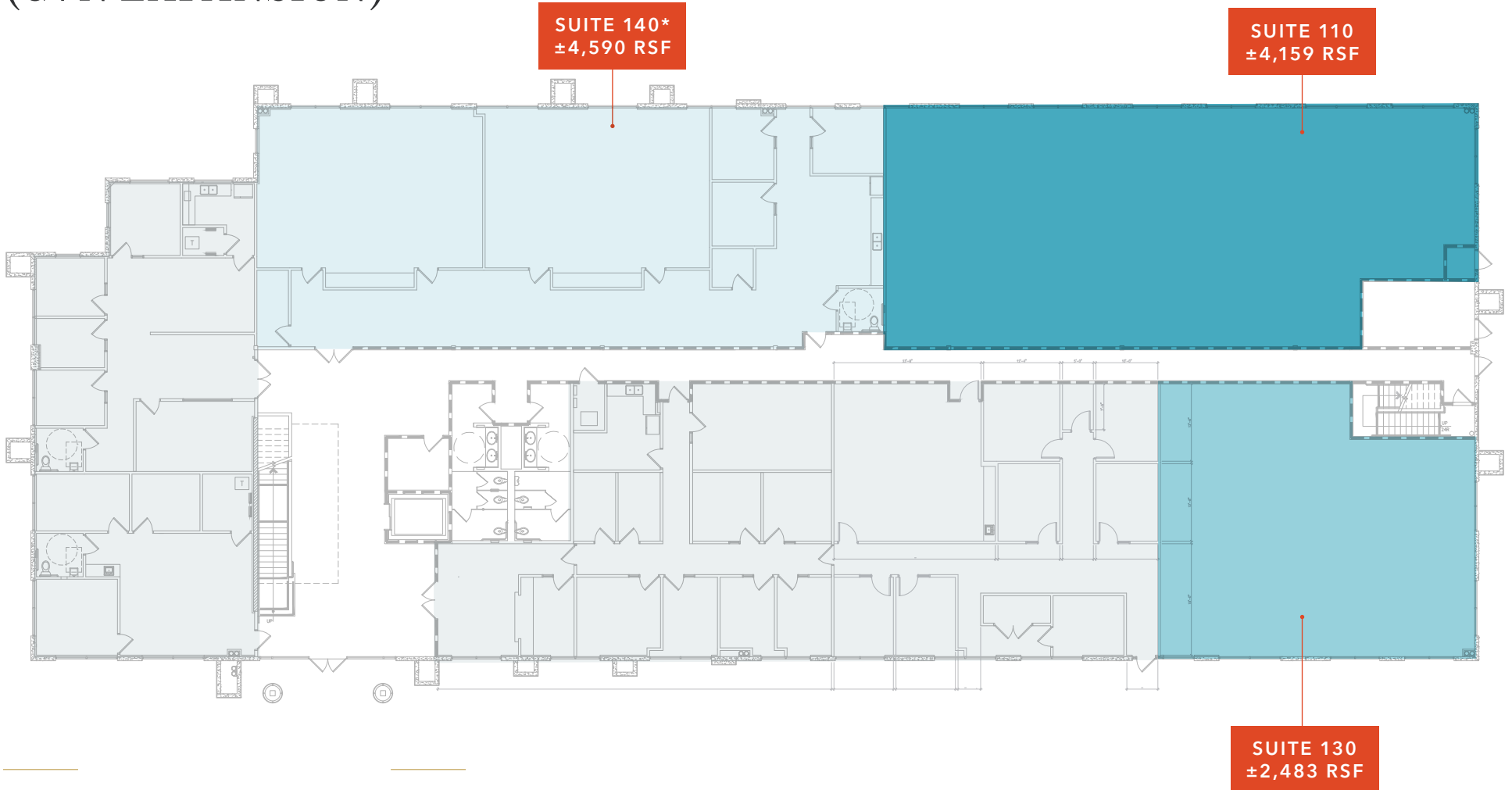


*FOUR*  
SUITES AVAILABLE

*PRIME*  
VISIBLE LOCATION

*MEDICAL*  
& OFFICE USE ALLOWED

# FLOOR PLAN | *FIRST FLOOR* (CVN EXPANSION)

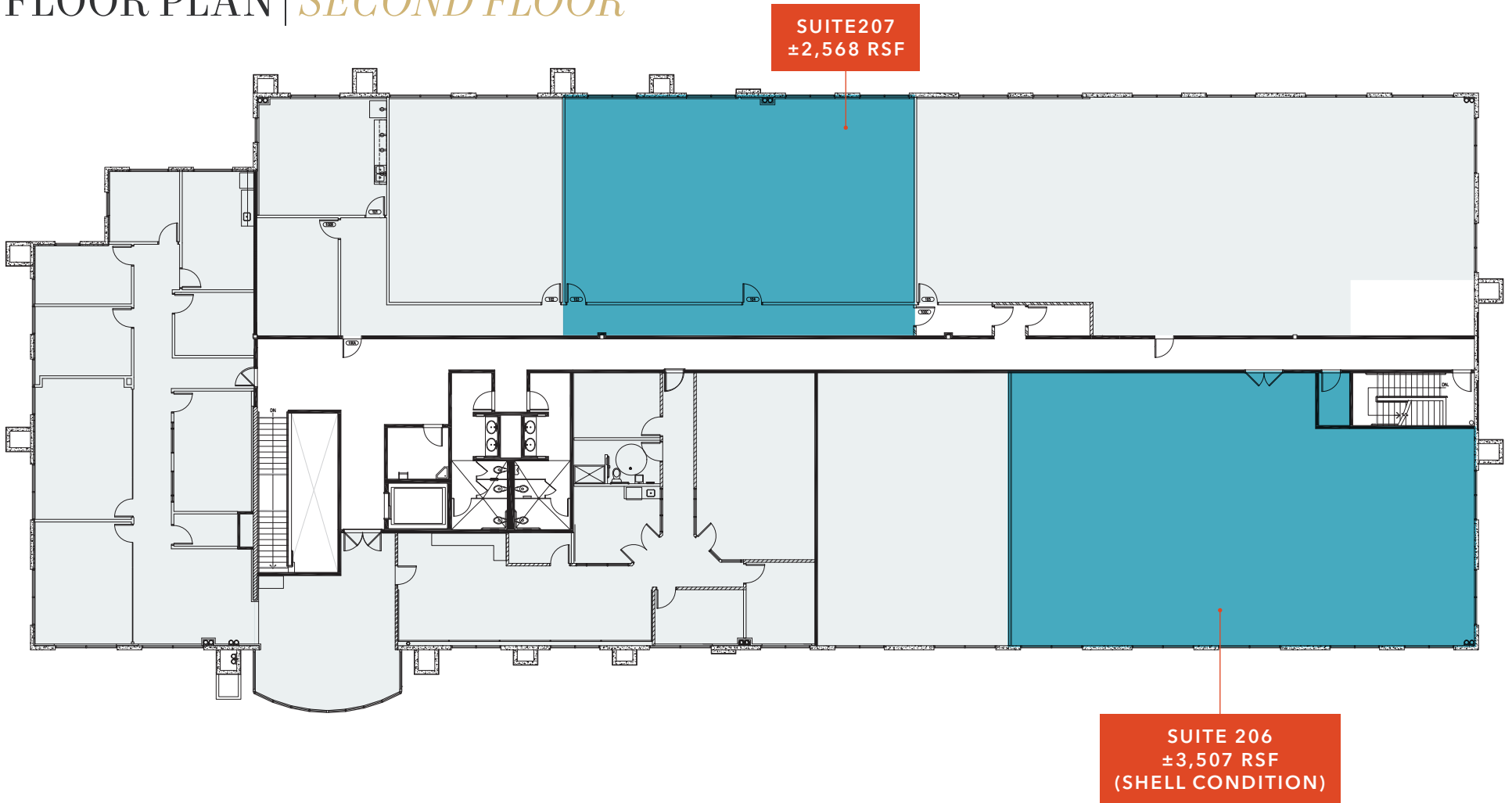


**2,483-8,549**  
RENTABLE SQUARE FOOTAGE (RSF)

**\$2.65**  
LEASE RATE (GROSS + E&J)

\*Suite 140 is currently leased but can be made available. Suite 110 and 140 can be combined for a total of 8,549 RSF.

FLOOR PLAN | *SECOND FLOOR*



*2,568-3,507*

RENTABLE SQUARE FOOTAGE (RSF)

*\$2.65*

LEASE RATE (GROSS + E&J)

OCEAN RANCH PLAZA



AVAILABLE FOR LEASE



KIDDER MATHEWS

# OCEAN RANCH PLAZA



WILLIAM WAGNER  
AQUATIC CENTER

FRONTWAVE  
arena

SoCal  
Sports Complex

COURTYARD  
BY MARriott

LUMA  
at EL CORAZON

VA  
U.S. Department  
of Veterans Affairs

HOME2  
SUITES BY HILTON

Valencia's  
TACO SHOP



Residence  
INN  
BY MARriott

MANHATTAN BEER

BIG BOB'S  
BEST PIZZA

JUNKYARD  
SPORTS BAR & GRILL  
ORANGE, CA

GRANDPA'S RESTAURANT  
FRESH ITALIAN RESTAURANT

Felix's  
STEAK & BREWERY



3605 OCEAN RANCH BLVD

3609 OCEAN RANCH BLVD

CARD  
COMMERCIAL REAL ESTATE  
KBS  
TailoredSpace

Edward Jones  
MAKING BANK OF INVESTING  
The Brown & Calton  
Military Family Clinic  
at YVSD  
so|lecto  
OCEAN RANCH FAMILY DENTAL

AVAILABLE FOR LEASE

KIDDER MATHEWS

OCEAN RANCH PLAZA



# OCEAN RANCH PLAZA



3609 OCEAN RANCH BLVD

GILEAD

LOT 19

LOT 20

Coca-Cola

BRIXTON

Genentech

GLASS WAREHOUSE

MATTRESS FIRM

PACIFIC COAST BUSINESS PARK

RANCHO DEL ORO TECHNOLOGY PARK

EL CORAZON

Residence Inn

LA PACIFICA

TESLA

MAGNAFLOW

GILEAD

suja

Titleist

PLAZA RANCHO DEL ORO

COURTYARD by Marriott

SEAGATE CORPORATE CENTER

OCEAN RANCH CORPORATE CENTER

OCEANIC BUSINESS PARK

OneSource

RANCHO DEL ORO BUSINESS CENTER

DEL ORO MARKETPLACE

WILLIAM A WAGNER AQUATIC CENTER

OCEANSIDE BLVD

AVAILABLE FOR LEASE

KIDDER MATHEWS

# OCEANSIDE, CA

*Known for its mild year-round climate, strong tourism appeal, and expanding residential base, Oceanside has evolved into one of Southern California's most dynamic and investment-attractive beachside markets.*

The city features more than 3.5 miles of coastline, anchored by the iconic Oceanside Pier and a revitalized downtown district that blends historic character with modern mixed-use development. Significant public and private investment has transformed the downtown and beachfront corridors into walkable hubs featuring new multifamily communities, boutique hotels, restaurants, and retail amenities.

Oceanside benefits from diversified economic drivers, including tourism, military presence at nearby Marine Corps Base Camp Pendleton, healthcare, and professional services. The city is well connected via Interstate 5, Highway 76, and the Oceanside Transit Center, which provides access to Amtrak, Metrolink, and COASTER commuter rail service.

With ongoing redevelopment initiatives, constrained coastal supply, and strong demographic trends throughout North County San Diego, Oceanside continues to experience rising demand for residential and mixed-use assets. Its combination of lifestyle appeal, infrastructure connectivity, and long-term growth fundamentals positions the city as a compelling Southern California investment market.



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