

FOR LEASE | 2,568-14,615 RSF OFFICE SPACE

OCEAN RANCH PLAZA

3605 Ocean Ranch Blvd, Oceanside, CA 92056



EXCLUSIVELY LISTED BY

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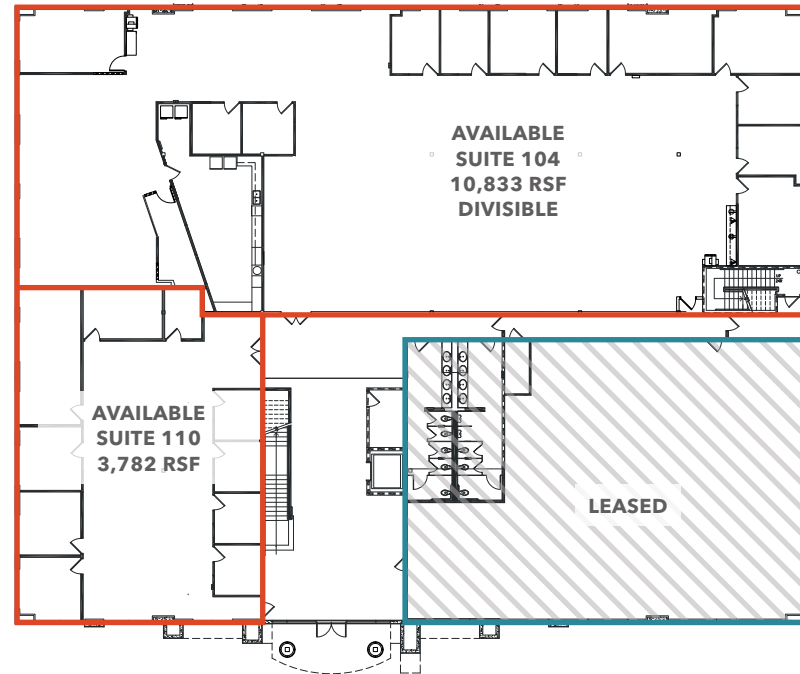
PROPERTY OVERVIEW

ADDRESS	3605 Ocean Ranch Blvd Oceanside, CA 92056	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)
OFFICE BUILDING	±38,888 SF Class A building	LOCATION	Prime location with dramatic views and easy access to Hwy 76, Hwy 78 and I-5
SIGNAGE	Building and monument signage available	TRANSPORTATION	North County Sprinter station nearby
PARKING	4.0 / 1,000 SF		



FLOOR PLAN | DIVISIBILITY OPTIONS

FIRST FLOOR POTENTIAL SUITES

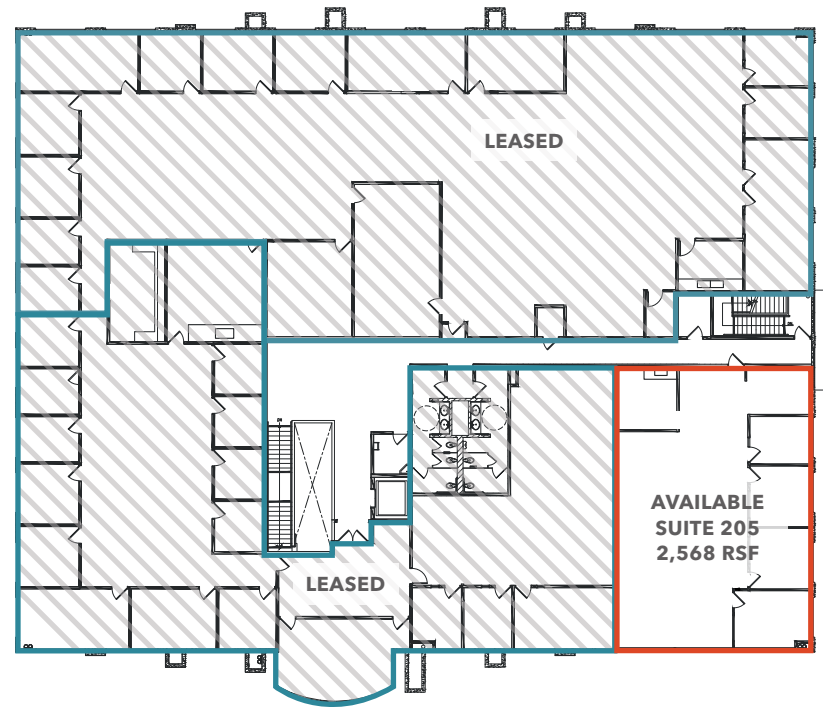


3,000-14,615	\$2.35	NOW
AVAILABLE SQUARE FOOTAGE	LEASE RATE MG+E&J	AVAILABILITY DATE



FLOOR PLAN | DIVISIBILITY OPTIONS

SECOND FLOOR POTENTIAL SUITES



2,568 SF

AVAILABLE
SQUARE FOOTAGE

\$2.35

LEASE RATE
MG+E&J

NOW

AVAILABILITY
DATE

SoCal Sports Complex
OCEANSIDE | CALIFORNIA

FRONTWAVE
arena

WILLIAM WAGNER
AQUATIC CENTER

LUMA
at EL CORAZÓN

VA
U.S. Department
of Veterans Affairs

COURTYARD
Marriott

HOME2
SUITES BY HILTON

Valerie's
TACO SHOP

MANGIA BEV

BIG BOB'S
BEST PIZZA

JUNKYARD
SPORTS BAR & GRILL
OCEANSIDE, CA

GRANDMA'S RESTAURANT
Homemade Meats, Pies and More...

Felix's
BIG GREEN SALAD

Residence INN.
BY MARRIOTT

3605 OCEAN RANCH BLVD

3609 OCEAN RANCH BLVD

CARD
CENTER FOR AUTISM
& RELATED DISORDERS

KBS

TS TailoredSpace

Edward Jones
MAKING SENSE OF INVESTING

The Steven A. Cohen
Military Family Clinic
at VVSD

OCEAN RANCH FAMILY DENTAL

so|ecta



KIDDER MATHEWS

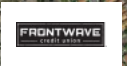


3605 OCEAN RANCH BLVD



Lot 19

Lot 20



GLASS WAREHOUSE



PACIFIC COAST BUSINESS PARK

RANCHO DEL ORO TECHNOLOGY PARK

PLAZA RANCHO DEL ORO

DEL ORO MARKETPLACE

RANCHO DEL ORO BUSINESS CENTER

EL CORAZON



LA PACIFICA

TESLA

Genentech



MAGNAFLOW



SEAGATE CORPORATE CENTER



Titleist



Residence INN



7,600 PERSON CAPACITY ARENA OPENING 2023

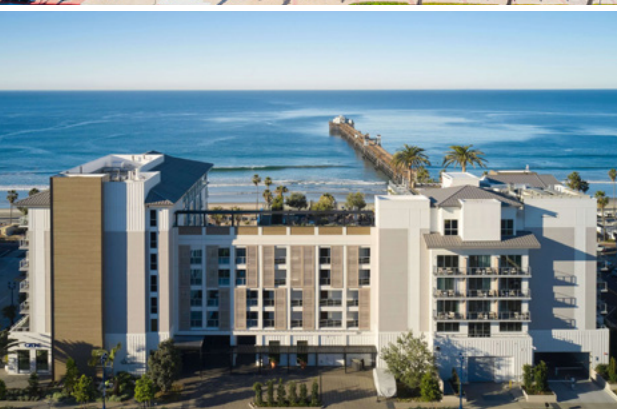


WILLIAM A. WAGNER AQUATIC CENTER

OCEAN RANCH CORPORATE CENTER

OCEANIC BUSINESS PARK





AREA OVERVIEW

Located at the northernmost end of San Diego's coastline, Oceanside is home to some of Southern California's widest beaches, historical landmarks and a distinct Southern California surf culture.

OCEANSIDE, SAN DIEGO COUNTY

LOCATION

Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coastal beauty and autonomy.

THE COMMUNITY

Oceanside is known for palm-dotted Harbor Beach and nearby Oceanside Harbor, with its marina and shops. To the south, the long Oceanside Pier juts into the Pacific Ocean. The California Surf Museum traces the sport's history with a surfboard collection and exhibits on famous surfers. Sculptures, paintings and drawings from the region are on display at the Oceanside Museum of Art.

Oceanside currently enjoys a diverse economic portfolio and has a number of business advantages. To encourage new investment in the City, an incentive plan for new commercial, industrial and office construction is available and the property tax is one of the lowest in the county. Oceanside has a large sporting and recreational goods manufacturing sector as well as a large number of

Travel spending was
\$507.5 million in 2021

biotech and medtech companies, including Gilead and Genentech. Agriculture is also important to Oceanside's economy. San Diego County is a major agricultural producer and the warm climate of Oceanside makes it ideal for the growing of tomatoes, avocados, citrus fruit, nursery stock, and flowers.



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