

301 MISSION AVENUE STE 209 | OCEANSIDE

# OCEANSIDE TERRACES

FOR LEASE

COASTAL PROFESSIONAL  
OFFICE SUITES



SUITE 209

## BROKER CONTACT FOR MORE INFO:

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# OCEANSIDE TERRACES

## PROPERTY HIGHLIGHTS



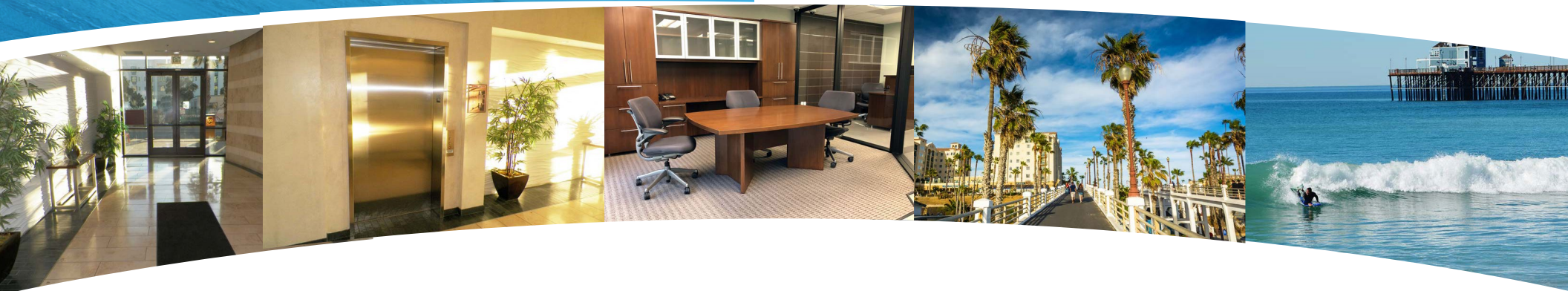
### A BEAUTIFUL MULTI-USE COMPLEX FEATURING:

- Approximately 2,193 Square feet
- Oceanview Premier Corner Office
- Common Weight Room
- Community Event Room

**LEASE RATE:** Negotiable

### LOCATION, LOCATION, LOCATION

- > Only 3 blocks (400 Yards) from Pacific Ocean
- > One block from a vital Transit Hub including Amtrak service to San Diego and Northern Cities
- > Less than 1 mile (direct access) to I-5 via Mission Avenue
- > Retail rich environment with onsite restaurant options
- > Perfect location for active lifestyle professionals seeking ultimate convenience
- > Located within the Oceanside HUB Zone
- > Located midpoint between the cities of San Diego and Irvine and only one block from Amtrak station making this an ideal meeting venue

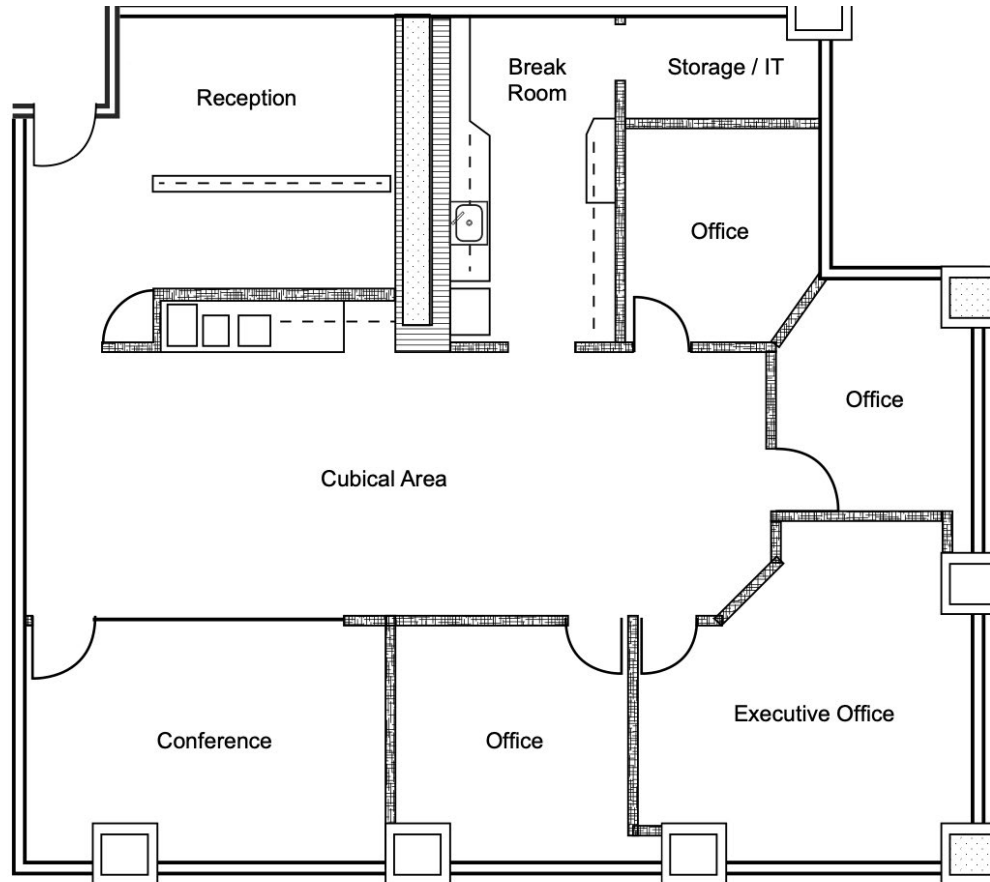


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301 MISSION AVENUE STE 209 | OCEANSIDE CA

FLOOR PLAN



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ABOUT THE PROPERTY



High end office suite (custom furnishings, phone systems, appliances & other items potentially available) and a shell suite ready for your personal design. Located just blocks from the beach and a block from a modern transportation hub linking it to major centers. The Oceanside Transit Center, Amtrak (Pacific Surfliner) provides access to downtown San Diego up to the coast of California and beyond. Additionally, the Sprinter light rail system provides quick access to Cal State San Marcos and the inland communities of Vista, San Marcos and Escondido.



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ABOUT THE AREA

Oceanside is centrally located in the heart of the beautiful Southern California coastline. The community is one of North San Diego's best places to escape the hustle and bustle of the crowded cities.

Oceanside offers a diverse variety of restaurants, craft beverages, and entertainment. It blends a wealth of balanced living with stunning ocean front living in diverse beach-side homes. The City's largest private employers include: Genentech Pharmaceuticals, TE Connectivity, Hydronautics, Nitto Denko, Gilead Sciences and Hobie Cat, along with top industry tourism, restaurant, retail, distribution and life science employers.

Oceanside boasts over 6,198 businesses, 2,905 brick and mortar businesses and 58,641 employees.

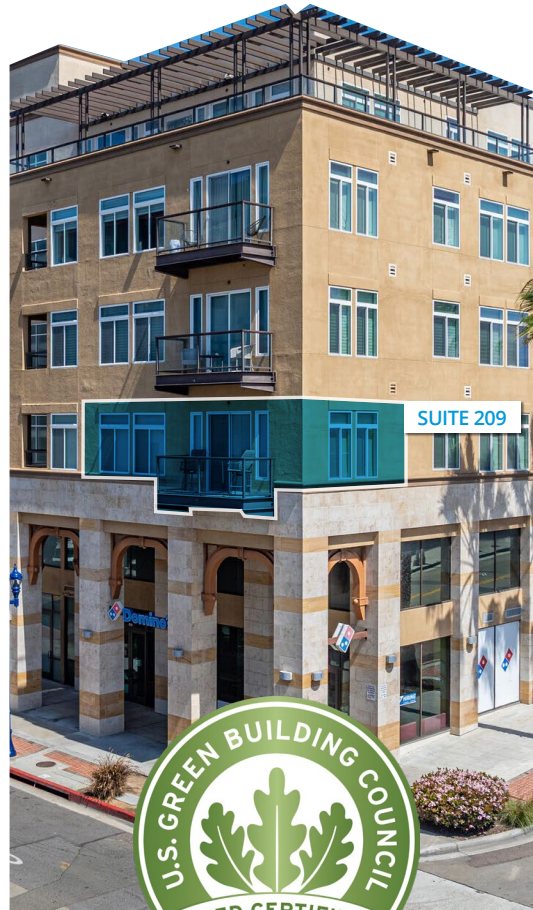
The City of Oceanside is considered to be a gateway city between beautiful San Diego and metropolitan Los Angeles. Oceanside boasts 3.5 miles of white sandy beaches; a near-perfect climate; the chance to tour a variety of museums and historical monuments. Whatever your preference, recreational opportunities in Oceanside CA compliment every life-style.

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301 MISSION AVENUE STE 209 | OCEANSIDE CA

PROPERTY PHOTOS



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# OCEANSIDE TERRACES

301 MISSION AVENUE STE 209 | OCEANSIDE CA

PROPERTY AERIAL



COASTAL PROFESSIONAL OFFICE SUITES

AREA DEMOGRAPHICS

# OCEANSIDE TERRACES

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## WITHIN 5 MILE RADIUS OF PROPERTY



TRAFFIC COUNTS

**15,367 ADT**

\*S Coast Highway



POPULATION

**136,414**



HOUSE HOLDS

**52,838**



MEDIAN HH INCOME

**\$104,178**



MEDIAN AGE

**38.2**

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