

FOR LEASE

525-555 AIRPORT ROAD

Oceanside, CA 92058

4,706 SF - 5,100 SF | Four Freestanding Industrial Buildings | Brand New Construction



AERIAL OVERVIEW

**CONSTRUCTION
UPDATE!**

CLICK TO VIEW

Benet Rd

525 AIRPORT RD
4,706 SF

535 AIRPORT RD
5,100 SF

545 AIRPORT RD
5,100 SF

Airport Rd

San Luis Rey Mission Expy



555 AIRPORT RD
5,100 SF



**4 SINGLE
STORY
BUILDINGS**



**ESTIMATED
COMPLETION
Q3 2026**



**GRADE
LEVEL
LOADING**



**FULLY
SPRINKLERED**



**IL-LIMITED
INDUSTRIAL
ZONING**



**VISIBILITY
OFF
HWY 76**

PROPERTY FEATURES

525 AIRPORT RD

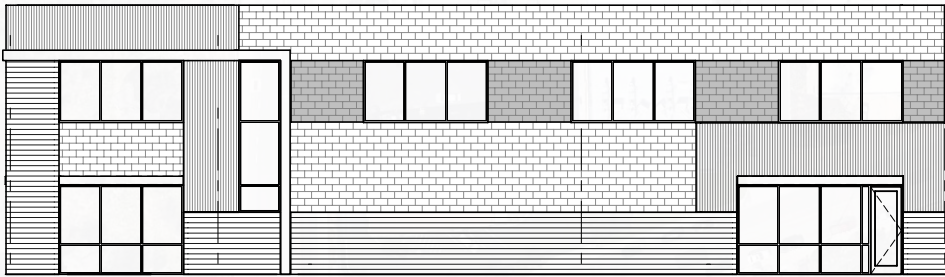
Total SF	4,706 SF
Office SF	843 SF
# of Grade Doors	1 (10' x 12')
Parking	1.70/1,000 SF
Clear Height	22'-24'
Power	800amps, 120/208v
Sprinklers	Yes
Availability	Est. Q3 2026
Lease Rate	Contact Broker



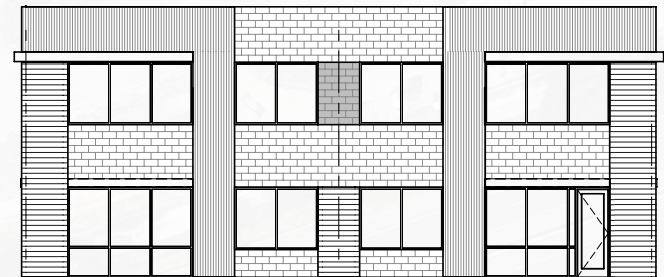
● = GRADE LEVEL DOORS

PROPERTY FEATURES

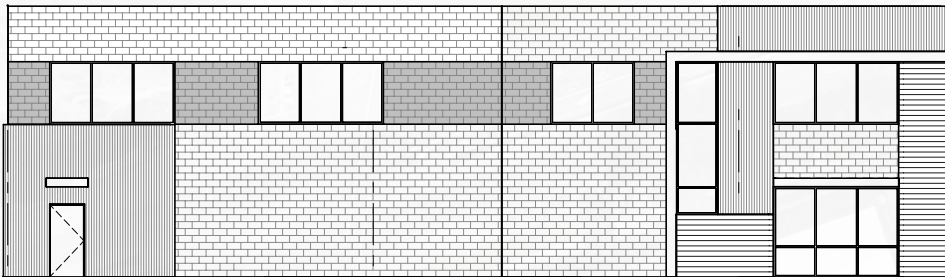
525 AIRPORT RD



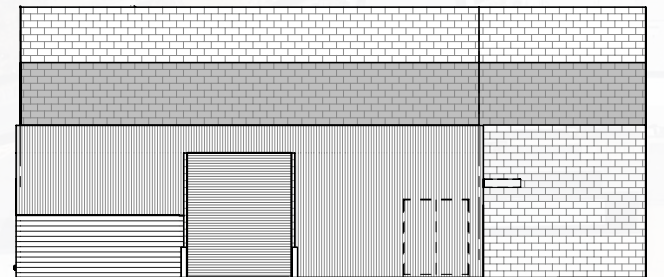
○ BUILDING A - NORTH ELEVATION



○ BUILDING A - EAST ELEVATION



○ BUILDING A - SOUTH ELEVATION

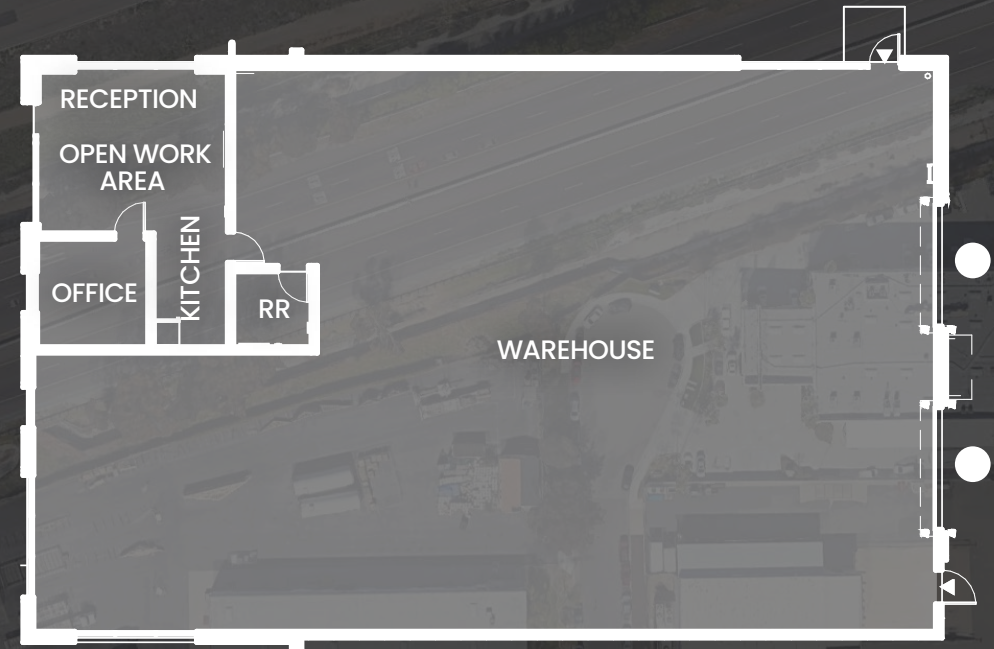


○ BUILDING A - WEST ELEVATION

PROPERTY FEATURES

535 AIRPORT RD

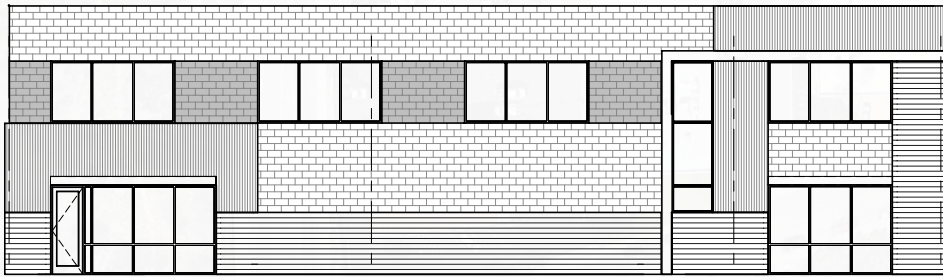
Total SF	5,100 SF
Office SF	806 SF
# of Grade Doors	2 (12'x12')
Parking	1.37/1,000 SF
Clear Height	22'-24'
Power	800amps, 120/208v
Sprinklers	Yes
Availability	Est. Q3 2026
Lease Rate	Contact Broker



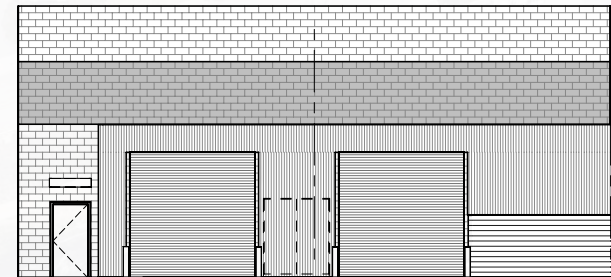
● = GRADE LEVEL DOORS

PROPERTY FEATURES

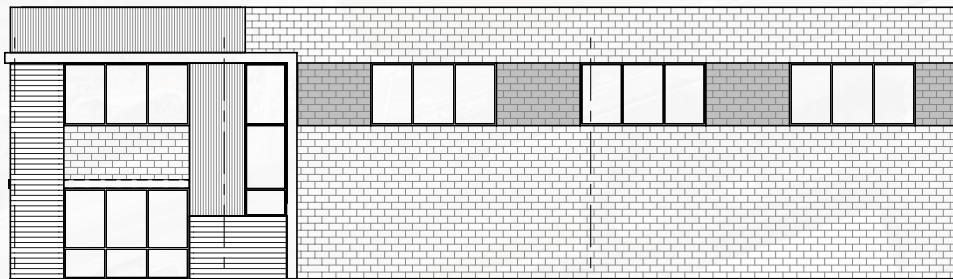
535 AIRPORT RD



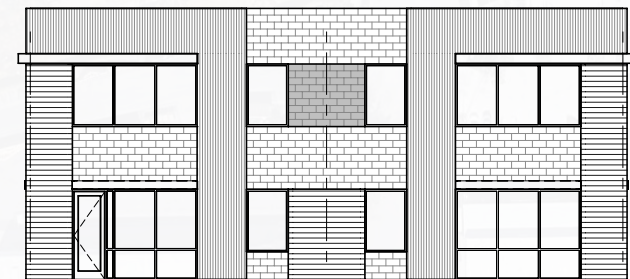
○ BUILDING B - NORTH ELEVATION



○ BUILDING B - EAST ELEVATION



○ BUILDING B - SOUTH ELEVATION

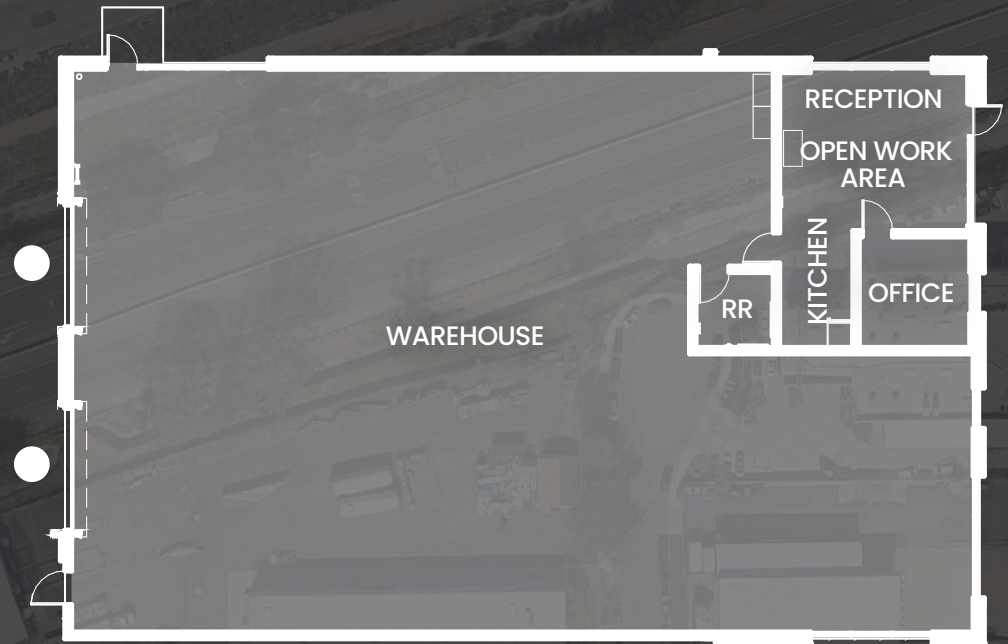


○ BUILDING B - WEST ELEVATION

PROPERTY FEATURES

545 AIRPORT RD

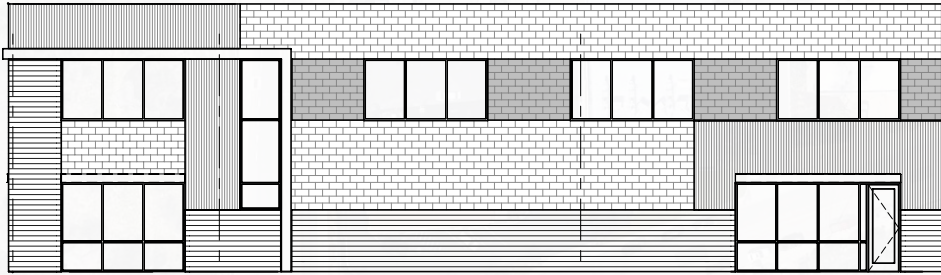
Total SF	5,100 SF
Office SF	806 SF
# of Grade Doors	2 (12'x12')
Parking	1.70/1,000 SF
Clear Height	22'-24'
Power	800amps, 120/208v
Sprinklers	Yes
Availability	Est. Q3 2026
Lease Rate	Contact Broker



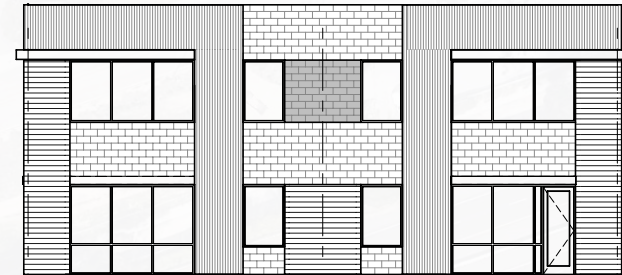
● = GRADE LEVEL DOORS

PROPERTY FEATURES

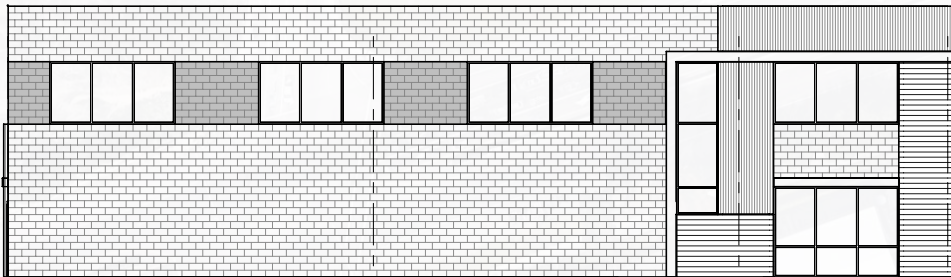
545 AIRPORT RD



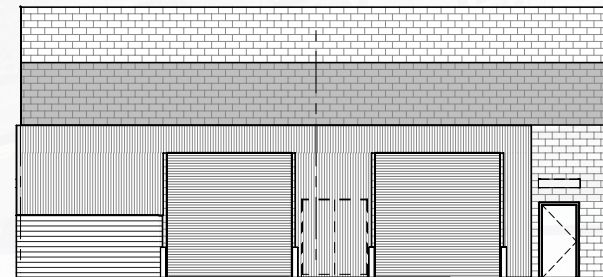
○ BUILDING C - NORTH ELEVATION



○ BUILDING C - EAST ELEVATION



○ BUILDING C - SOUTH ELEVATION

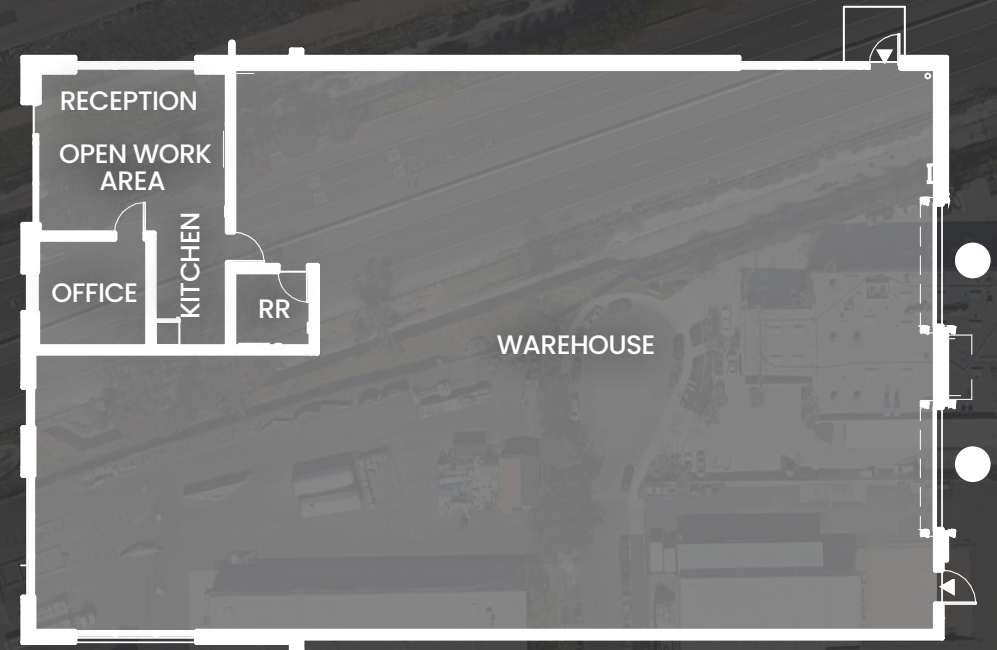


○ BUILDING C - WEST ELEVATION

PROPERTY FEATURES

555 AIRPORT RD

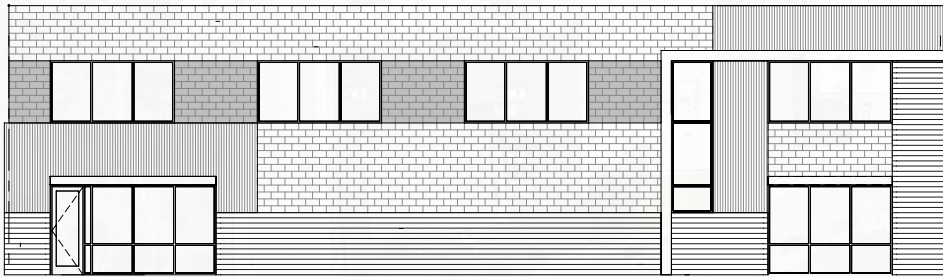
Total SF	5,100 SF
Office SF	806 SF
# of Grade Doors	2 (12'x12')
Parking	1.37/1,000 SF
Clear Height	22'-24'
Power	800amps, 120/208v
Sprinklers	Yes
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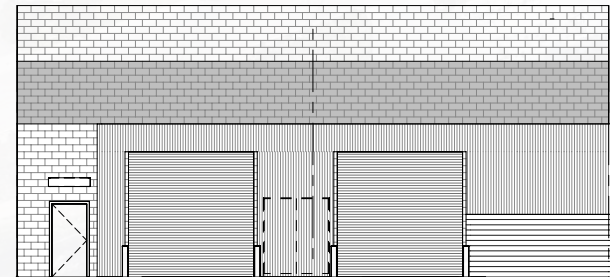
● = GRADE LEVEL DOORS

PROPERTY FEATURES

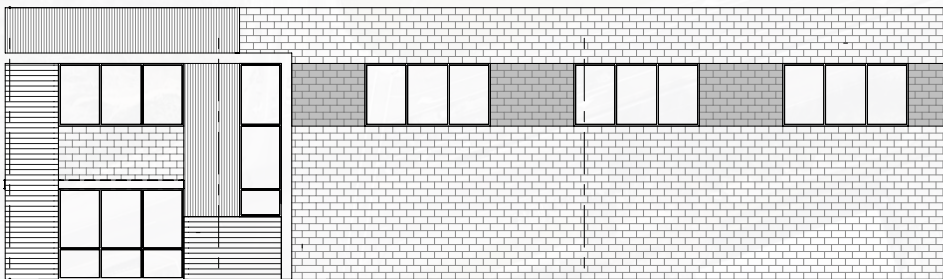
555 AIRPORT RD



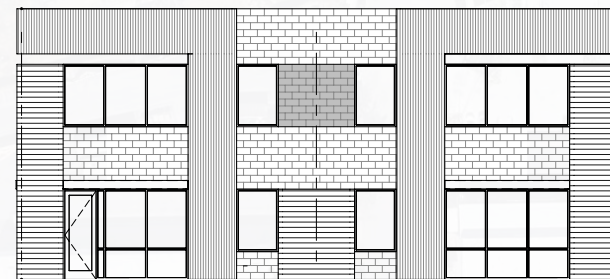
○ BUILDING D - NORTH ELEVATION



○ BUILDING D - EAST ELEVATION



○ BUILDING D - SOUTH ELEVATION



○ BUILDING D - WEST ELEVATION

NEARBY RETAIL & AMENITIES

Camp Pendleton South

LOWE'S

3 Oceanside Harbor

LIGHTHOUSE OYSTER BAR & GRILL
 JOE'S CRAB SHACK
 DOMINIC'S ITALIAN GOURMET
 OCEANSIDE BROILER

1 Mission Shopping Center

planet fitness
 WATER BROS. MARKETS
 CHASE
 BANK OF AMERICA
 MCDONALD'S
 KILLER PIZZA FROM MARS
 SUBWAY
 STARBUCKS
 Walgreens
 BURGER KING

2 Mission Plaza Real Shopping

DOLLAR TREE
 TACO BELL
 PANDA EXPRESS
 WINGSTOP
 Pit Stop

4

STARBUCKS
 Jack in the box
 MCDONALD'S
 KFC

Emerald Isle Golf Course

525-555 AIRPORT RD OCEANSIDE

Goat Hill Golf Course

5 Downtown Oceanside

Swami's CAFE
 PACIFIC COAST SPIRITS
 Johnny Mañana's Mexican Food & Cantina
 CRACKHEADS
 GREEN CHEEK BEER CO
 LTH & Kitchen
 MISSION AVENUE

Oceanside Beach

LOCATION OVERVIEW



OCEANSIDE

Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

30 city parks

1,954 foot-long pier

3.5 miles of public beaches

1,000 slip public marina

MEDIAN
HOUSEHOLD
INCOME

\$93,724

POPULATION

167,266

BUSINESSES

8,012

OCEANSIDE'S LOCAL INDUSTRIES

LIFE SCIENCE
MEDTECH
PHARMA
TOURISM

ADVANCED
MANUFACTURING
MILITARY
SPORTS & ACTIVE
LIFESTYLES



525-555 AIRPORT ROAD

Oceanside, CA 92058



CHRIS ROTH, SIOR
(760) 448-2448

croth@lee-associates.com

DRE Lic#01789067

RUSTY WILLIAMS, SIOR
(760) 448-2453

rwilliams@lee-associates.com

DRE Lic#01390702

JAKE RUBENDALL, SIOR
(760) 448-1369

jrubendall@lee-associates.com

DRE Lic#02037365

Lee & Associates Commercial Real Estate Services, Inc. – NSDC
1902 Wright Place, Suite 180, Carlsbad, CA 92008
P: (760) 929-9700 | F: (760) 929-9977

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