

±200 SF - ±400 OFFICE SUITES AVAILABLE FOR LEASE
2170 S EL CAMINO REAL, OCEANSIDE CA 92054



SULLIVAN O'BRIEN
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Voit
REAL ESTATE SERVICES



AVAILABILITY

SUITE	SIZE	LEASE RATE	COMMENTS
Suite 208	200 SF	\$3.30 FSG	Available Now
Suite 213/215	400 SF	\$2.90 FSG	Available October 1, 2025
Suite 214/216	400 SF	\$2.90 FSG	Water access available in suite
Suite 217	200 SF	\$3.30 FSG	Available Now
Suite 218	200 SF	\$3.30 FSG	Available Now
Suite 220	200 SF	\$3.30 FSG	Available Now

PROPERTY OVERVIEW

TOTAL BUILDING SIZE
±9,728 SF

AVAILABLE SIZE RANGE
±200 - 400 SF

LOT SIZE
±0.5 Acres

NUMBER OF STORIES
Two (2)

YEAR BUILT
1974

PARKING
3.29/1,000 SF

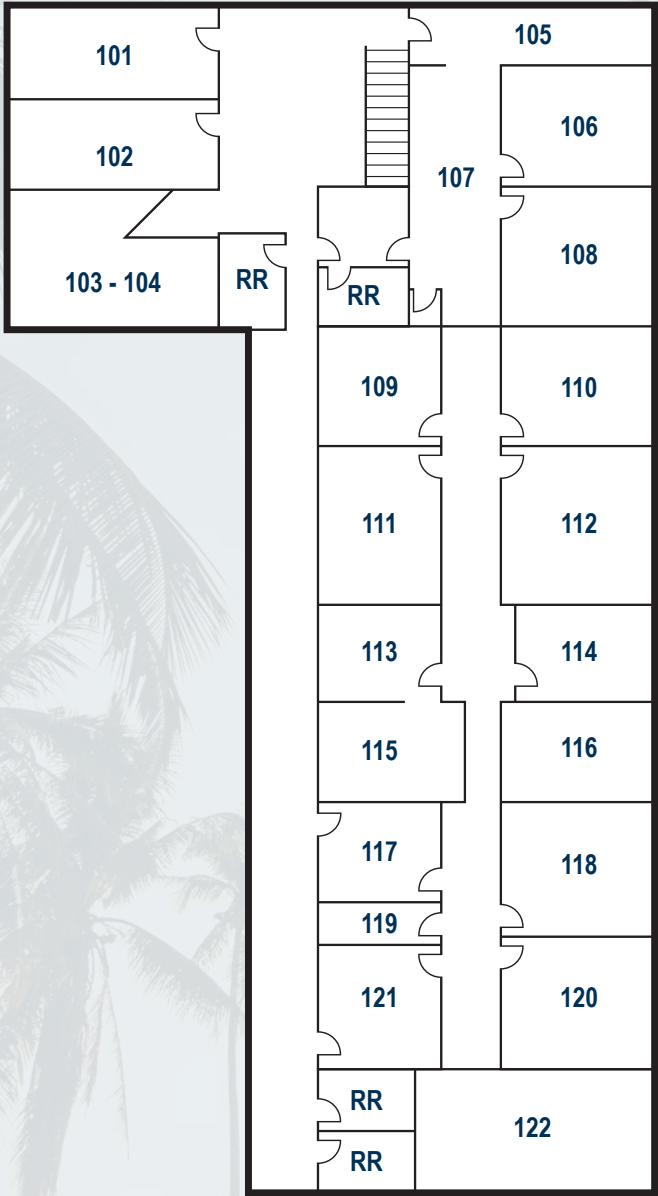
EV CHARGERS
Two

SOLAR PANELS
Throughout

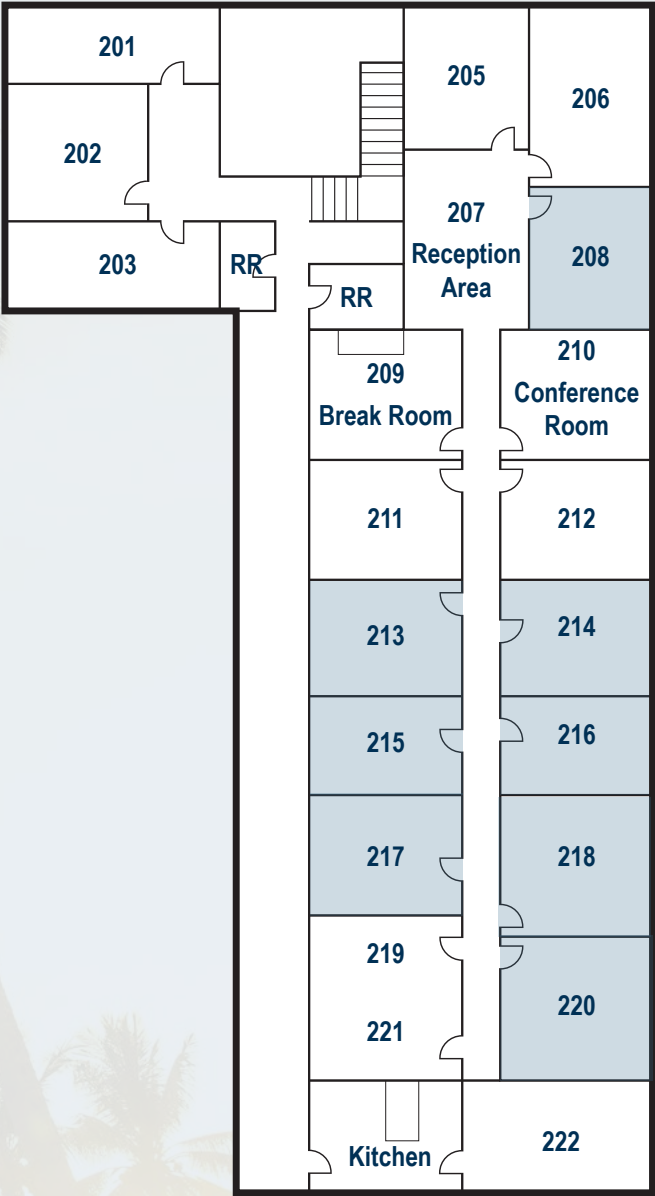
ZONING
CP (Commercial Professional)

LEASE RATE
\$2.90 - \$3.30/SF Full-Service Gross (FSG)

FLOOR PLANS & AVAILABILITY



1ST FLOOR



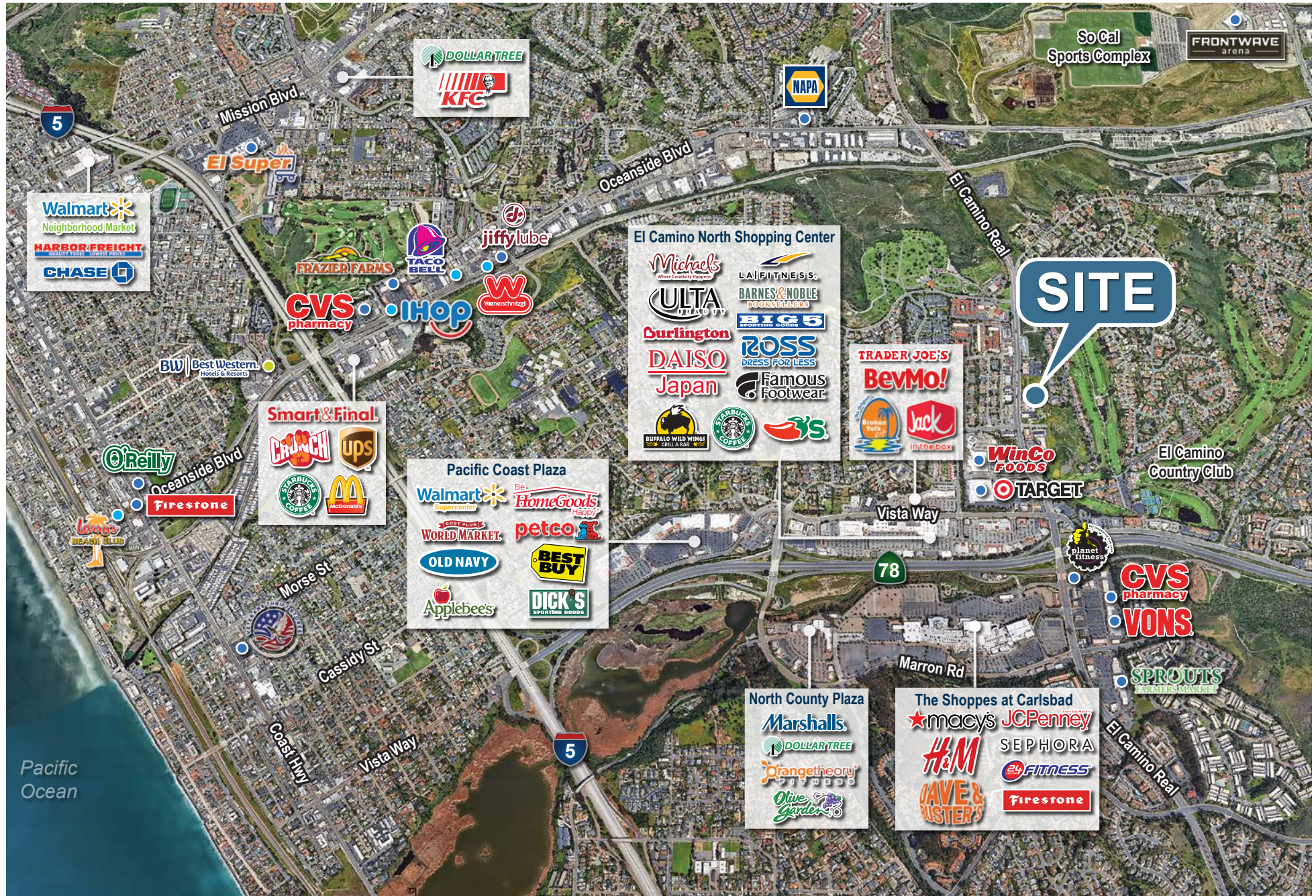
2ND FLOOR

BUILDING PHOTOS





NEARBY AMENITIES





Taking advantage of the nexus between oceanfront living and thriving businesses, Oceanside is attracting the attention of quickly growing life sciences companies. Home to biotech manufacturing giants Genentech and Gilead Sciences with career training from Mira Costa College Biotechnology Center, the industry is fueling the robust business climate. Life sciences, advanced manufacturing, tourism, restaurants, retail and agriculture lead as the city's top industries.

Oceanside's Transit Center is the 78 Corridor's Transportation Hub which has light rail trains running daily. Amtrak connects the 78 Corridor to the rest of the nation via Oceanside and Metrolink. Sprinter and Coaster access provide commuters with options to get to Downtown San Diego, Orange County, Los Angeles, as well as the rest of the 78 Corridor. In addition, Oceanside Municipal Airport offers general aviation enthusiasts and businesses, with small aircraft, a local, convenient airfield.

Oceanside has the largest population on the 78 Corridor with more than 175,000 people. Marine Corps Base Camp Pendleton is directly adjacent to Oceanside, which has a daytime population of 68,000 enlisted, family members, and civilian personnel. The workforce in Oceanside is diverse and disciplined with about 25% of the working population having a bachelors degree or higher.

DRIVING DISTANCES



THE SHOPPES AT CARLSBAD	1.0 MILES
OCEANSIDE HARBOR BEACH.....	6.7 MILES
MCCLELLAN-PALOMAR AIRPORT	6.9 MILES
LA JOLLA SHORES BEACH.....	28.3 MILES

Oceanside Beaches

OCEANSIDE PIER

1,954 FEET OF AMAZING VIEWS AND VANTAGE POINTS.

If you can tear your eyes away from the stunning horizon, the best people watching—in a town full of great people watching—may well be at Oceanside's historic wooden pier. Jutting far beyond the breakers, it's an iconic photo backdrop, a stage for artists and performers, a deep-water access point for amateur anglers, and an ideal perch for catching the elusive green flash at sunset.

OCEANSIDE HARBOR

2 MILES OF SIDEWALKS ADORNED WITH RETAIL.

The Oceanside Harbor is a lovely and relaxing place to visit! You'll find about two miles of sidewalk to stroll, which will take you around the entire Harbor. There are benches and picnic tables to do a little people, boat, and sea bird watching. You'll enjoy grabbing a bite to eat or drink at one of the many beautiful Harbor dining options.



HARBOR BEACH

Oceanside's largest beach offers everything from surfing to volleyball. At adjacent Oceanside Harbor, find the Marina Inn Hotel and a variety of shops.



PIER VIEW NORTH

North of the Oceanside Pier, the beaches have much more sand than those to the south, an ideal set up for quiet beach walks or lounging with a book.



PIER VIEW SOUTH

The beach area south of the Oceanside Pier is Oceanside's most popular beach. Surfing, body boarding and body surfing contests are held at the Oceanside Pier throughout the summer.



TYSON STREET BEACH

Also known as Tyson Street Park, this grassy, sandy spot is within walking distance of the Oceanside Pier. Bring some grub, spread your blanket, and have a picnic.



WISCONSIN STREET BEACH

This local fave is located at Wisconsin Street and the south Strand, a one-way, southbound street that parallels the beach. There is a ramp just north of the lifeguard Tower 7 for beach access.



OCEANSIDE BOULEVARD BEACH

This is a quiet, family beach located just south of Oceanside Harbor, popular with surfers and volleyball players. Where the San Luis Rey River meets the ocean at the jetty, a sandbar is often formed that creates a good surf break.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	9,540	127,921	258,624
2024 Households	3,870	49,339	92,231
Median Household Income	\$83,848	\$81,430	\$85,943
Median Home Value	\$790,464	\$750,199	\$716,744
Median Year Built	1983	1979	1983

TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
South El Camino Real	Vista Way	54,034
South El Camino Real	Cam Town	38,106
South El Camino Real	Skyline Drive	36,053
Via Las Rosas	Via Sonora	5,218





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