

*For Lease In Oceanside*

# 6,250 SF BUILDING ON 3.10 ACRES OF *INDUSTRIAL OUTDOOR STORAGE LAND*

3231 OCEANSIDE BLVD, OCEANSIDE, CA





*Directly across from the 465 AC, SoCal Sports Complex - 212 AC of parks, 55 AC of commercial development, & the newly constructed, Frontwave Arena.*

SITE SIZE	3.10 AC
BUILDING	6,250 SF Industrial building
CURRENT ZONING	IG, Heavy Industrial
CUP	Current CUP for a 30,000 gallon propane tank
POTENTIAL USES	Landscaping, contractors, & building materials storage
AMENITIES	Fenced & secured lot
LEASE RATE	\$39,000/Mo Gross
DATE AVAILABLE	90 Days

**3.10 AC**  
AVAILABLE

**\$39K**  
LEASE RATE (MO/GROSS)

*Oceanside is a dynamic coastal city located in North San Diego County, offering an exceptional balance of livability and business accessibility.*

Positioned just south of the Orange County line, Oceanside provides direct connectivity to Interstate 5, State Route 76, and Highway 78, enabling efficient access to the Southern California logistics corridor from Los Angeles to San Diego. The city is also served by the Oceanside Transportation Center, offering Amtrak, Metrolink, and Coaster rail service, and is within a short drive of McClellan-Palomar Airport and Camp Pendleton Marine Base.

#### **THRIVING INDUSTRIAL & BUSINESS ENVIRONMENT**

Oceanside has evolved into one of North County's most active industrial markets, with a diverse tenant base spanning manufacturing, logistics, distribution, and life sciences. The city's pro-business policies, availability of skilled labor, and proximity to regional transportation infrastructure make it an ideal location for both local and national operators. Industrial users benefit from modern business parks, flexible zoning, and competitive lease rates compared to nearby Orange County and coastal San Diego submarkets.

#### **WORKFORCE & ECONOMIC GROWTH**

With a population exceeding 175,000, Oceanside boasts a growing, well-trained workforce supported by nearby institutions such as MiraCosta College, Cal State San Marcos, and Palomar College. The city's strong residential base and ongoing development activity continue to attract employers seeking access to talent, affordability, and quality of life.

#### **CONNECTIVITY & DISTRIBUTION ADVANTAGE**

Immediate access to I-5, SR-76, and SR-78 connecting to major regional markets

60 miles to the Ports of Los Angeles and Long Beach

40 miles north of Downtown San Diego

Regional connectivity via rail, air, and major freeways for last-mile and regional distribution

#### **QUALITY OF LIFE & COMMUNITY APPEAL**

Beyond its business advantages, Oceanside offers a vibrant coastal lifestyle that supports workforce retention and corporate culture. With three miles of sandy beaches, a revitalized downtown district, and an emerging craft, hospitality, and innovation scene, Oceanside continues to attract investment, residents, and talent across industries.

Oceanside represents one of Southern California's most strategically positioned industrial markets, combining coastal proximity, multimodal transportation access, and a pro-growth business climate. For users and investors alike, the city offers a rare opportunity to operate within a high-demand North County San Diego industrial corridor while benefiting from long-term economic and demographic growth.

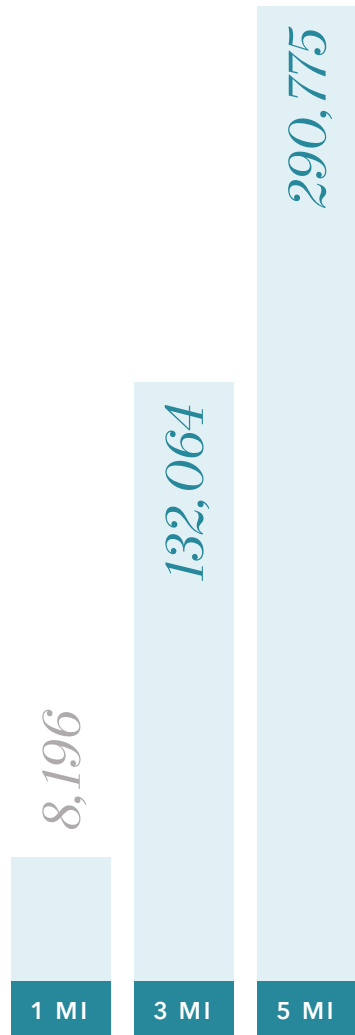


# 3231 OCEANSIDE BLVD

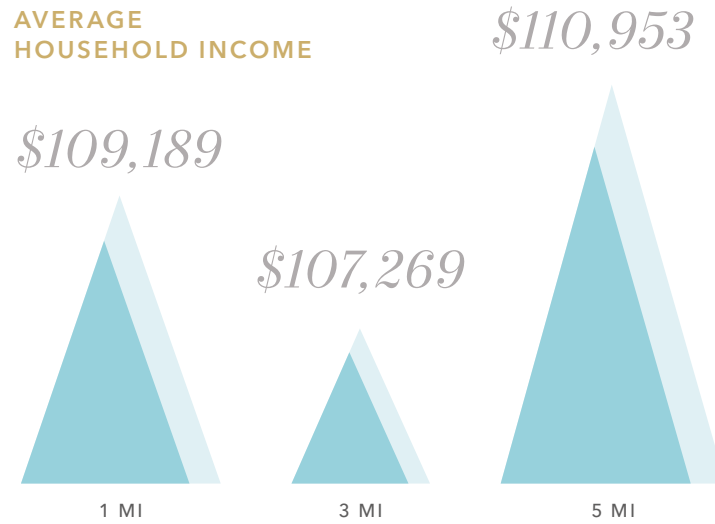


# DEMOGRAPHICS

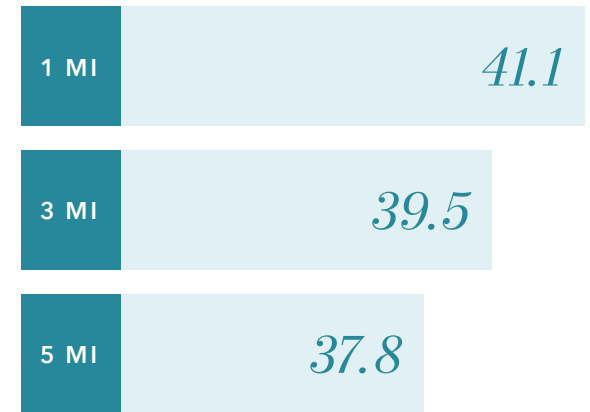
## POPULATION



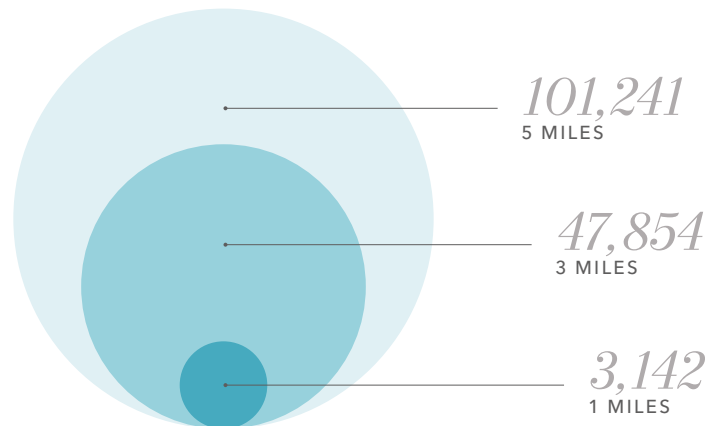
## AVERAGE HOUSEHOLD INCOME



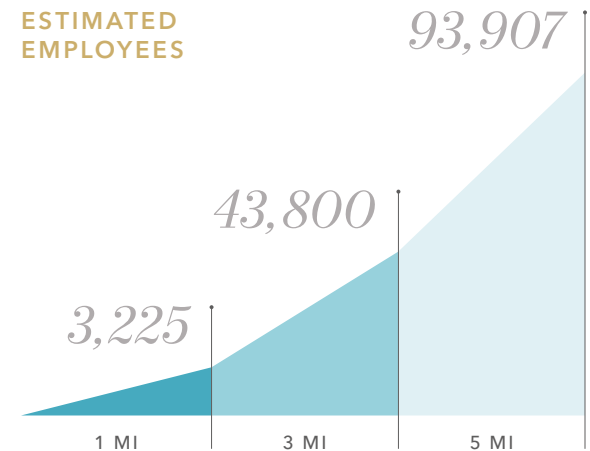
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

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*Exclusively  
Listed By*

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**km** Kidder  
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