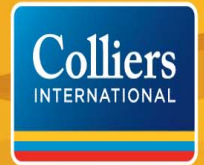


FOR SALE >

3,550 SF Industrial/Retail Space

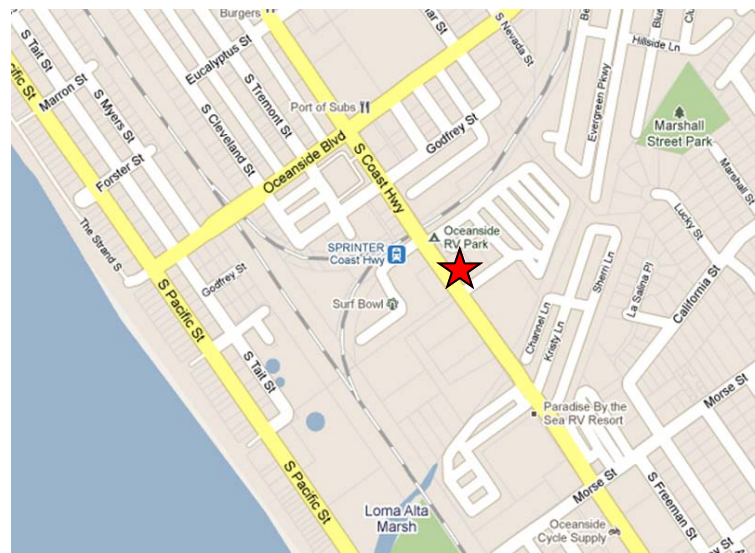


1434 SOUTH COAST HIGHWAY, OCEANSIDE, CA 92054



Property Details:

- > Freestanding building with expansion plan approved by City
- > Prominent signage
- > Entire site is gated for enhanced security
- > 16 surface parking spaces
- > Large lot- 0.52 acres
- > Zoning - CG
- > Owner may consider short-term lease back



Features:

- > Easily accessible via Interstate 5
- > Great ingress/egress off of Coast Highway
- > Potential redevelopment opportunity
- > Approved plan available for proposed second building
- > High demand for coastal property (3 blocks from ocean)

Demographics / Traffic

Population (2009 est.)	79,545
Median Household Income	\$68,986
ADT Traffic Count	21,500

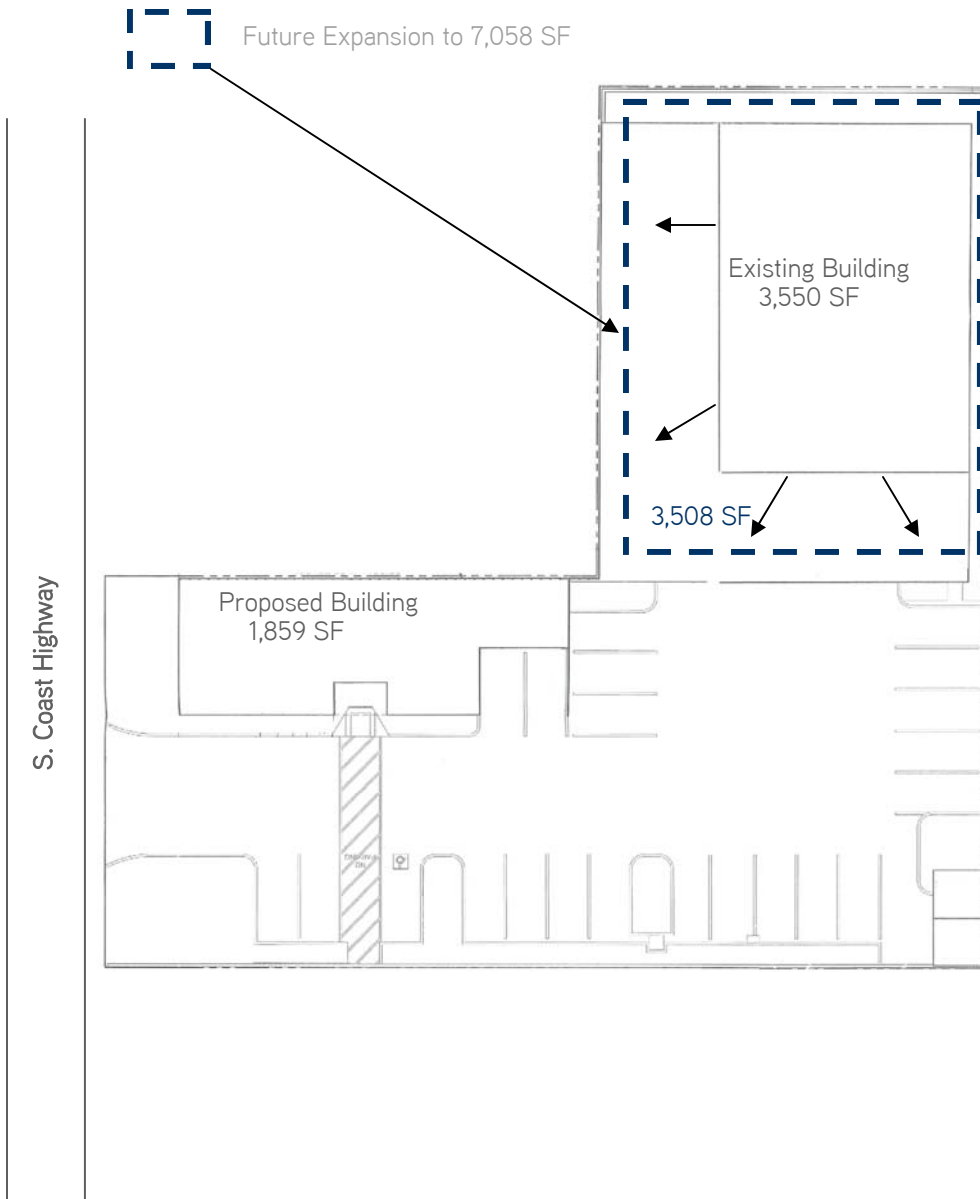
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