



OCEAN RANCH

La Pacifica

3801, 3809 & 3817 OCEAN RANCH BOULEVARD, OCEANSIDE, CA

38,000 – 66,780 SF Available For Lease



FOR LEASE

A 3-building, 225,489 SF, Class A business park located within the highly sought-after Ocean Ranch Corporate Centre

Owned &
Operated by



Bob Willingham, SIOR
858.369.3013
bobw@kiddermathews.com
LIC #01469841

Ronald L. King, SIOR
858.369.3011
rking@kiddermathews.com
LIC #00868661

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Ocean Ranch Corporate Centre is strategically located between San Diego and Orange Counties, four miles east of I-5, between highways 76 and 78, with excellent visibility on Oceanside Boulevard and a strong employee base.

Situated within the 400 acre Ocean Ranch Corporate Centre, the largest and most prestigious master planned business park in the City of Oceanside

Close proximity to retail services and hospitality such as Gandolfo's NY Deli, Junkyard Sports Bar, Marriott Residence Inn and Courtyard

Corporate neighbors include Coca-Cola, Hydronautics, Titleist, Genentech Pharmaceuticals, Gilead Sciences

Approximately 45 minutes from San Diego International and John Wayne Airport in Orange County

Easy access to Amtrak, Metrolink, Coaster and Sprinter rail lines



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Building A

3801 Ocean Ranch Boulevard

BUILDING SF	57,420 SF
MEZZANINE	None
CLEAR HEIGHT	25' minimum
PARKING	1.75/1,000 SF (expandable)

GRADE LEVEL DOORS	9 (12' W x 14' H)
DOCK HIGH DOORS	18 (9' W x 10' H)
ZONED	Industrial Park (IP)
FIRE SPRINKLERS	Yes

Building B

3809 Ocean Ranch Boulevard

BUILDING SF	63,669 SF
MEZZANINE	None
CLEAR HEIGHT	26' minimum
PARKING	1.75/1,000 SF (expandable)

GRADE LEVEL DOORS	5 (12' W x 14' H)
DOCK HIGH DOORS	17 (9' W x 10' H)
ZONED	Industrial Park (IP)
FIRE SPRINKLERS	Yes

Building D

3817 Ocean Ranch Boulevard

BUILDING SF	104,895 SF
MEZZANINE	15,305 SF
CLEAR HEIGHT	27' minimum
PARKING	3.0/1,000 SF (expandable)

GRADE LEVEL DOORS	2 (12' W x 14' H)
DOCK HIGH DOORS	22 (9' W x 10' H)
ZONED	Industrial Park (IP)
FIRE SPRINKLERS	Yes

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Available Space

ADDRESS	TOTAL BLDG (SF)	SUITE	AVAILABLE SPACE (SF)	INCLUDES MEZZANINE (SF)	OFFICE AREA	LOADING "D" = DOCK "G" = GRADE	PARKING RATIO (EXPANDABLE)	CLEAR HEIGHT	LEASE RATE (NNN)
BUILDING A									
3801 Ocean Ranch Blvd	Up to 56,925	101	13,040	None	3,000	4D / 2G	1.75/1,000 SF	25' min	LEASED
		103	12,540	None	2,500	4D / 2G	1.75/1,000 SF	25' min	LEASED
		105	12,540	None	1,684	4D / 2G	1.75/1,000 SF	25' min	LEASED
		107	8,525	None	900	2D / 2G	1.75/1,000 SF	25' min	LEASED
		108	10,280	None	1,000	4D / 1G	1.75/1,000 SF	25' min	LEASED
BUILDING B									
3809 Ocean Ranch Blvd	Up to 63,669	109	22,861	None	7,500	6D / 2G	1.75/1,000 SF	26' min	LEASED
		111	23,490	None	1,500	6D / 1G	1.75/1,000 SF	26' min	LEASED
		113	17,318	None	TBD	5D / 1G	1.75/1,000 SF	26' min	LEASED
BUILDING D									
3817 Ocean Ranch Blvd	Up to 104,895	114	38,000 - 66,780	7,652	8,390	15D / 1G	3.0/1,000 SF	27' min	NEGOTIABLE
		115	38,115	7,652	8,500	7D / 1G	3.0/1,000 SF	27' min	LEASED
TOTAL	225,489								NNN charges additional - \$0.21/SF

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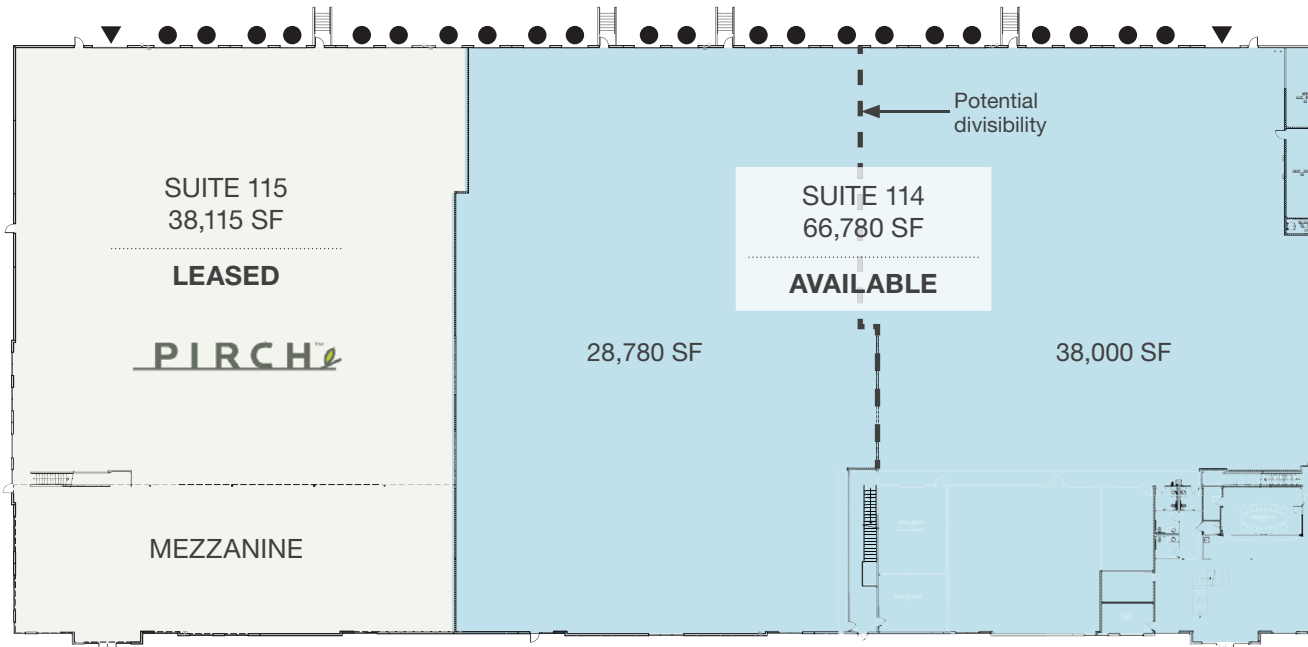
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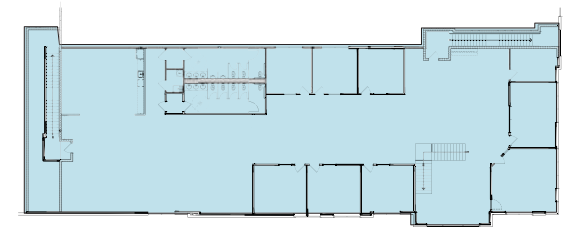
Building D

3817 Ocean Ranch Boulevard

▼ Grade Level Loading ● Dock High Loading



SUITE 114 | 2ND FLOOR



Suite 114

AVAILABLE SF	38,000 - 66,780 SF	OFFICE AREA	8,390 SF	DOCK HIGH DOORS	15 (9' W x 10' H)	PARKING	3/1,000 SF
POWER	2500 AMPs 277/480V	GRADE LEVEL DOORS	1 (12' W x 14' H)	CLEAR HEIGHT	27' minimum	LEASE RATE	Negotiable

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 **Kidder Mathews**