

3142-3156  
Vista Way

OCEANSIDE, CA 92056

FOR LEASE



## PACIFIC GATEWAY TOWERS

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68,748 Square Foot Multi-Tenant Medical & Office Buildings  
Two Class "B" Buildings Located Near Affluent Coastal Communities, High Traffic Counts

# 3142-3156 Vista Way

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**FOR LEASE**

## PROPERTY INFO:

Building Size -	68,748 SF	Location -	Oceanside
Stories -	4	Use Type -	Office & Medical
Restrooms -	Common area (womens & mens)	Parking -	Plentiful free parking for guests & employees (5.0/1,000 USF)
Elevator -	Access to all floors		

Pacific Gateway Towers are two recently renovated Class B buildings encompassing a total of 64,748 square feet. The buildings are centrally located in Oceanside, CA, the 3<sup>rd</sup> most populated city in San Diego County. These four-story buildings boast modern architectural designs and abundant surface parking for employees and guests. The property is highly visible and easily accessible from the highly traveled Highway SR-78 and I-5 Freeway, making for easy commutes. There are numerous dining and shopping opportunities are just steps away, including the redeveloped Shoppes at Carlsbad. Pacific Gateway Towers is 3 Miles from the beaches, 32 miles from downtown San Diego, and 53 Miles from Orange County.

## DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average Age	38.85	38.80	37.40
Consumer Spending	\$144,461	\$1,278,666	\$2,684,645
Population Growth 2010-2018	7.66%	6.26%	7.55%
Population Growth 2018-2023	4.24%	4.02%	4.22%

## TRAFFIC COUNT:

<u>Street &amp; Cross Street</u>	<u>Avg Daily Volume</u>
S el Camino Real & Vista Way	56,420
el Camino Real & S Vista Way	40,522
Vista Way & Via Esmarca	15,600
El Camino Real & Haymar Drive	40,500

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## SUITE 303

### RENT AMOUNT

\$3,480 per month / \$2.05 SF

### TERM

2+ years minimum

### SIZE

± 1,697 SF

### PARKING

Plentiful free onsite parking for employees & guests (5.0/1,000 USF)

### DETAILS

3 large offices with glass partitions, southeast facing corner suite provides excellent natural lighting, 3<sup>rd</sup> floor with elevator access, 1 spacious work area, balcony access

### EXPENSES

Tenant pays directly billable electricity only. Water, trash, and common area expenses included in base rent

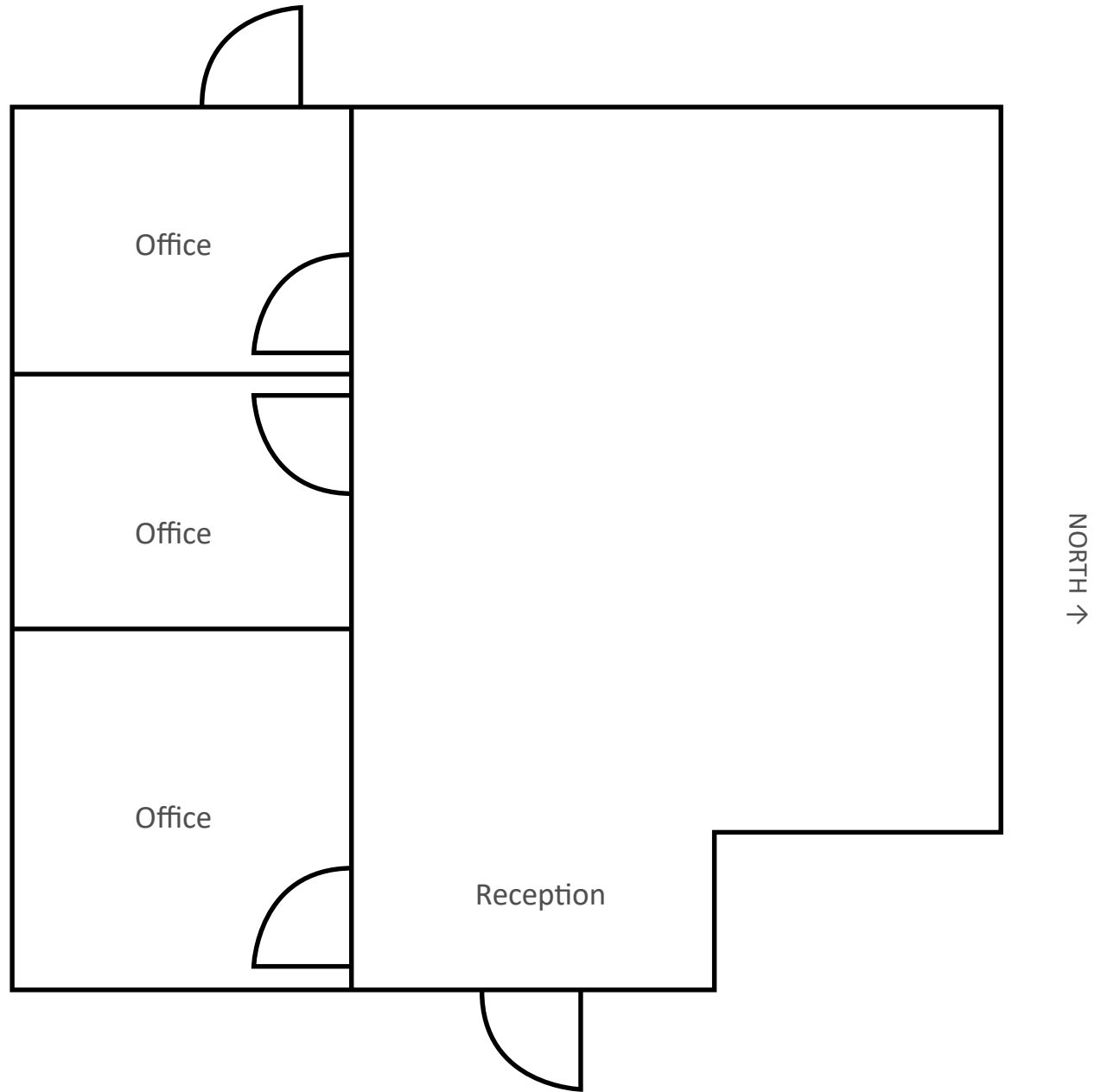


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SUITE 303 ± 1,697 SF



# 3142 Vista Way

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## SUITE 402

### RENT AMOUNT

\$2,626 per month / \$1.85 SF (as-is price)

### TERM

2+ years minimum

### SIZE

± 1,418 SF

### PARKING

Plentiful free onsite parking for employees & guests (5.0/1,000 USF)

### DETAILS

4<sup>th</sup> floor, north side of property shielded from freeway noise, balcony access, common area restroom adjacent allowing for plumbing to be easily added to suite, lush view of greenery & partial view of golf course

### EXPENSES

Tenant pays directly billable electricity only. Water, trash, and common area expenses included in base rent

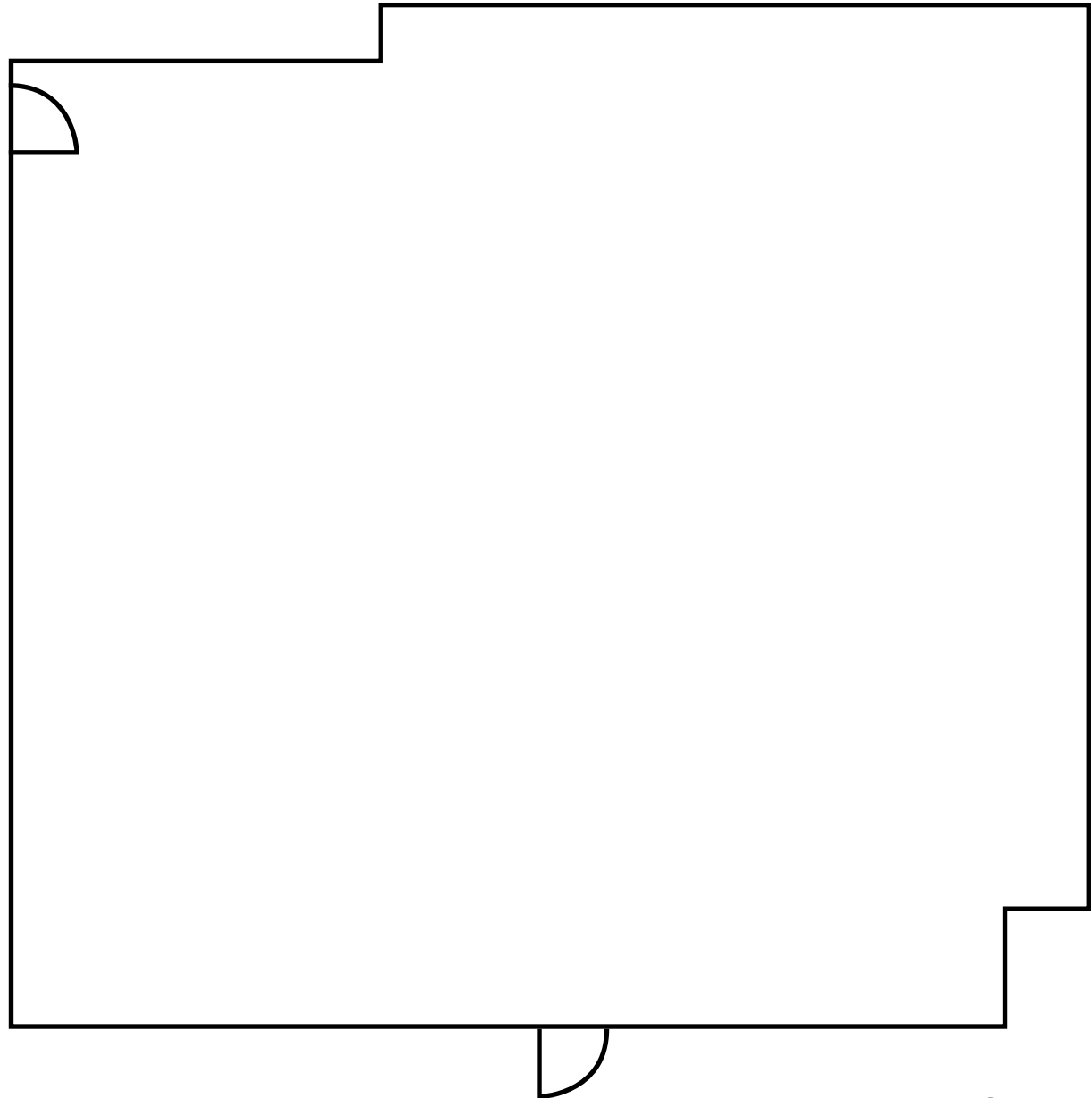


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3142  
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SUITE 402 ± 1,418 SF



NORTH



# 3156 Vista Way

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## SUITE 150-155

### RENT AMOUNT

\$4,855 per month / \$2.05 SF

### TERM

2+ years minimum

### SIZE

± 2,368 SF (demisable)

### PARKING

Plentiful free onsite parking for employees & guests (5.0/1,000 USF)

### DETAILS

1<sup>st</sup> floor location with access to unit from lobby and direct access to unit on East side of building, 6 private offices three of which have window exposure, in-suite sink, and two large open work areas

### EXPENSES

Tenant pays directly billable electricity only. Water, trash, and common area expenses included in base rent

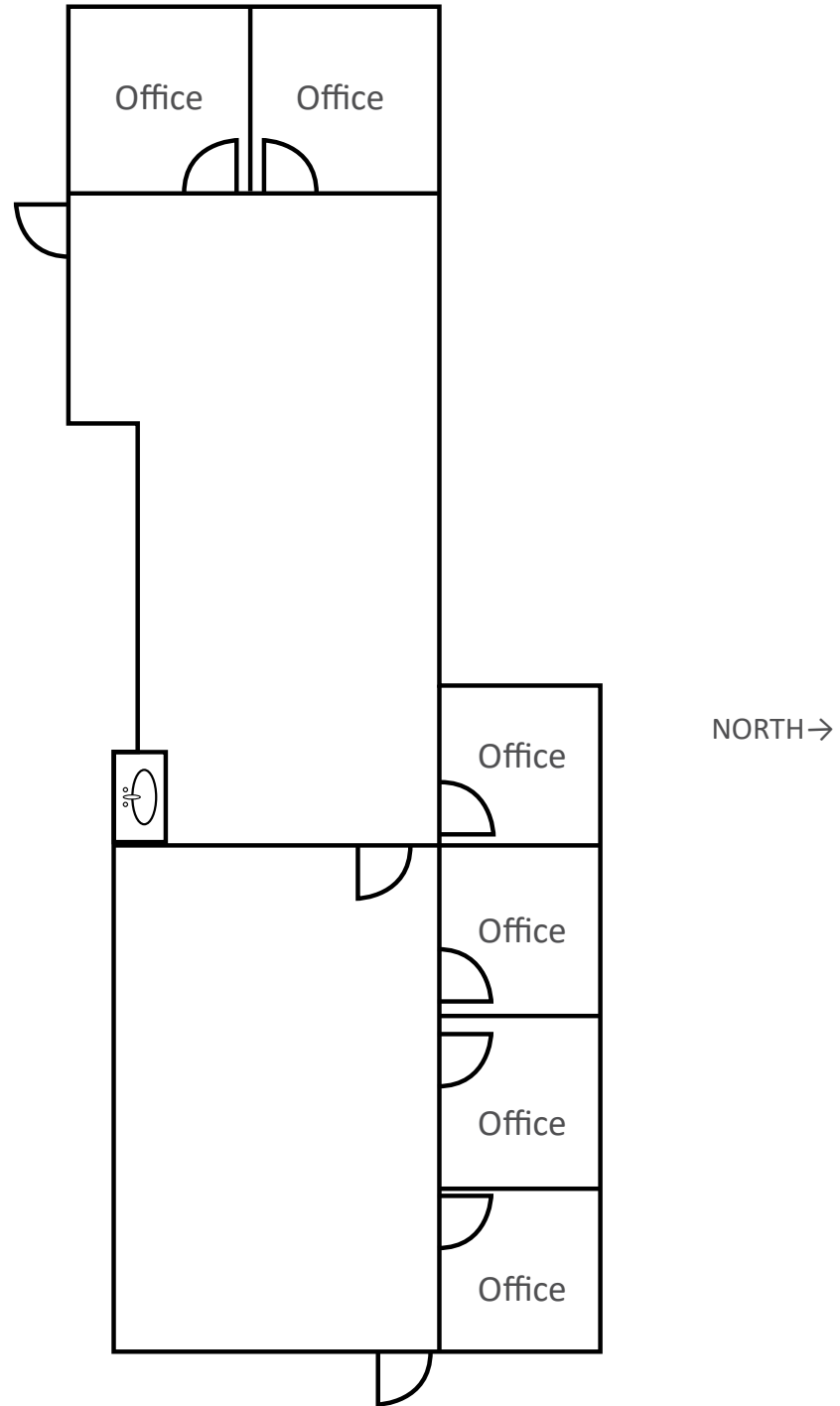


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# 3156 Vista Way

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SUITE 150-155 ± 2,368 SF





# 3156 Vista Way

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## SUITE 200

### RENT AMOUNT

\$4,625 per month / \$2.05 SF

### TERM

2+ years minimum

### SIZE

± 2,257 SF

### PARKING

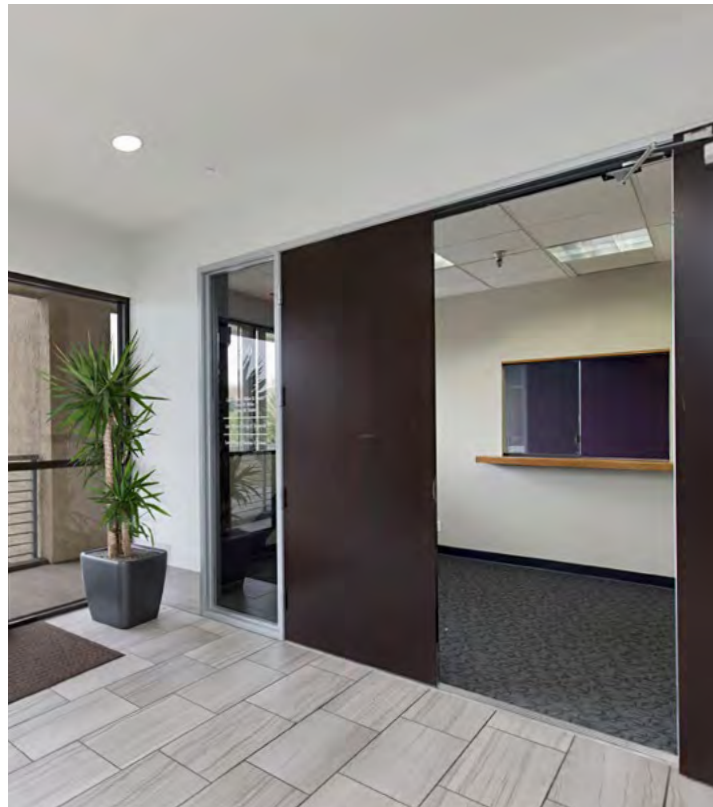
Plentiful free onsite parking for employees & guests (5.0/1,000 USF)

### DETAILS

2<sup>nd</sup> floor with elevator access, 6 private offices, 3 of which have window exposure, in-suite kitchenette, server room, and private lobby/reception

### EXPENSES

Tenant pays directly billable electricity only. Water, trash, janitorial and common area expenses included in base rent



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# 3156 Vista Way

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## SUITE 300

### RENT AMOUNT

\$18,040 per month / \$2.05 SF

### TERM

2+ years minimum

### SIZE

± 8,799 SF / demisable

### PARKING

Plentiful free onsite parking for employees & guests (5.0/1,000 USF)

### DETAILS

Entire 3<sup>rd</sup> floor with elevator access, 9 private offices all of which have window exposure, in-suite kitchen with stove and range, breakroom, and large open work area

### EXPENSES

Tenant pays directly billable electricity only. Water, trash, janitorial and common area expenses included in base rent

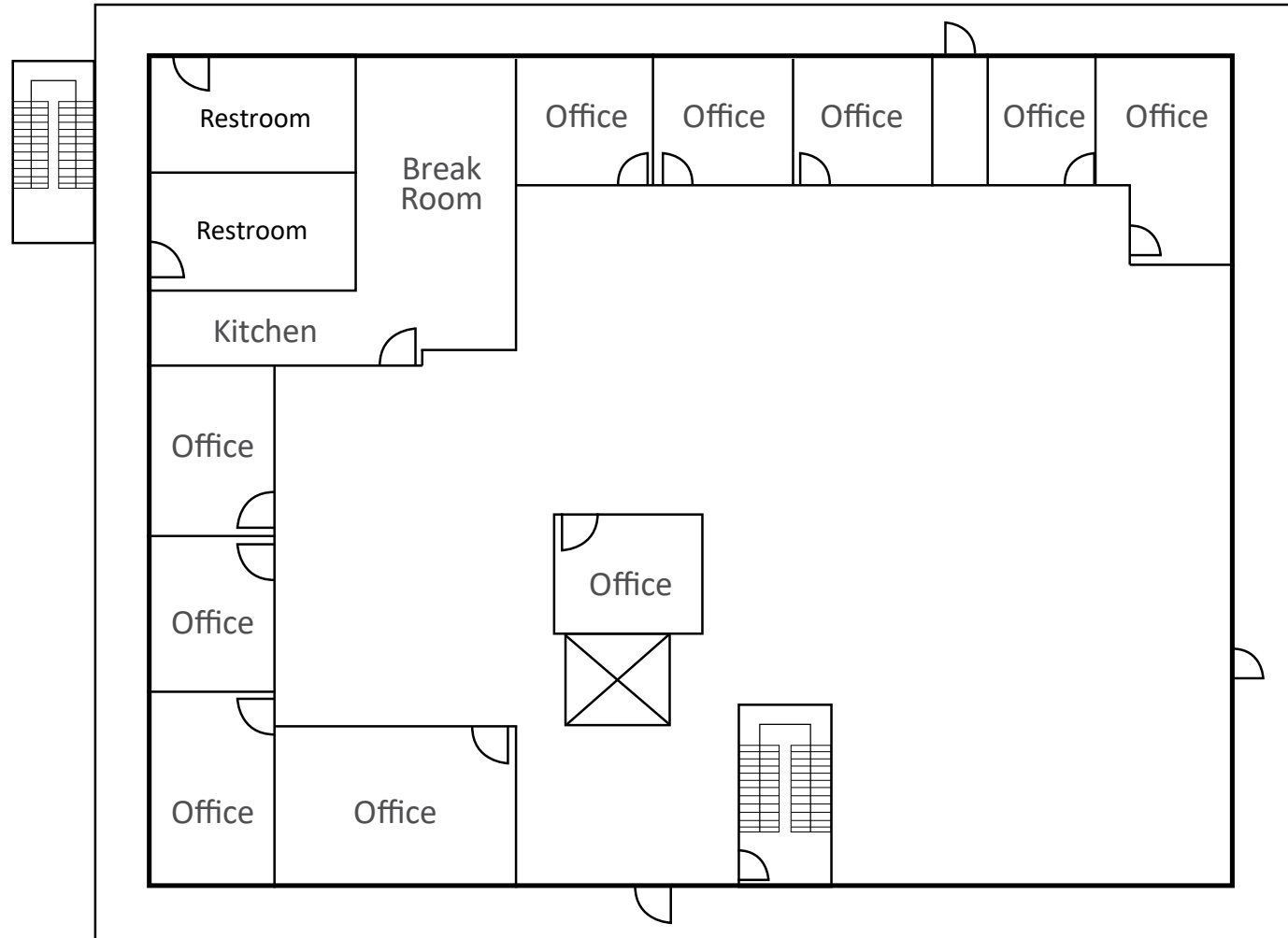


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SUITE 300 ± 8,799 SF



NORTH  
↓



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## RESTURANTS NEARBY

- 1 - Chipotle
- 2 - Rubios
- 3 - Panera
- 4 - Buffalo Wild Wings
- 5 - The Habit Burger
- 6 - Broken Yolk
- 7 - Chilli's Bar & Grill

## BUSINESSES NEARBY

- 8 - Target
- 9 - Trader Joes
- 10 - Chuze Fitness
- 11 - Bank of America
- 12 - 24 Hour Fitness
- 13 - Chase Bank
- 14 - Wells Fargo
- 15 - Vons
- 16 - iFly

## FREEWAY ACCESS

- 0.7 miles to SR-78 East & West
- 2.0 miles to I-5 North & South
- 5.3 miles to SR-76 East & West

