

**PRICE REDUCED**

**503**

**VISTA BELLA  
OCEANSIDE, CA**

**COASTAL OFFICE BUILDING | FOR SALE OR LEASE**

±17,012 Rentable Square Feet

TWO-STORY OFFICE BUILDING | OCEANSIDE, CA 92057

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**COLLIERS INTERNATIONAL**

5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
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# PROPERTY FEATURES



17,012 SF multi-tenant office building



Highest Parking Ratio in North San Diego County at **10+/1,000 per SF**



Divisible down to **458** Rentable Square Feet



Convenient location with **ocean, airport and canyon views**



**Excellent freeway access:** Half a mile to Hwy 76 and three miles from I-5 and Hwy 78



**Low Operating Expenses:** \$0.25/SF



## LEASE RATE:

\$1.15 NNN  
(NNN's approx. \$0.25/SF)

## SALE PRICE:

\$2,850,000  
(\$167/SF)



PANORAMIC COASTAL VIEWS

EXTENSIVE REMODEL



10+/1,000 SF PARKING RATIO



# CONVENIENT LOCATION



OCEANSIDE  
TRANSIT CENTER

OCEANSIDE PIER

OCEANSIDE  
HARBOR

OCEANSIDE  
MUNICIPAL AIRPORT

EMERALD ISLE  
GOLF COURSE

COPPERWOOD  
CENTER

- ← Less than 3 Miles away
- Shoppes at Carlsbad (Macy's, Yard House, Cheesecake Factory, Lucha Libre, Panera, Grubby's Poke & Fish Market, Dave & Busters', 24 Hour Fitness, Island's Fine Burgers & Drinks, JCPenney, Leap Coffee, Luna Grill, Nektar Juice Bar, Regal Cinemas, Zara
  - Target, BRAND NEW WinCo grocery store, Board & Brew, Habit Burger, Noodles & Co., Elements Massage, Del Taco, Denny's
  - Trader Joes, Bev Mo!, Broken Yolk Cafe, Barnes & Noble, Michaels, Chili's, Firehouse Subs, Menchies, Ross, Buffalo Wild Wings, Texas Roadhouse



- Less than Half Mile away →
- Stater Brothers, Killer Pizza From Mars, Little Caesars, Pit Stop, McDonald's, Burger King, KFC, 7-11, Taco Bell, Panda Express, Wingstop, Miramar Fish Tacos, Oceanside Library, Wells Fargo ATM, Starbucks



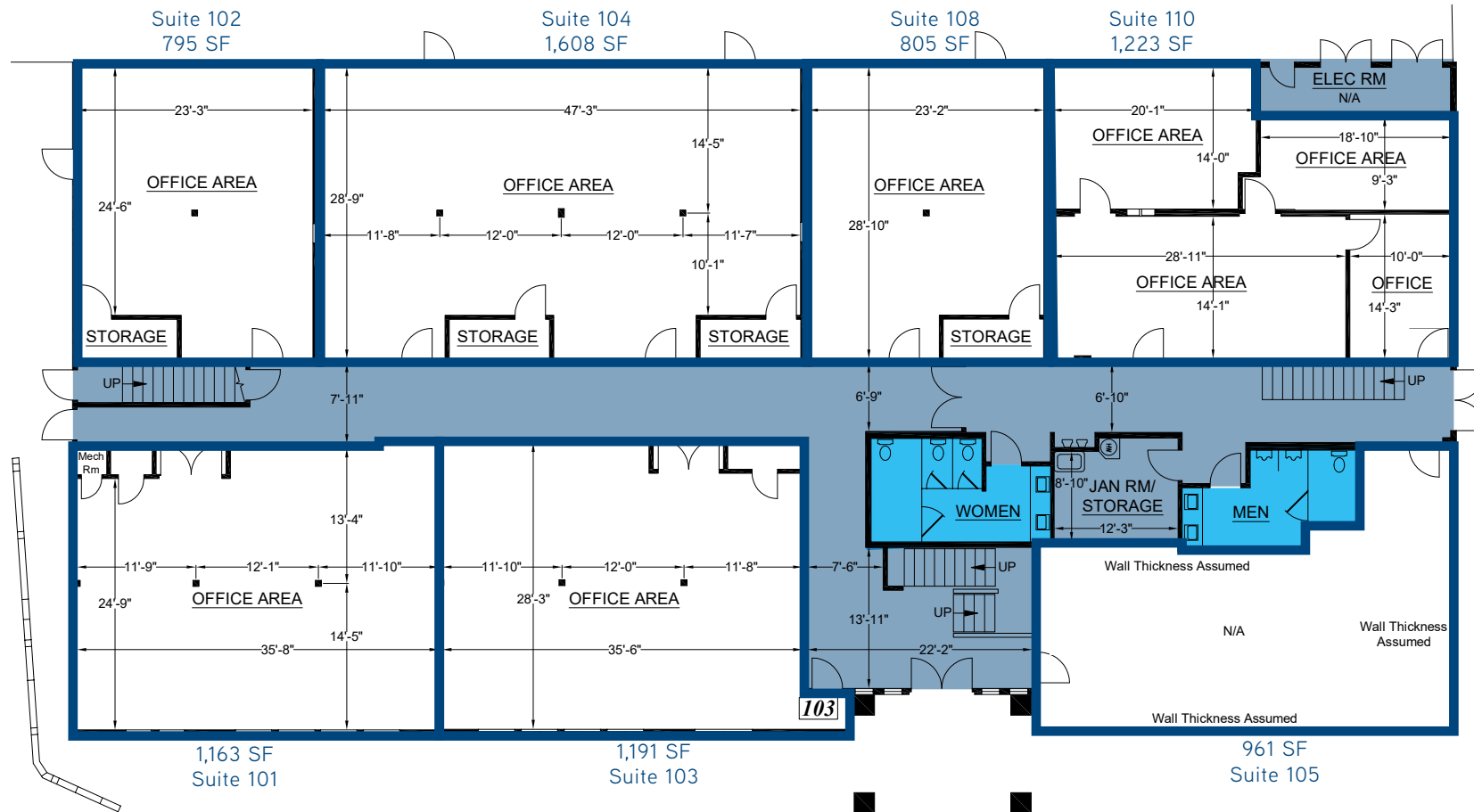
# EXCEPTIONAL PARKING



## PARKING

- 503 Vista Bella (APN: 160-140-02-00 and 160-140-06-00)
- Reciprocal Parking agreement allows for up to 170 extra spaces in adjacent lot
- Street parking available

# FLOOR PLAN | FIRST FLOOR



## FIRST FLOOR

Suite sizes from 795 Rentable Square Feet  
Contiguous to 7,745 Rentable Square Feet



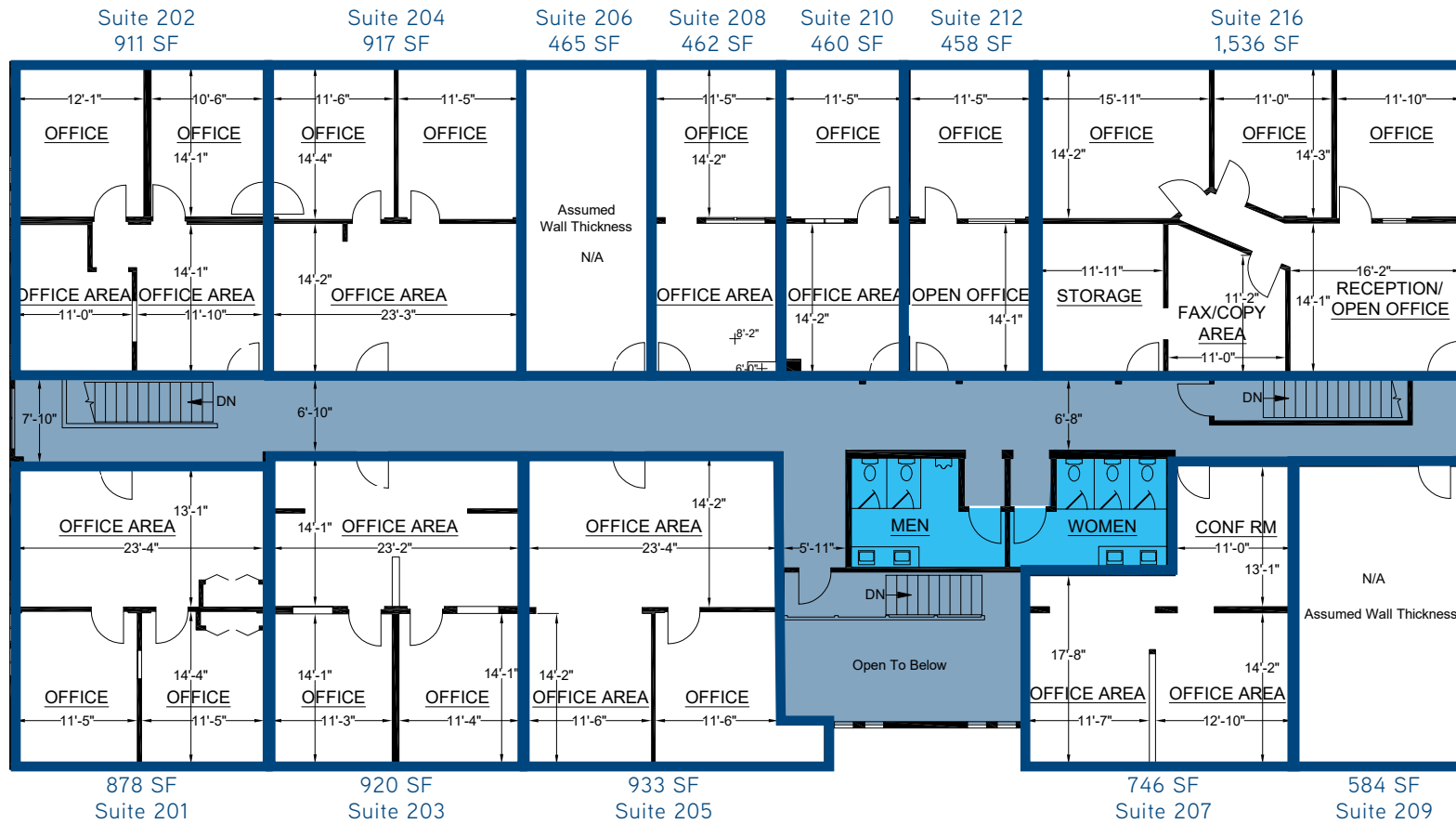


FOR SALE OR FOR LEASE



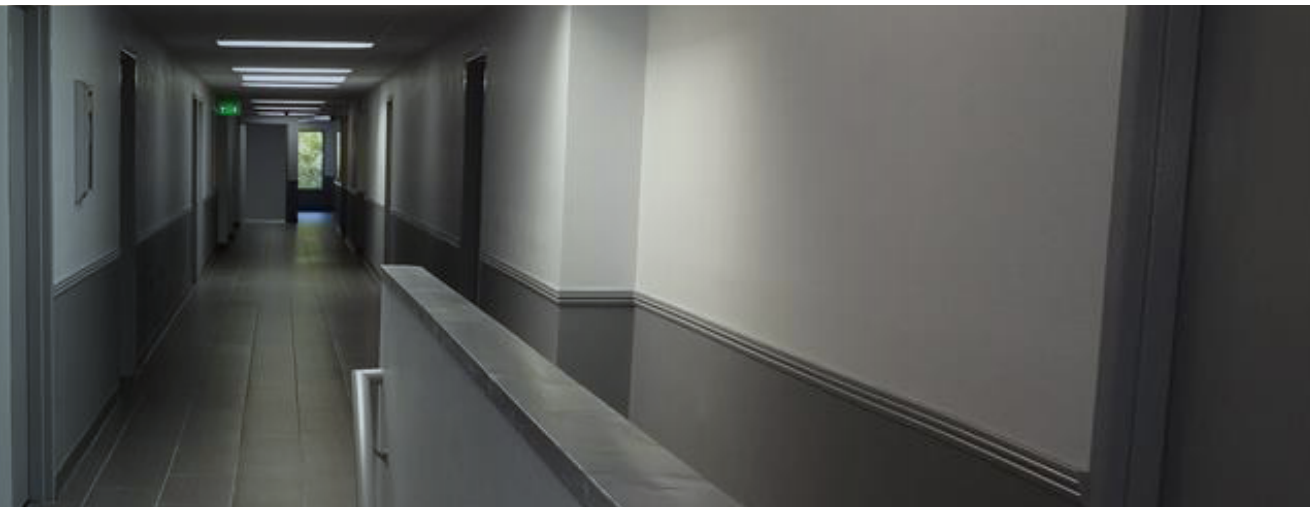


# FLOOR PLAN | SECOND FLOOR



## SECOND FLOOR

Suite sizes from 458 Rentable Square Feet  
 Contiguous to 9,267 Rentable Square Feet  
 Panoramic canyon and distant ocean views





FOR SALE OR FOR LEASE



503  
VISTA BELLA  
OCEANSIDE, CA



Oceanside Pier



Shoppes at Carlsbad - Restaurant and Entertainment Hub



333 Pacific



Urge Gastropub and Whiskey Bank



Oceanside Harbor



Fratelli's Italian Kitchen



Oceanside Blvd Sprinter | Coaster station downtown



Oceanside Municipal Airport



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