

3142-3156  
Vista Way

OCEANSIDE, CA 92056

FOR LEASE



## PACIFIC GATEWAY TOWERS



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73,300 Square Foot Office & Medical Park

Two Office & Medical Buildings with Great Freeway Visibility & Accessibility

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## PROPERTY INFO:

Building Size -	73,300 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 73,300 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 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	39.20	38.60	37.20
2019 Population	12,159	133,067	276,113
Average Household Spending	\$29,360	\$28,056	\$28,614
Population Growth 2019-2024	2.25%	4.44%	3.36%

Source: CoStar

## 2018 TRAFFIC COUNT:

<u>Street &amp; Cross Street</u>	<u>Avg Daily Volume</u>
S El Camino Real & Vista Way	49,377
El Camino Real & S Vista Way	40,522
Vista Way & Via Esmarca	14,072
El Camino Real & Haymar Drive	39,559

Source: CoStar

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## SUITE 402

### RENT AMOUNT

\$2,095 per month (as-is price)

### TERM

2+ years minimum

### SIZE

± 1,504 SF

### PARKING

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

### DETAILS

Fourth floor North facing unit shielded from freeway noise, balcony access, common area restroom adjacent allowing for plumbing to be easily added to suite, partial view of golf course.

### EXPENSES

Tenant pays directly billable electricity only. Water, trash, and common area expenses included in base rent. No Operating Expenses.



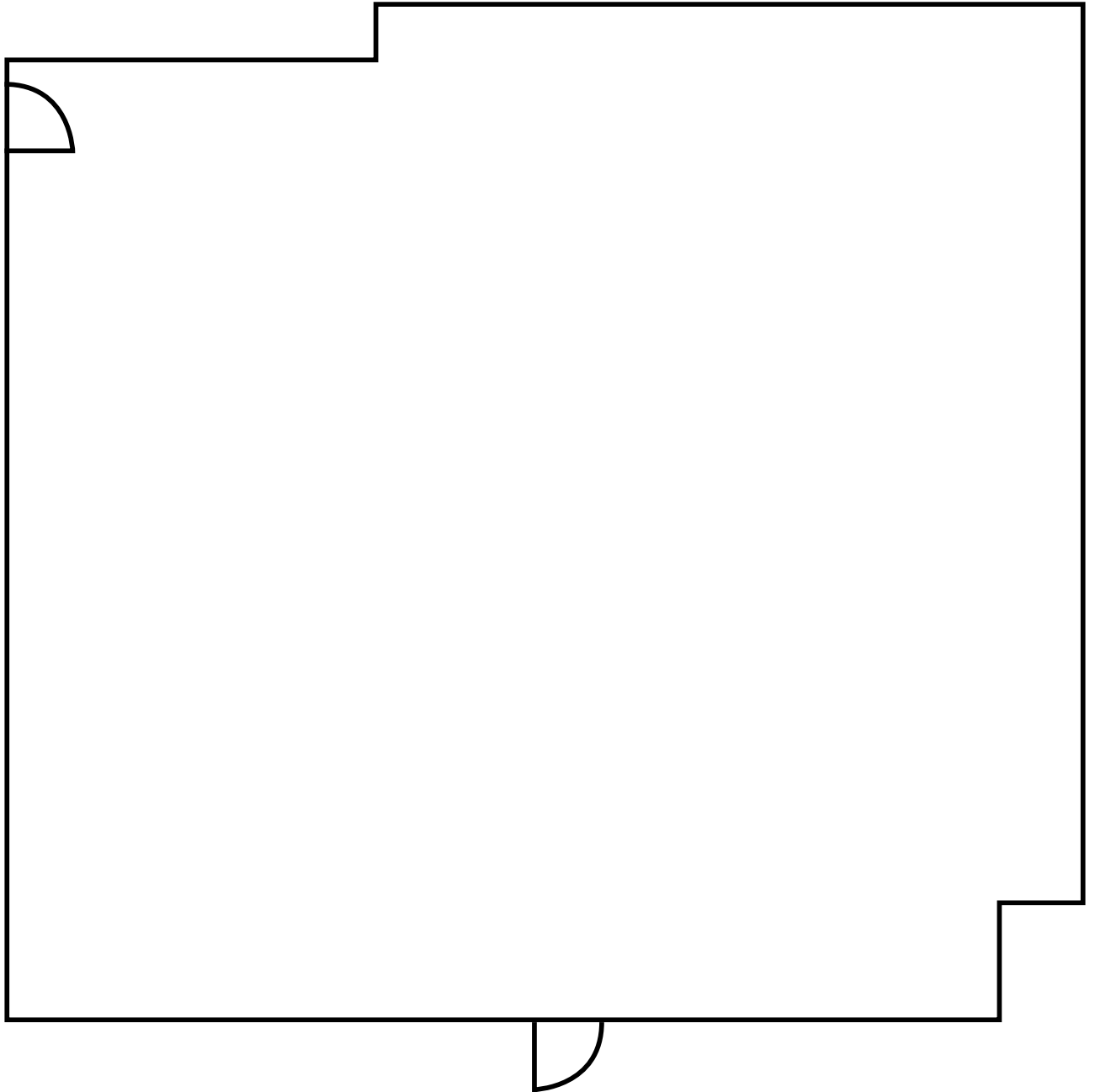
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SUITE 402 ± 1,504 SF



# 3156 Vista Way

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## SUITE 200

### RENT AMOUNT

\$4,695 per month

### TERM

2+ years minimum

### SIZE

± 2,767 SF

### PARKING

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

### DETAILS

Second floor unit with easy 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. No Operating Expenses.

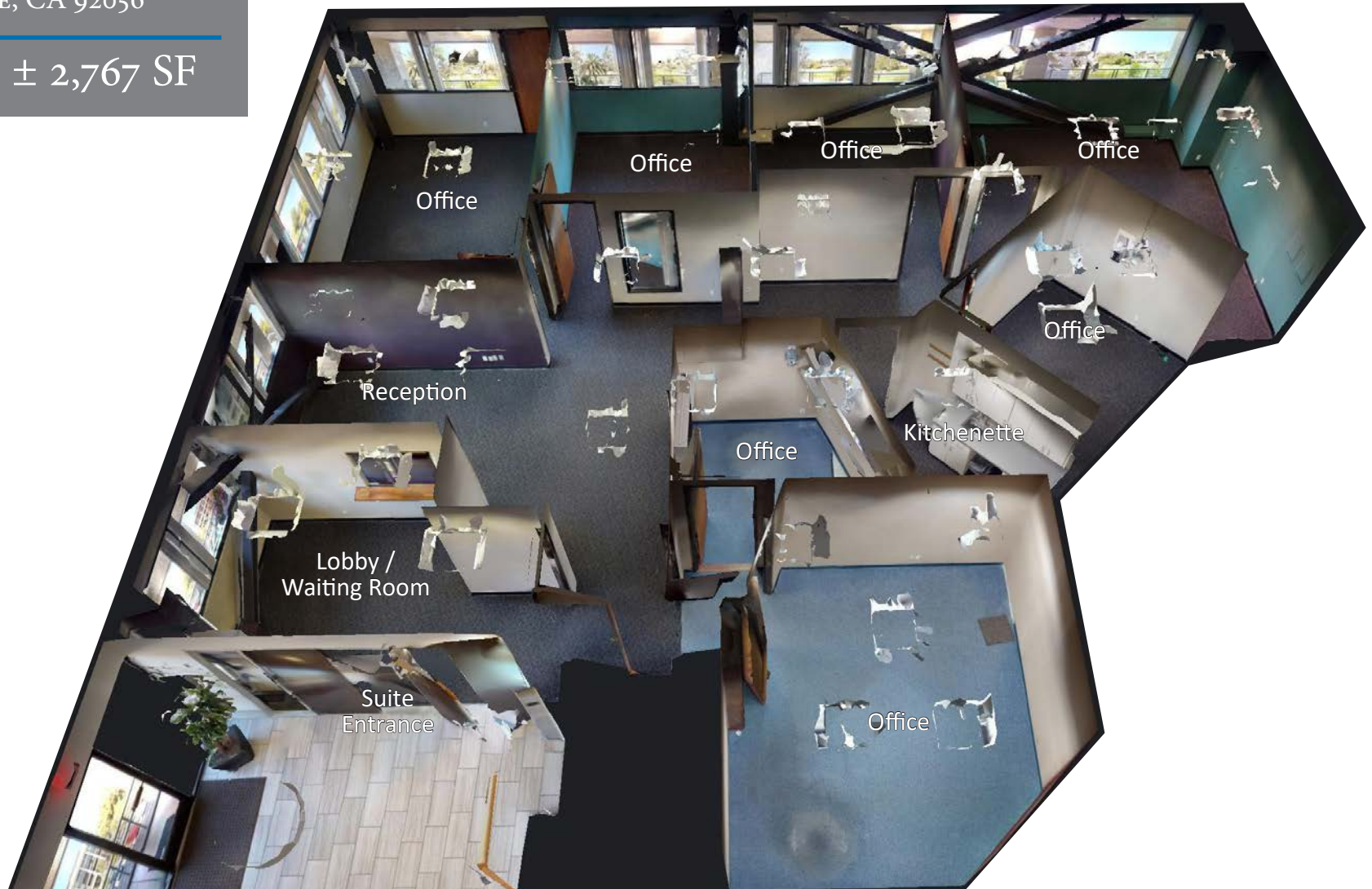


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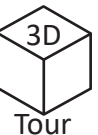
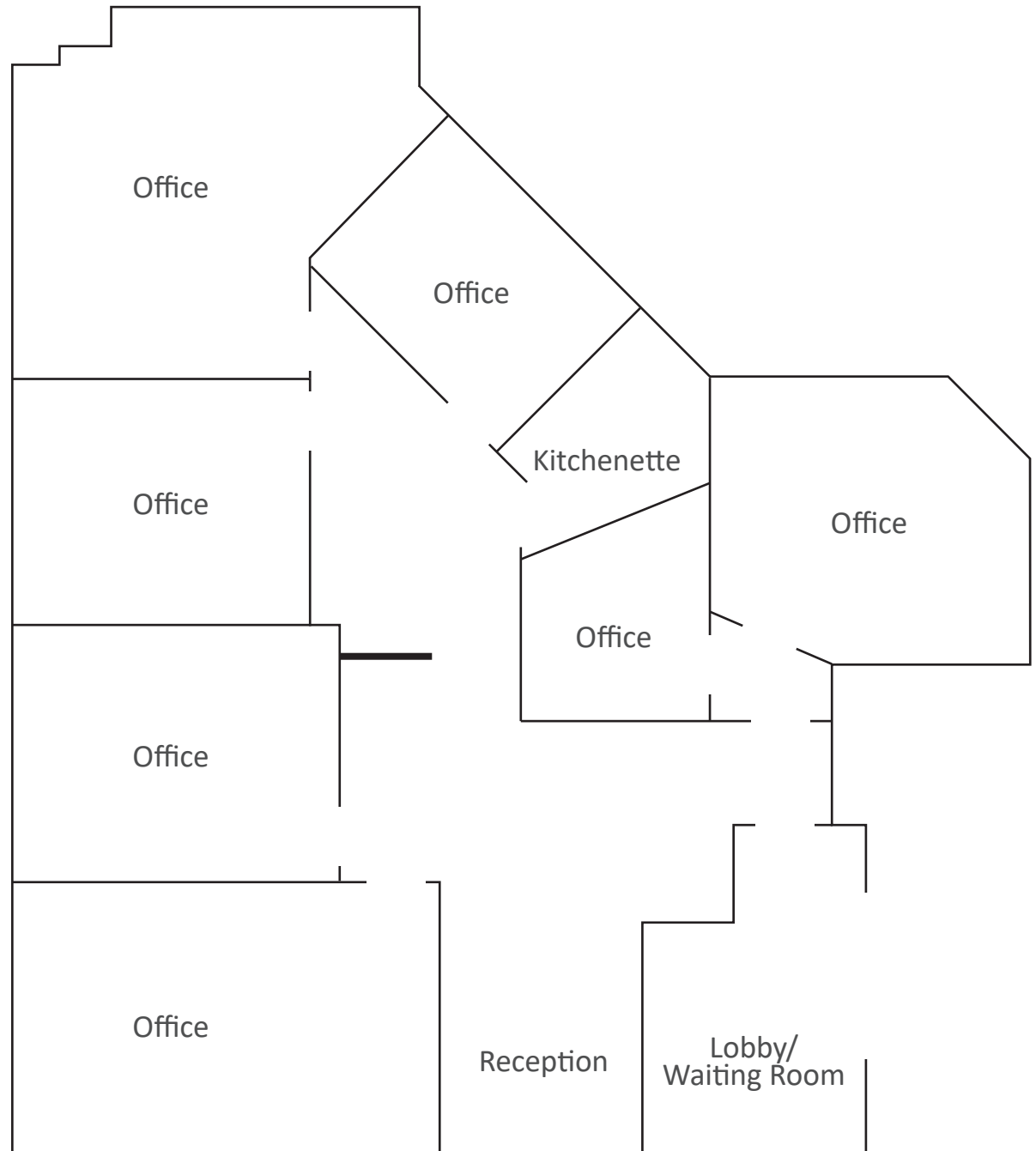
SUITE 200 ± 2,767 SF



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SUITE 200 ± 2,767 SF



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## SUITE 300

### RENT AMOUNT

\$14,795 per month

### TERM

2+ years minimum

### SIZE

± 9,253 SF / demisable

### PARKING

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

### DETAILS

Entire third floor with direct 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

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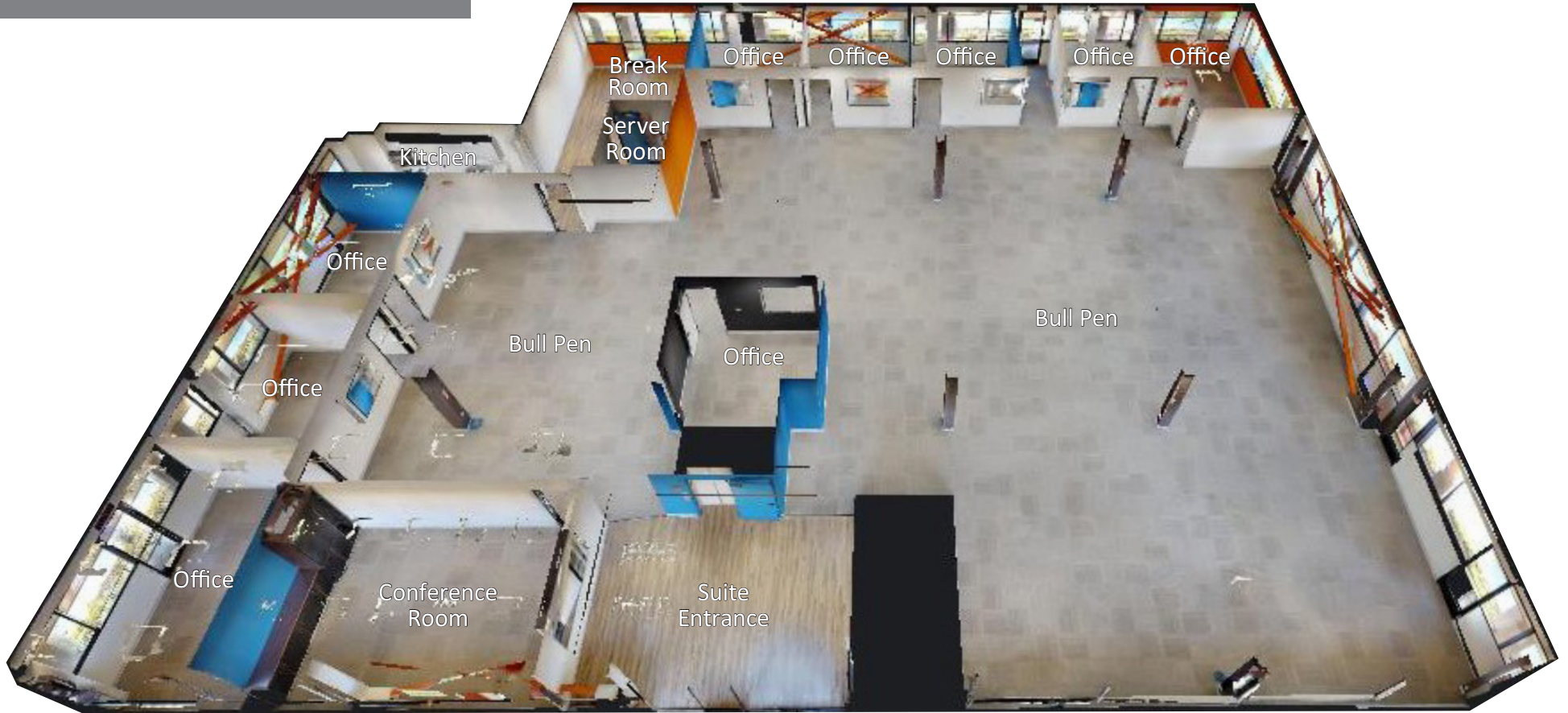
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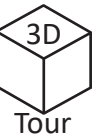
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SUITE 300 ± 9,253 SF



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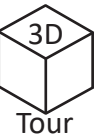
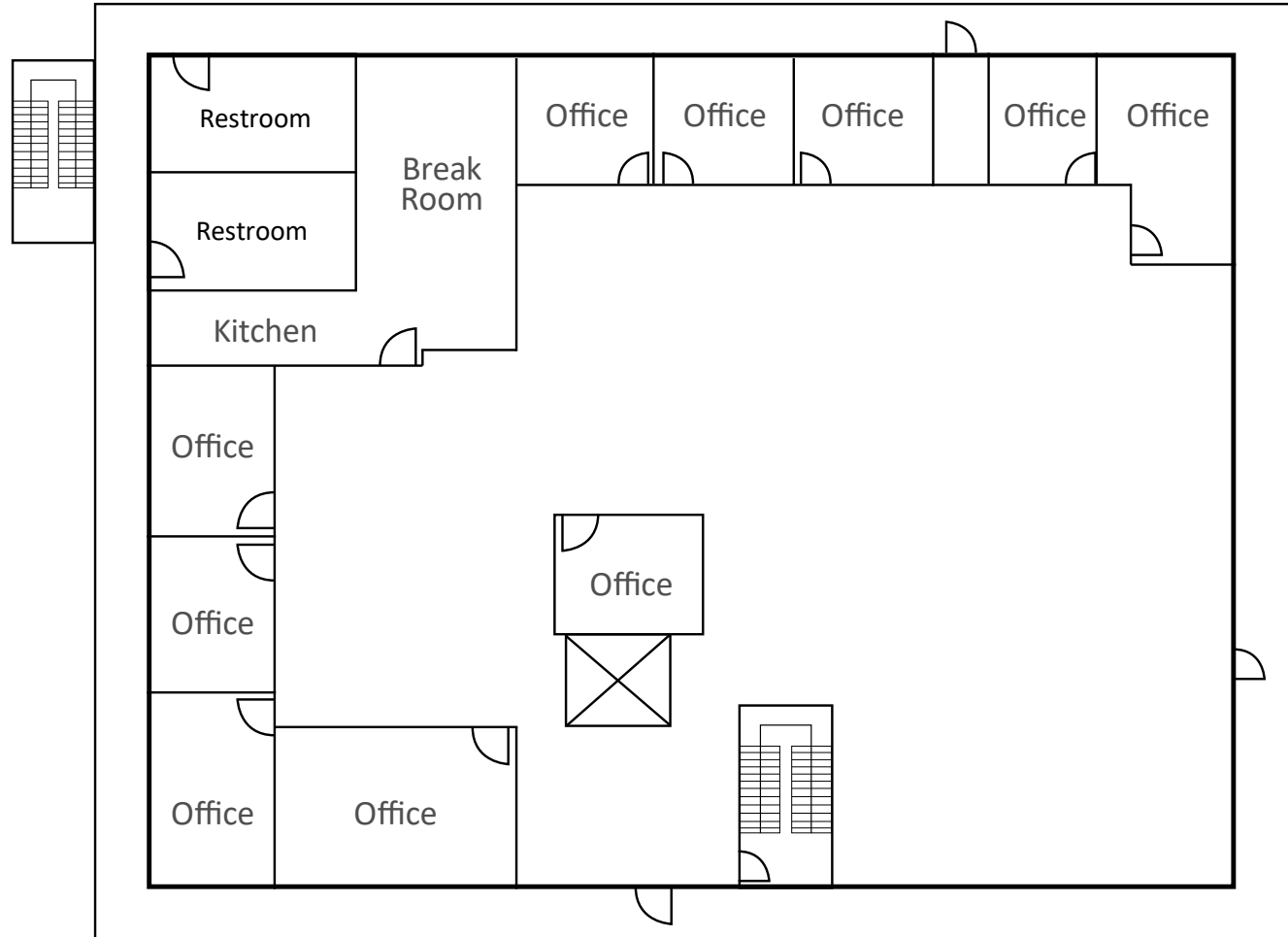
\*All measurements are approximate and for illustrative purposes only



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SUITE 300 ± 9,253 SF



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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

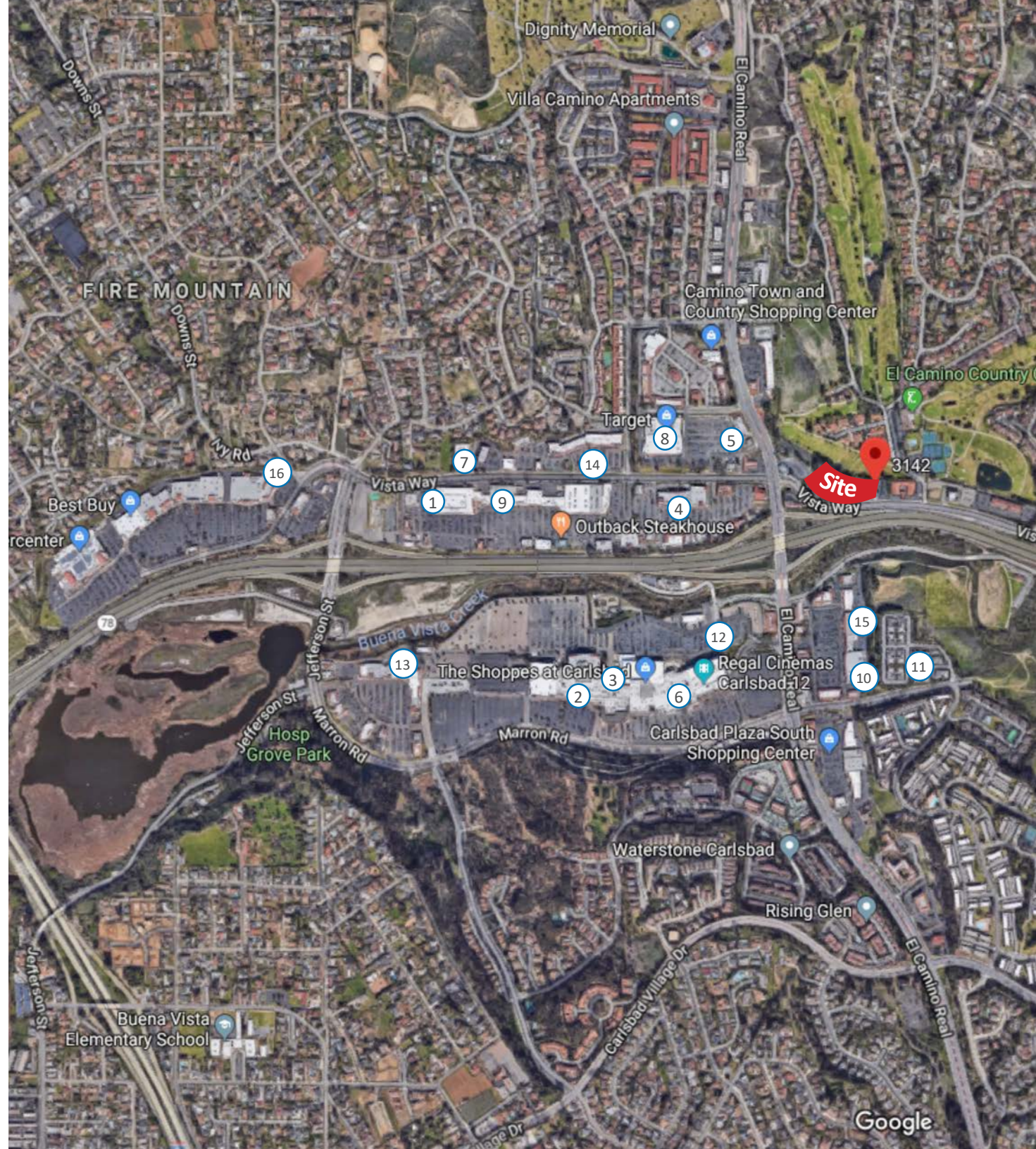
- 8 - Target
- 9 - Trader Joes
- 10 - Chuze Fitness
- 11 - Bank of America
- 12 - 24 Hour Fitness
- 13 - Chase Bank
- 14 - Wells Fargo
- 15 - Vons
- 16 - iFly

## 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



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