

OFFICE FOR LEASE

520 OFFICE AND RETAIL BUILDING

520 North Coast Highway, Oceanside, CA 92052



OFFERING SUMMARY

NUMBER OF UNITS:	4
AVAILABLE SF:	799 - 2,576 SF
LEASE RATE:	\$2.25 to \$2.65 SF/yr. (NNN)
LOT SIZE:	9,527 SF
YEAR BUILT:	1998
BUILDING SIZE:	4,500 SF
RENOVATED:	2006
ZONING:	Commercial
MARKET:	Oceanside Downtown Metropolitan Area
SUBMARKET:	Oceanside Downtown Redevelopment District

PROPERTY OVERVIEW

Office and Commercial Retail, featuring Four separate Suites ranging from 799 to 1,451 SF with Nine parking stalls on-site.

PROPERTY HIGHLIGHTS

- Location is at one of Oceanside's Coast Highway's most prominent signalized intersections.
- Lease options allow the potential tenant to combine suites into single or multi-tenant use.
- The property is two blocks from Interstate 5 & Highway 74 on-ramps.
- The center of downtown Oceanside's investment activity containing new resorts, high and mid rise residential rentals, and condominiums.
- All Suites have separate tenant-controlled brand-new package HVAC units with fresh air returns.
- Each Suite has its own Security System.
- Two blocks - direct access to the Beach.
- Ideal Signage Visibility
- Bus line and Commuter rail to downtown San Diego and Escondido.

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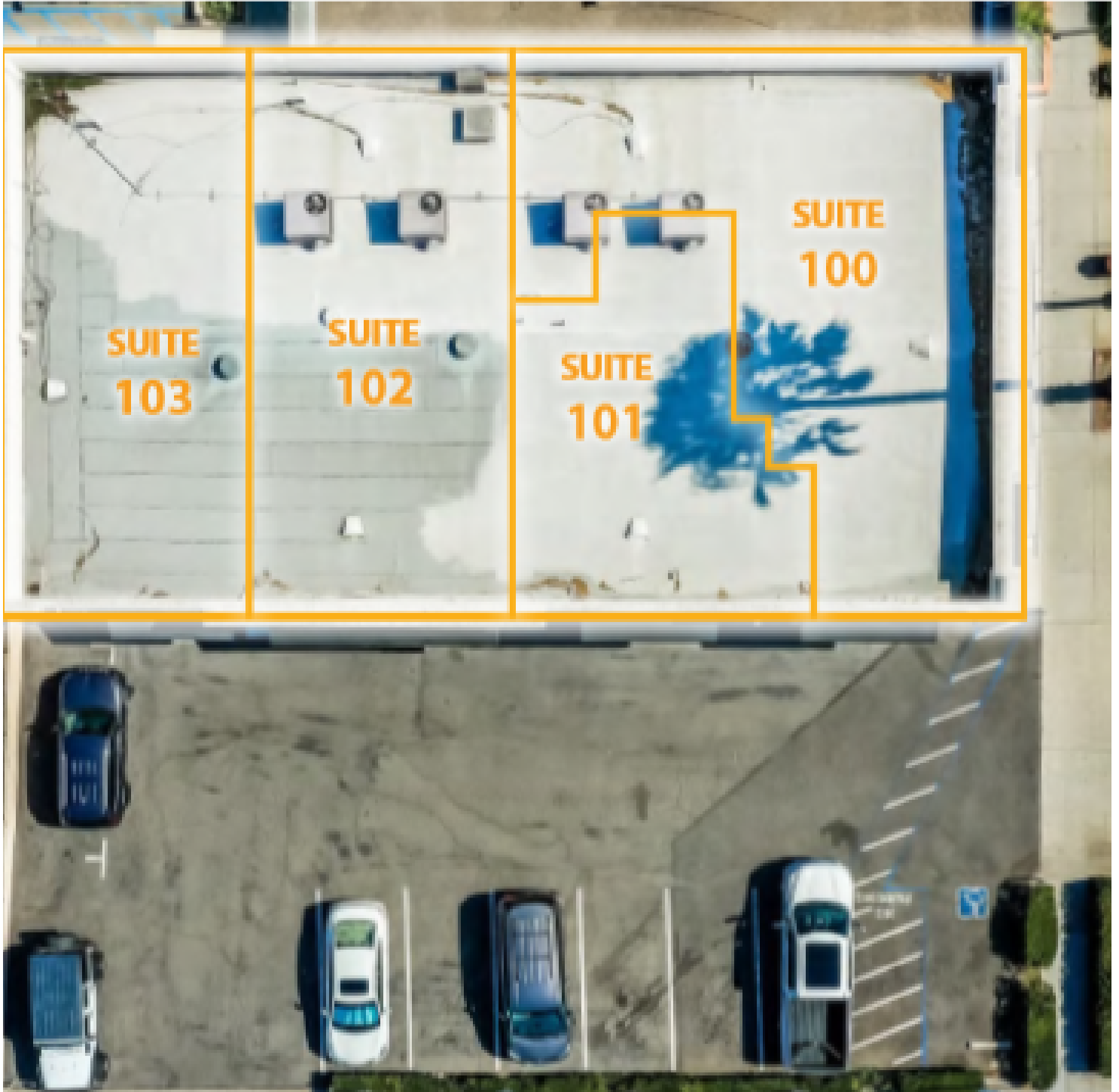
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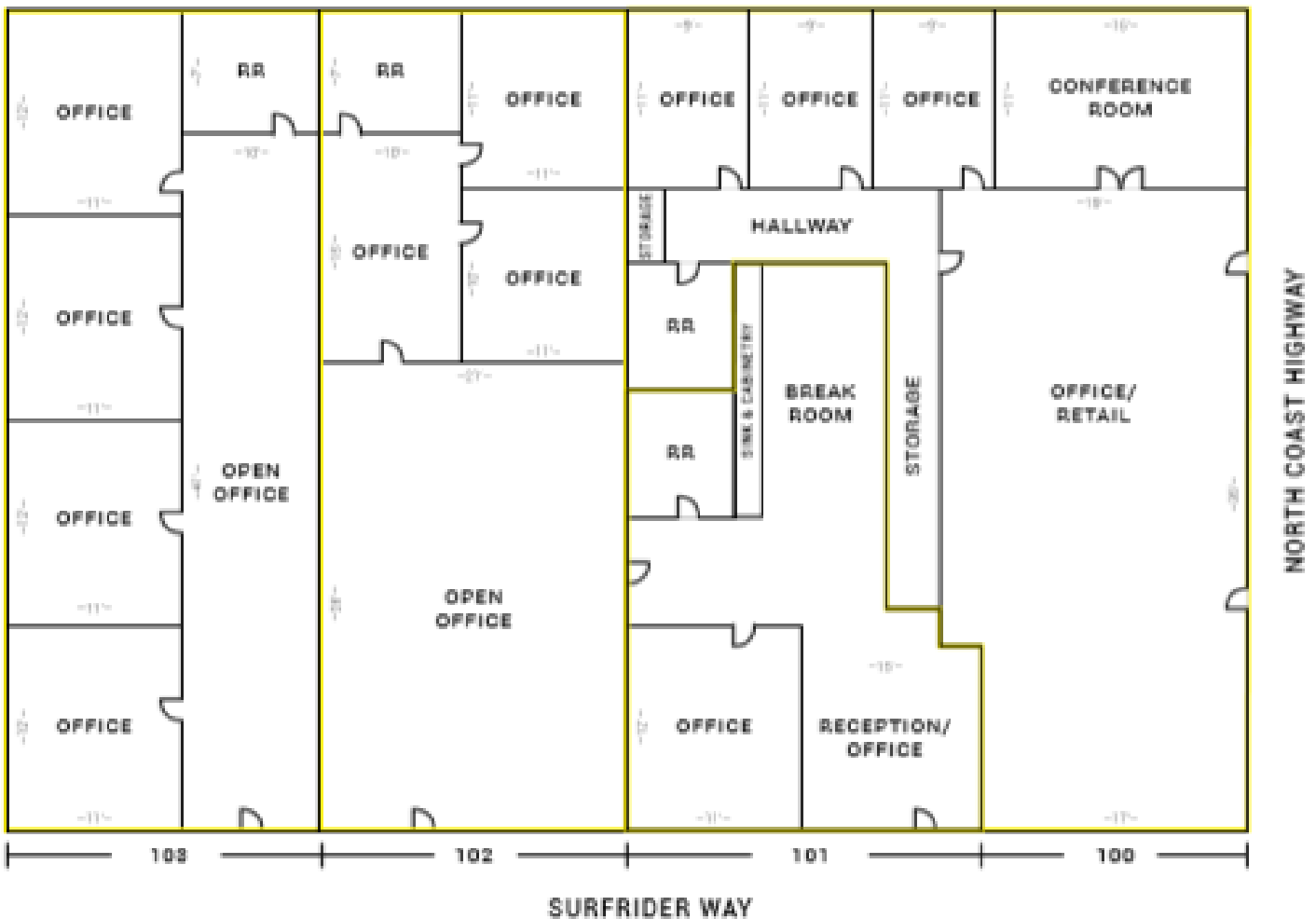
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floor plan



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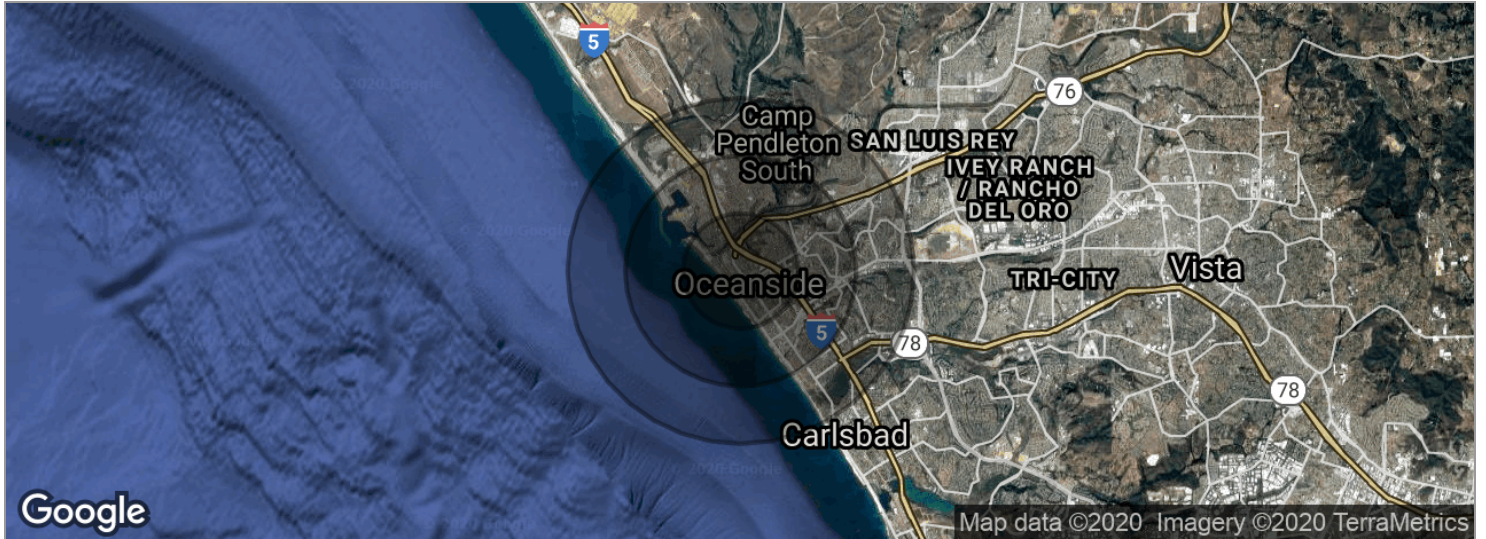
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	10,995	30,020	50,515
Median age	30.9	30.4	32.4
Median age (male)	29.5	29.6	31.5
Median age (Female)	32.4	31.1	33.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,143	10,630	18,034
# of persons per HH	2.7	2.8	2.8
Average HH income	\$58,643	\$59,967	\$67,791
Average house value	\$456,671	\$473,236	\$500,494

* Demographic data derived from 2010 US Census

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