

Lee & associates, inc. - NSDC 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com

# 3186 VISTA WAY

OCEANSIDE, CA 92056



**FOR LEASE: EXECUTIVE OFFICE SPACES WITH VIEWS**

3186 VISTA WAY, OCEANSIDE, CA

CARLSBAD

OCEANSIDE



# PROJECT HIGHLIGHTS

**Address**  
3186 Vista Way, Oceanside



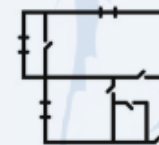
**Site Area**  
1.17 Acres



**Year Built**  
2005



**Executive Office Suites**  
108 SF - 623 SF



**Parking Ratio**  
5.14/1,000 SF



**APN**  
165-350-40



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



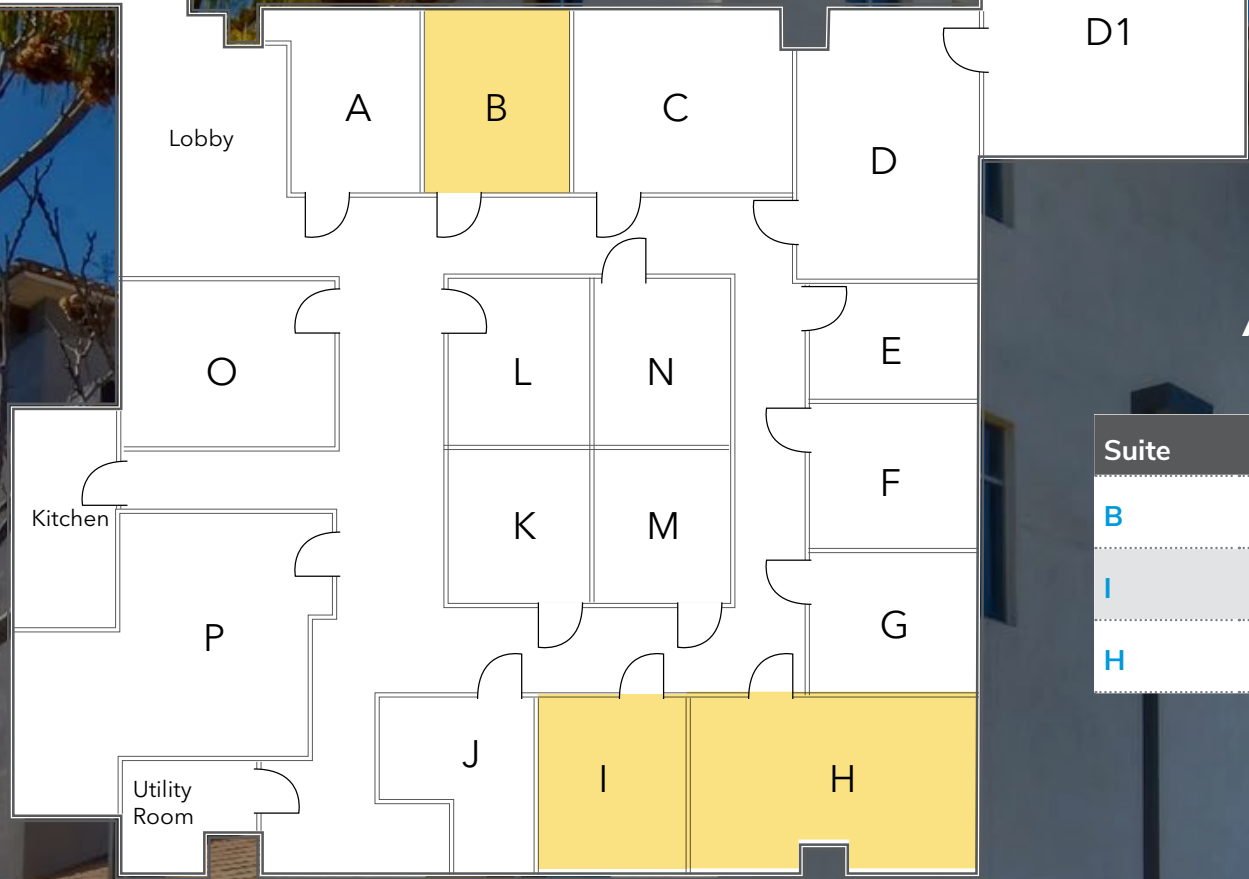
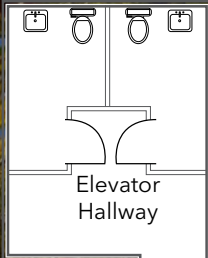
**\*Rental Rates include: Tenant's share of Electricity, Water/Sewer, Trash, Common Area Janitorial and use of Common Reception Area, Conference Room, Professional Grade Printer/Copier, Kitchen/Break Area and Restrooms.**

## LOCATION HIGHLIGHTS

- Excellent access to Hwy 78 via Vista Way/El Camino Real
- Fantastic visibility from Hwy 78
- Convenient access to Escondido, Vista, San Marcos, Rancho Bernardo, & Carlsbad

## AMENITIES

- 24/7 Secure Entry/Access
- Elevator Served
- Hands-On Ownership/Management
- Ample Parking



## AVAILABLE SUITES

Suite	Square Footage	Lease Rate
B	145 SF	\$780/month
I	140 SF	\$980/month
H	265 SF	\$1,595/month

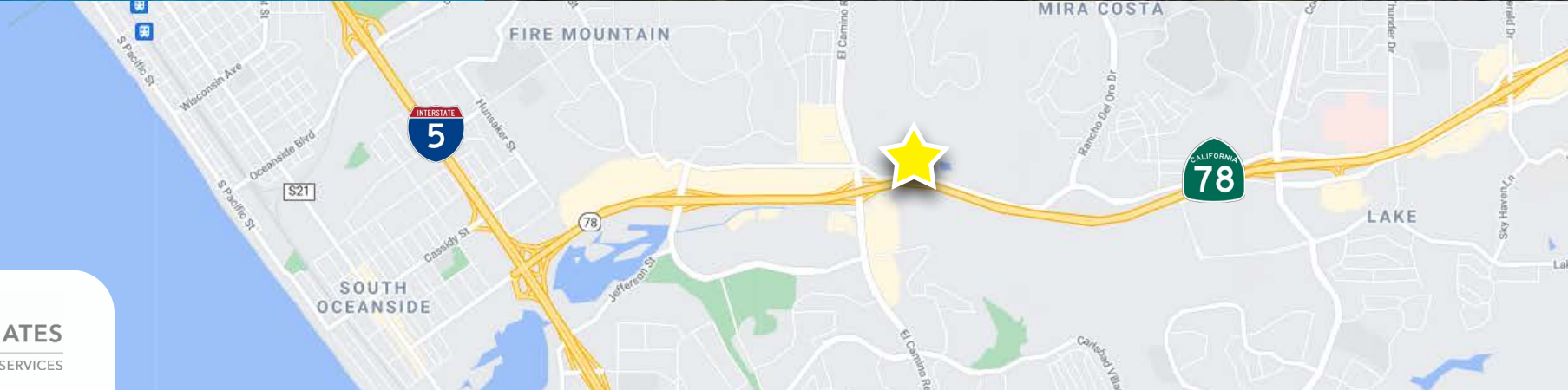
\*Rental Rates include: Tenant's share of Electricity, Water/Sewer, Trash, Common Area Janitorial and use of Common Reception Area, Conference Room, Professional Grade Printer/Copier, Kitchen/Break Area and Restrooms.







3186 VISTA WAY, OCEANSIDE, CA



1 MILE RADIUS



274,406  
Population



76,894  
Total Households



114,800  
Daytime Employees



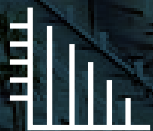
0.4%  
Population Growth  
(2025)



\$616,251  
Median Home Value



26,507  
S Rancho Santa Fe Ave



36.5  
Avg. Age



\$119,691  
Avg. HH Income



9,488  
Linda Vista Dr



# City of Oceanside



Demand for coastal oceanside commercial real estate has skyrocketed in the past few years, causing an increase in land values, building values and lease rates. Major mixed developments are underway in downtown Oceanside and investors are snatching up real estate opportunities along Coast Highway in anticipation of continued tenant demand for the area.



Population  
178,021



Avg HH Income  
\$87,744



Housing Units  
65,426



Residential Units  
Under Construction  
227



Annual Visitors  
>6 Million



Visitor Spending  
\$382M



Businesses  
6,198

For more information visit: [www.ci.oceanside.ca.us/howdoi/find/projects.asp](http://www.ci.oceanside.ca.us/howdoi/find/projects.asp)

# 3186 VISTA WAY

OCEANSIDE, CA 92056



JAMES BENGALA

Senior Associate

[jbengala@lee-associates.com](mailto:jbengala@lee-associates.com)

760.208.8798

CalDRE Lic. #01950077

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | [lee-associates.com](http://lee-associates.com)



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES