

2180 S EL CAMINO REAL

OCEANSIDE CA, 92054

FOR SALE/LEASE



FREESTANDING 15,595 SF CREATIVE OFFICE BUILDING

OWNER / USER

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OCEANSIDE'S LANDMARK EL CAMINO REAL OFFICE BUILDING

ICONIC MEDITERRANEAN STYLE

Lee & Associates - North San Diego County is pleased to offer this rare free standing asset blocks from California State Route 78 at 2180 S El Camino Real, located in Oceanside CA. The **approx. 15,595 square-foot** four-story commercial building is perfect for an Owner/User. The Faris Professional Building is **one of Oceanside's most iconic buildings** towering four stories with **ocean views**, raised ceilings, attractive, creative office opportunities, and unmistakable visibility. The subject property is **within Commercial Professional area which allows for mixed use developments.**



The Faris Professional Building

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

TABLE OF CONTENTS

PROJECT OVERVIEW	5
GREEN BUILDING ELEMENTS	6
OWNER-USER ANALYSIS	7
ECONOMIC BENEFITS OF OWNERSHIP	8
REPLACEMENT COST	9
SITE BUILDING PLAN	10
FLOOR SPECIFICS	11-18
LOCATION OVERVIEW	19-21
MARKET INFORMATION	22-24
SAN DIEGO STATISTICS	25
SALE COMPARABLES	26-28
LEASE COMPARABLES	29-31

PROJECT OVERVIEW

Address:	2180 S El Camino Real Oceanside CA 92054
Submarket:	Oceanside
Site Area:	21,554 SF / 0.49 AC
Year Built:	2015
RBA:	15,595 SF 1st Floor - 3,422 SF 3rd Floor - 4,169 SF 2nd Floor - 4,486 SF 4th Floor - 3,518 SF
Zoning:	CP – Commercial Professional
Construction:	Reinforced Concrete
Parking Ratio:	3.43/1,000
Sprinklers:	Fully Sprinklered
Power:	800a / 208v / 3ph
APN:	165-012-10-00
Lease Rate:	\$2.45/SF + Utilities
Asking Price:	\$5,700,000 (\$365.50/SF)



Ocean Views from the 4th Floor



GREEN BUILDING ELEMENTS

Rainwater Harvesting

Harvesting Rainwater not only minimizes stormwater flows into the public storm drainage system, but reduces the cost of water by storing water for use in irrigation.

The building's rainwater harvesting system has 3 main components. First, the Graf Opitmax filter which takes the flow from the runoff system and removes all leaves and debris. The filtered effluent from this system diverts to cistern. The unfiltered effluent flows to the WQ Basin.

The second element, is a Jensen 18,000 gallon precast concrete underground cistern. Any overflow from this cistern is directed to the WQ Basin.

The last element of the system in the Divertron submersible pump and associated filters which supplies water to the irrigation system. This system also feeds recycled water to flush toilets within the building.

Biotreatment of Runoff

The building utilizes a variety of biotreatment and retention techniques. The automobile parking areas has pervious concrete paving over a detention base of 12" of open graded gravel. The bacteria located in the detention base and the soils below eat any petroleum leakage preventing the surface runoff first flush which most surface parking has.

Any surface runoff from the rear impervious concrete paving either drains to the pervious paving or to the valley gutter which also collects runoff from the front parking spaces. This gutter drains to a detention/WQ basin with bull reeds that provide biotreatment before draining to the public system.

The most roof runoff from the building drains empty into a infiltration swale on the north side of the building. Dams in these swales create retention space which infiltrates to a French drain which feeds to the harvesting filter. Any dam overflow enters a catchbasin at the NW corner which also flow to the Graf harvesting filter.



Daylighting

Extensive skylights throughout 4th floor significantly reducing the need for artificial lighting. Lower floors have daylighting controls to reduce overall electric consumption.



Reflective Roofing

White coated foam roofing system helping to reduce solar heating in warm months.



Open Air Concept

Open-Air Concept for Common Areas significantly reducing energy consumption to condition & light common areas.

OWNER-USER ANALYSIS

Proforma

Property Address: 2180 S El Camino Real Rd
Oceanside CA 92054

SALE & FINANCING INFORMATION

Sale Price		\$5,700,000
Improvement		+ \$400,000
Sale Price + Improvement		\$6,100,000
Down Payment	15.0%	\$915,000
Mortgage Balance		\$5,185,000
Loan Type		SBA 504
Interest Rate ¹		6.31%
Amortization (Years)		25
Loan To Value		85%
Monthly Debt Service		\$34,689 (\$2.22/SF/Month)
Annual Debt Service		\$416,268

Proforma Operating Expenses

Building Maintenance ²	\$6,372
Fire Inspection/Monitoring	\$1,235
Insurance	\$4,500
Janitorial	\$2,400
Landscape	\$7,920
Property Taxes ³	\$69,370
Utilities	\$11,317

**TOTAL EXPENSES (NNN)
Annual** **\$103,114**

**TOTAL EXPENSES (NNN)
Monthly** **\$8,592.83
(\$0.55/SF/Month)**

ASSUMPTIONS & NOTES

1. SBA 504 Effective Rate of 6.31% as of 1/5/23. Updated monthly.
2. Building Maintenance includes general maintenance, elevator inspection/maintenance & backflow inspection.
3. Property tax rate of 1.137% used on \$5.7M purchase prices (Proforma OPEX).

THE ECONOMIC BENEFITS OF OWNERSHIP

BUY VS LEASE ANALYSIS - 100% OWNER OCCUPIED

BUYER CALCULATIONS

Total Project	\$6,100,000
Down Payment	\$915,000
Loan Amount	\$5,185,000
Loan Amortization	25 Yrs
Loan Interest Rate	6.31% Fixed
Payment Per Month	\$34,689
Straight Line Depreciation	39 Yrs
Depreciation Write-Off	\$117,308
Interest Write Off	\$324,551
TOTAL Tax Deduction	\$441,859
At Tax Rate of	33%

BUYER INVESTMENT RETURN

Taxes Saved	\$145,813
Appreciation (3%)	\$183,000
Equity Build-Up	\$86,876
Investment Return	\$415,689
Return on Cash	31.61%
Loan Payments Made	\$416,266
Less Investment Return	(415,689)
NET COST TO BUY>>	\$576

LESSEE CALCULATIONS

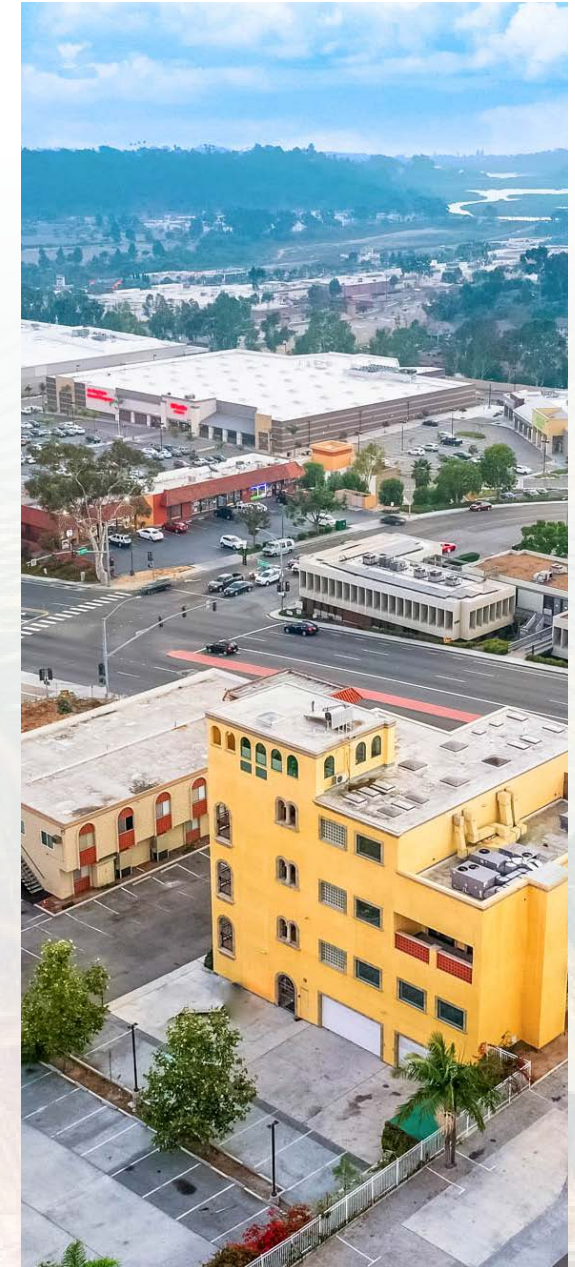
Monthly Rent (NNN)	\$38,208
Annual Rent (NNN)	\$458,496
Total Tax Deduction	\$458,496
At Tax Rate of	33%

LESSEE RENTAL ADJUSTMENTS

Taxes Saved	\$151,303
Alternative Investment of Down Payment	\$915,000
Alternative Investment Rate	4%
Alternative Investment Income	\$36,600
Taxes Paid on Alternative Income	(\$12,078)
Net Interest Received	\$24,522
Rental Adjustments	\$175,825
Rental Payments Made	\$458,496
Less Rental Adjust	(\$175,825)
NET COST TO LEASE>>	\$282,671

BUYER SAVES \$282,095 PER YEAR

Market estimates & assumptions made for the buy vs lease financial modeling. Buyers should seek professional accounting services specific to their unique scenario.



REPLACEMENT COST

2180 S EL CAMINO REAL OCEANSIDE CA 92054

Proposed Use	Office
Property Size SF	20,864
Land Cost	\$600,000
Land Cost Per Bldg	\$38/SF
Rentable SF + Garage	15,595

HARD COSTS

Land	\$600,000
Design Costs	\$398,000
Construction Costs	\$5,397,000
Total Hard Cost	\$6,395,000
	\$410/SF

SOFT COSTS

School Taxes	\$3,750
Utility Connection Fees	\$11,000
Water Meter Fees	\$40,000
Planning Permits	\$5,000
Grading & Bldg Permits	\$39,000
AQMD & SWPPP Fees/Inspection	\$19,000
Const Financing	\$345,408
Developer Fee	\$319,750
Misc Soft Costs	\$127,900
Total Soft Cost	\$910,808
	\$58/SF

Total Rentable Building Area **15,595 SF**

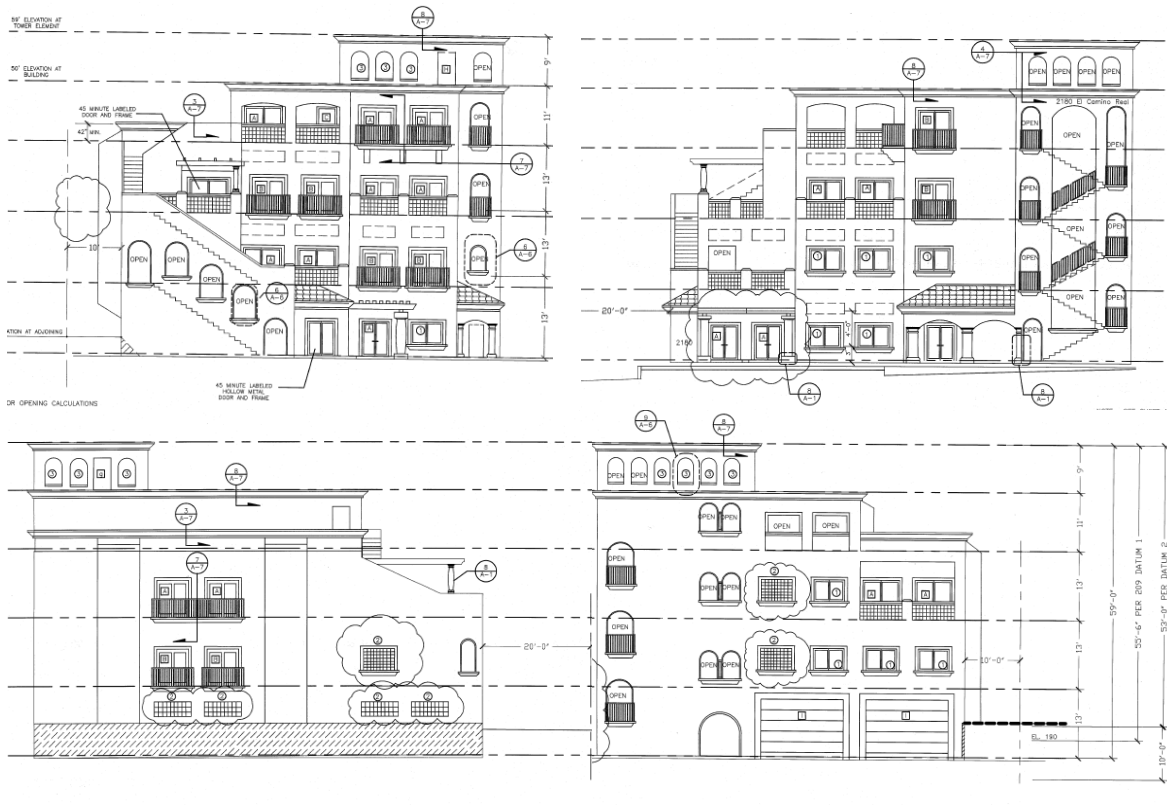
Total Replacement Cost **\$7,305,808**

\$468/SF



SITE BUILDING PLAN

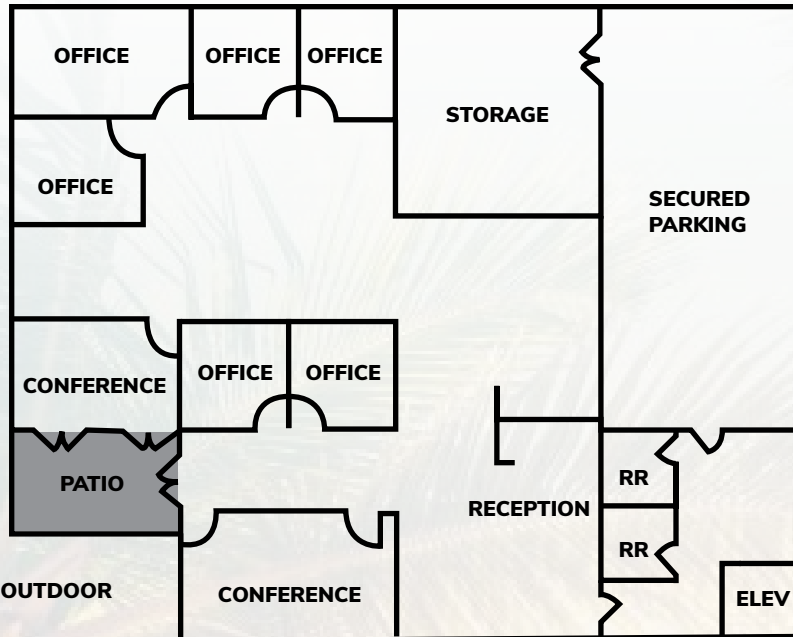
TAKE A SELF GUIDED
VIRTUAL TOUR



- » 15,595 SF
- » 1st Floor - 3,422 SF 3rd Floor - 4,169 SF
- » 2nd Floor - 4,486 SF 4th Floor - 3,518 SF
- » Elevator Served
- » Attractive Work / Collab Balconies
- » 4 Garage Parking Spaces
- » Open Air Common Areas
- » Excellent North County SD Access
- » Reduced Energy Consumption
- » Ocean Views

1ST FLOOR FLOORPLAN

TAKE A SELF GUIDED
VIRTUAL TOUR



■ = OUTDOOR

*NOT DRAWN TO SCALE

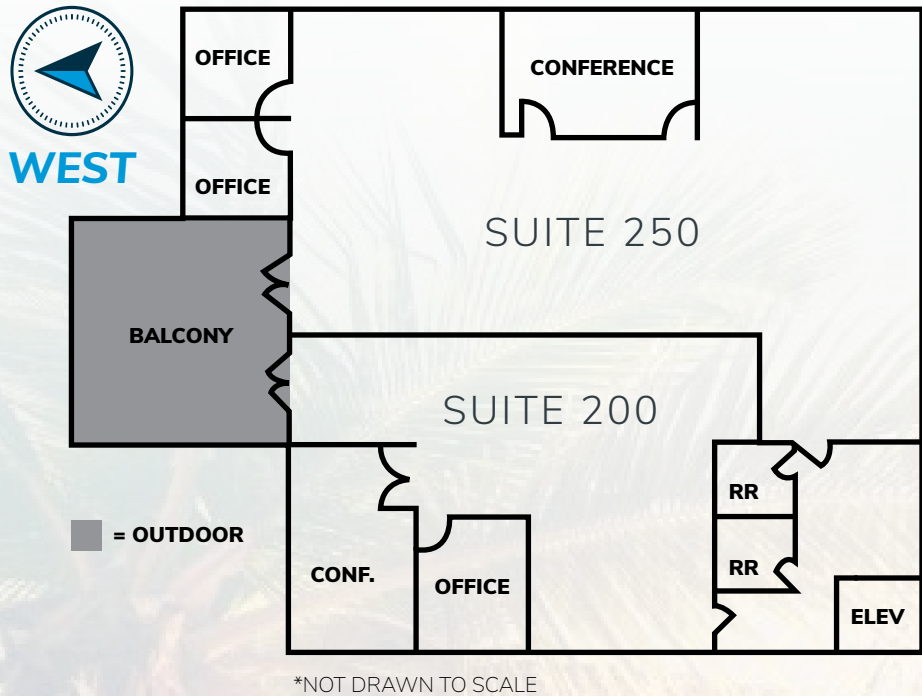
- » 3,422 SF
- » Reception
- » 6 Private Offices
- » 2 Conference / Flex Rooms
- » 2 Common Restrooms
- » Exterior Patio
- » Garage - 4 Parking Spaces
- » Large Interior Storage Space

1ST FLOOR PHOTOS



2ND FLOOR FLOORPLAN

TAKE A SELF GUIDED
VIRTUAL TOUR



SUITE 250

- » 3,139 SF
- » 2 Private Offices
- » Large Open Office / Bullpen Area
- » Glass Conference Room
- » Ocean View Balcony

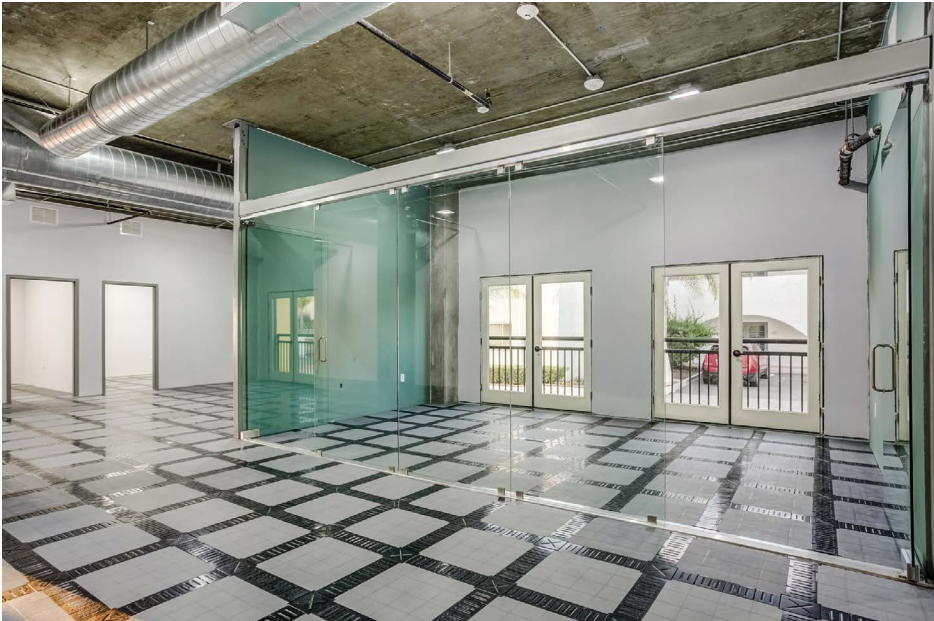
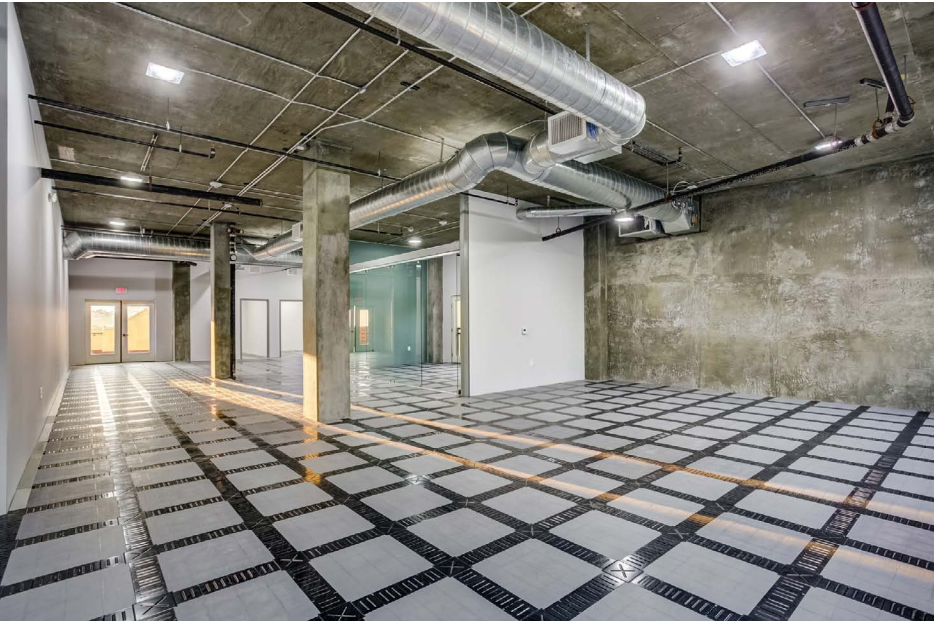
SUITE 200

- » 1,748 SF
- » 1 Private Office
- » 2 Open Office / Bullpen Areas
- » Conference Room
- » Ocean View Balcony

SUITE 200/250

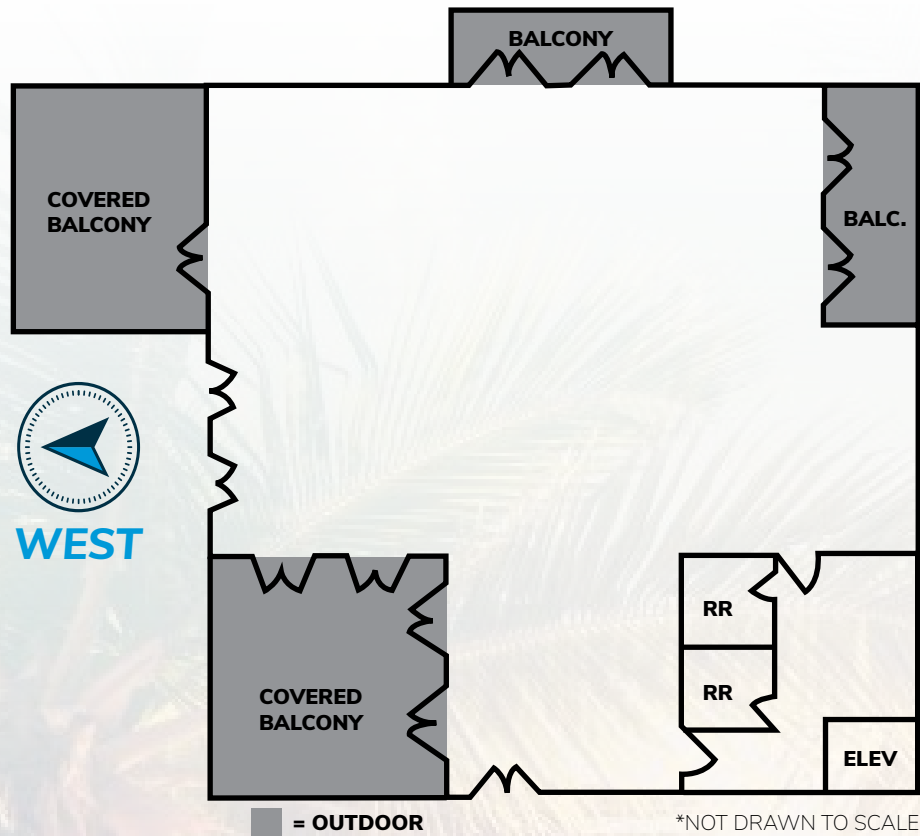
- » 2 Common Restrooms

2ND FLOOR PHOTOS



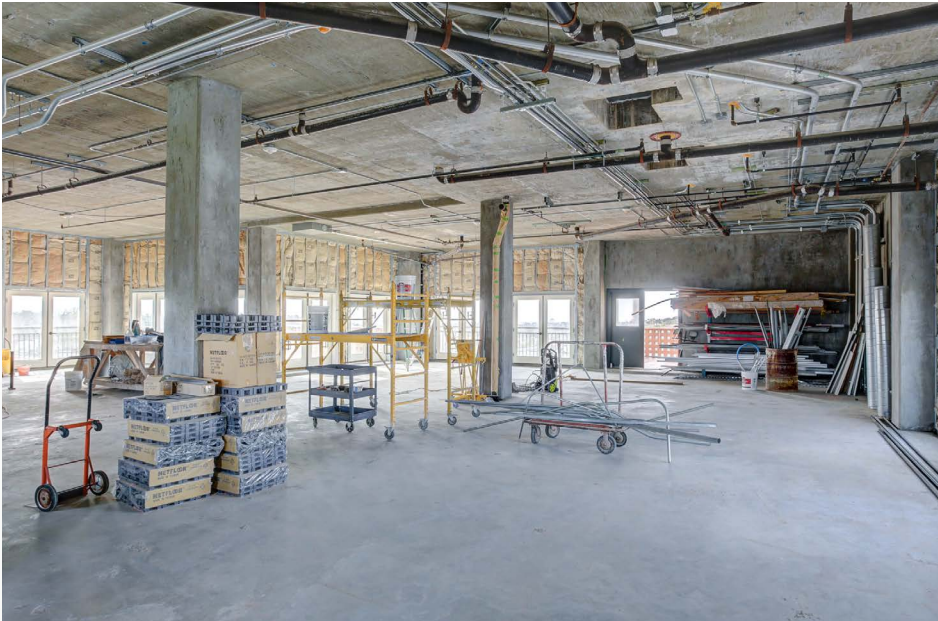
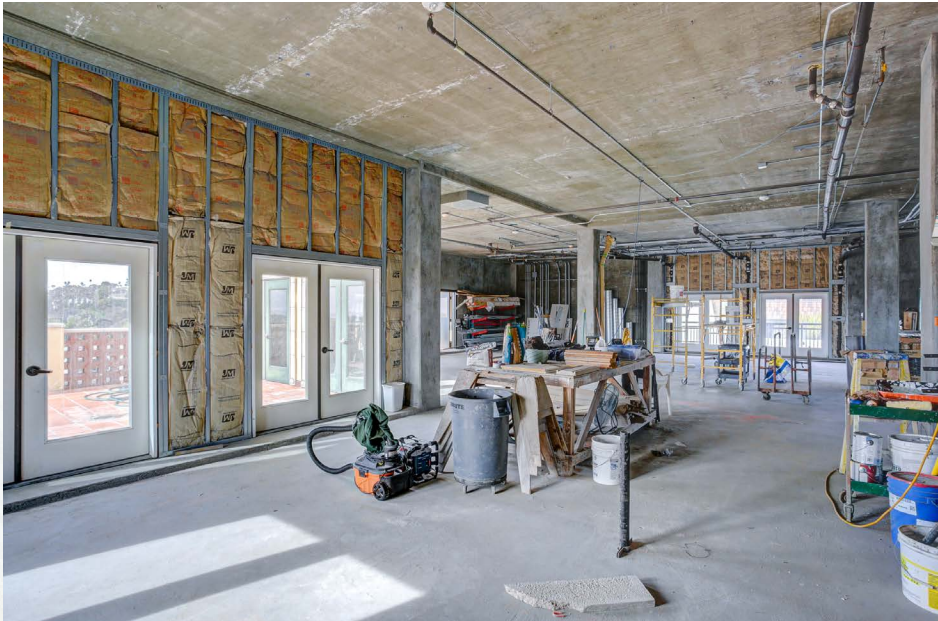
3RD FLOOR FLOORPLAN

TAKE A SELF GUIDED
VIRTUAL TOUR



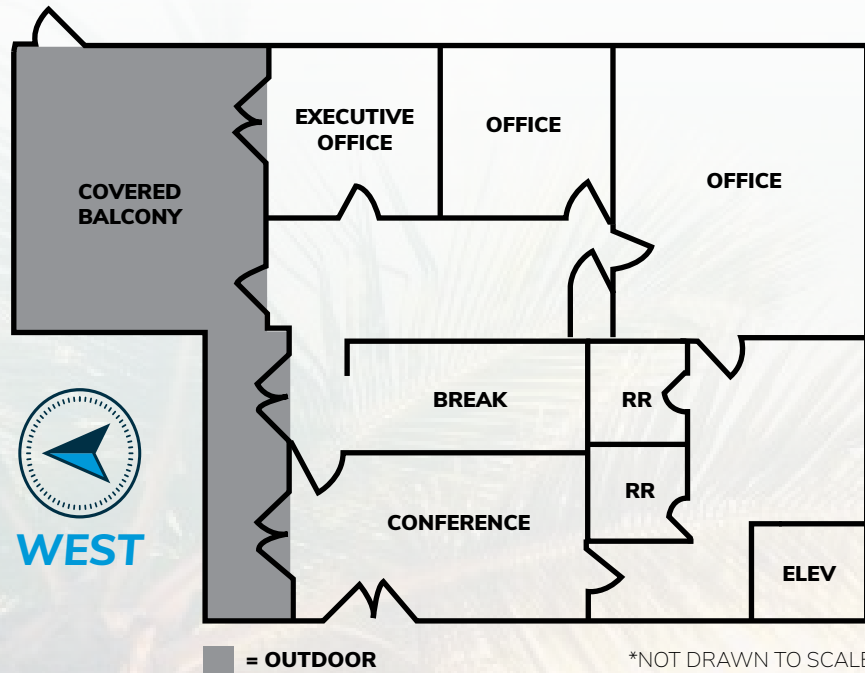
- » 4,169 SF
- » Shell Condition
- » 4 Work / Collab Balconies
(2 Ocean View)
- » 2 Common Restrooms

3RD FLOOR PHOTOS



4TH FLOOR FLOORPLAN

TAKE A SELF GUIDED
VIRTUAL TOUR



- » 3,518 SF
- » 1 Executive Office
- » 2 Large Offices
- » Open Workspace
- » Break Area / File Room / Storage
- » Conference Room (Ocean View)
- » Covered Work / Play / Collab Balcony (Ocean View)
- » 2 Common Restrooms

4TH FLOOR PHOTOS



Location Overview



TRAVEL TIMES 🚗

2 MINUTES/0.8 MILES
Hwy 78 Onramp

6 MINUTES/2.3 MILES
I-5 Onramp

8 MINUTES/3.7 MILES
Hwy 76 Onramp

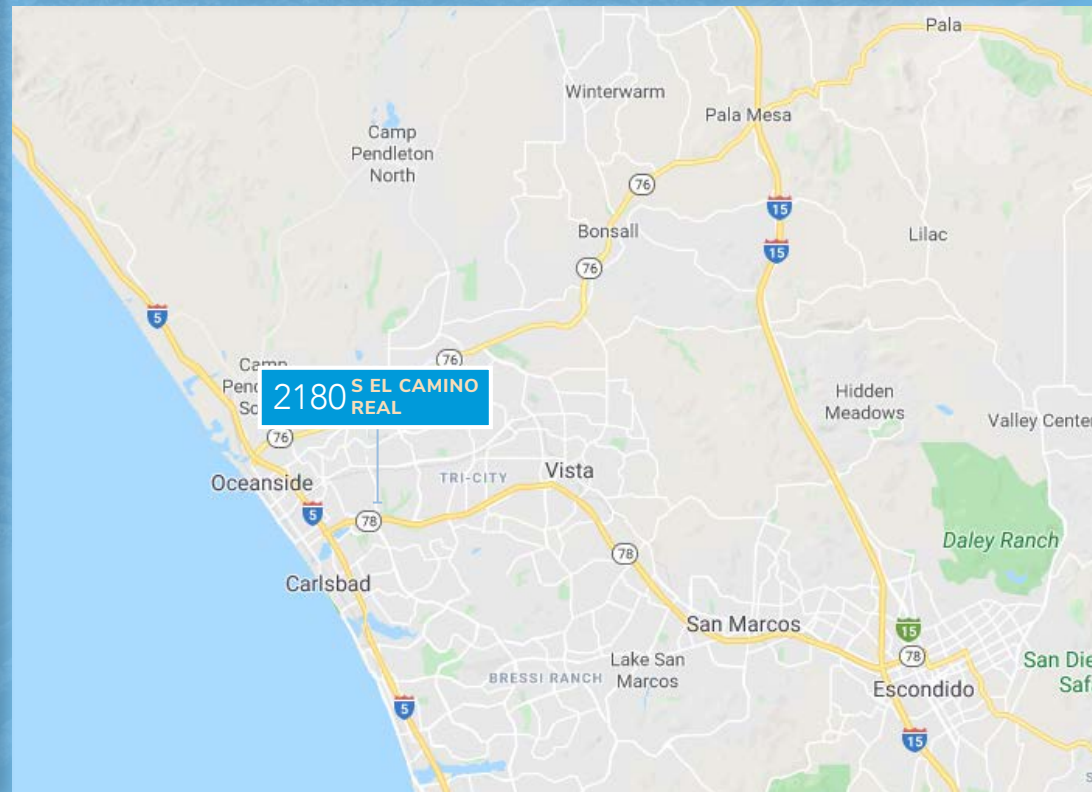
27 MINUTES/15.6 MILES
I-15 Onramp

11 MINUTES/3.3 MILES
Carlsbad Village

14 MINUTES/6 MILES
Oceanside Pier

15 MINUTES/6.5 MILES
Vista

26 MINUTES/25.9 MILES
San Clemente



EL CAMINO COUNTRY CLUB

CAMINO TOWN & COUNTRY

2180 S EL CAMINO REAL

FIRE MOUNTAIN CENTER

PACIFIC COAST PLAZA

Walmart
Save money. Live better.

BEST BUY

WORLD MARKET

BED BATH & BEYOND

SPORTS AUTHORITY

Mimi's Cafe

STARBUCKS COFFEE

Chevron

Broken Volk Cafe

aaronbrothers ART & FRAMING

TRADER JOE'S

FedEx Kinko's Office and Print Center

7 ELEVEN

Auto Zone

TARGET

24 FITNESS

penny's

DISCOUNT TIRE

W VISTA WAY

Michaels

BARNES & NOBLE BOOKSELLERS

LA FITNESS

ROSS DRESS FOR LESS

PETCO Where the pets go to live!

EL CAMINO NORTH

CARLSBAD SOUTH PLAZA

FUTURE DEVELOPMENT – HILTON HOTELS

SEARS Good Life. Great deals.

VICTORIA'S SECRET

DAVE AND DAVE'S BUSTERS

EDWARDS THEATRES

macy's

Abercrombie & Fitch

JCPenney

CVS pharmacy

VONS

CHASE

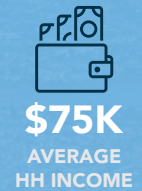
rubio's

PIZZA HUT

THE SHOPPES

Oceanside

Oceanside is the northernmost city in San Diego County, **perfectly situated between San Diego & Los Angeles**. This beach town with its laid-back vibe is known for its pristine 3.5 miles of beaches, iconic pier, and quaint harbor that allows for surfing, skateboarding and bike riding. **Proud locals and year-round visitors** flock to this coastal commercial district to enjoy year-round sun. This **San Diego hotspot** is recognized for its collaborative culture, energy, and flourishing food and brew scene, with new restaurants and tasting rooms popping up with more frequency. Oceanside also boasts a dynamic and robust business climate. It has always been home to **top manufacturing, distribution, tourism and agricultural companies**, but in recent years, biotech and life sciences are among the area's fastest growing business sectors. Coastal Oceanside has become a hot-spot for farm-to-table dining experiences, along with new breweries, cafes, boutiques, coffee shops, surf shops and skate shops. **Oceanside is having a resurgence thanks to new development** that's happened over the past few years. The **growth has brought in new beachfront hotels** like the Mission Pacific Hotel & The Seabird Resort, eateries such as Craft Coast Beer & Tacos and The Plot, coffee roasteries such as Vigilante Coffee, and an influx of retail shops like Rais Case and Brixton.



THE MARKET

AMENITY RICH SUBMARKET

Oceanside is situated 35 miles north of San Diego. Together with Carlsbad to its south and Vista to its East, it forms a tri-city region. Oceanside is bordered by water on three sides: the Pacific Ocean to the east, the San Luis Rey River along its north, and the Buena Vista Lagoon situated on its border with Carlsbad.

There was been a huge revitalization of Oceanside's downtown with new trendy restaurants, hotels and residential developments attracting a younger, more diverse workforce.

Oceanside also boasts a dynamic and robust business climate. It has always been home to top manufacturing, distribution, tourism and agricultural companies, but in recent years, biotech and life sciences are among the area's fastest growing business sectors.

The Oceanside Submarket is a regular target among market participants searching for office investment opportunities in San Diego. Annual sales volume has averaged \$28.8 million over the past five years, and the 12-month high in investment volume hit \$72.0 million over that stretch. In the past 12 months specifically, \$23.0 million worth of assets sold.

Market pricing sat at \$332/SF during the fourth quarter of 2022. That figure is up from this time last year. At 6.7%, the market cap rate is only a few basis points lower than last year's number, and the cap rate is structurally higher here than those across the broader metro.

Rental Rates:

Rents in the submarket grew by a moderate 3.0% year over year as of 2022Q4, which was about the same as the annualized average growth rate over the past three years. Office rents average around \$2.40/SF gross.

Net absorption was essentially flat over the past year. Things look better over the five-year timeframe, as the submarket has posted 47,000 SF of positive net absorption per 12 months on average.



NO NEW CONSTRUCTION

There are no supply-side pressures on vacancy or rent in the near term, as nothing is under construction.

SALES



\$652M

ASSET VALUE



170

EXISTING BUILDINGS



\$23M

ASSETS SOLD IN PAST 12 MONTHS



\$332

PER SQUARE FOOT Q4 2022



6.7%

MARKET CAP RATE



3.0%

RENT INCREASE YEAR OVER YEAR



\$2.40/SF

AVERAGE OFFICE RENT



47K SF

12 MONTH AVERAGE NET ABSORPTION

TENANT & TRANSACTIONS

MAJOR TENANTS:



NOTABLE NORTH COUNTY TRANSACTIONS:



Rockstar Games (Software/Gaming)
Signed a lease for 82,163 SF of space in Carlsbad, CA and 18,537 SF in Oceanside CA.



MaxLinear, Inc. (Hardware/Communication)
Signed a 68,639 SF lease renewal in Carlsbad, CA.



ATEC Spine (Medical/Technology)
Signed a lease for 121,541 SF of space in Carlsbad, CA.



Scripps Health (Medical/Provider)
Signed a 49,302 SF lease renewal in Vista, CA.



Sound United (Hardware/Technology)
Signed a lease for 46,823 SF of space in Carlsbad, CA.



County of SD (Government/Public Admin)
Signed a 100,00 SF lease in Oceanside, CA.

HIGHER EDUCATION & AMENITIES

Universities/Colleges

- » UC San Diego
- » The University of San Diego
- » Point Loma Nazarene University
- » San Diego State University
- » Cal State San Marcos
- » Mira Costa College
- » Palomar College



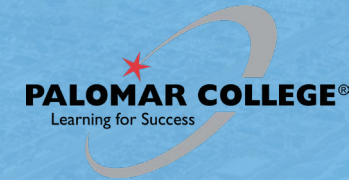
SAN DIEGO STATE
UNIVERSITY

POINT LOMA
NAZARENE UNIVERSITY



Nearby Attractions

- » Legoland
- » Oceanside Harbor Village
- » Mission San Luis Rey
- » Oceanside Strand
- » Guajome County Park
- » Go Jump Oceanside
- » Buena Vista Park
- » Wave Waterpark
- » Moonlight Ampitheater
- » Avo Playhouse



San Diego

Top U.S. travel destination
Money Magazine



Top Metro in U.S. for relocation
APA Survey



Best place in America to launch a start up
Forbes Magazine



Highest number of active duty military
bea.gov



Most Diverse high-tech sector in the nation
Milken Institute



Average commute time among top 25 most populated metros (24.9 minutes)
American Community Survey



\$245B GROSS REGIONAL PRODUCT

\$108K AVERAGE HH INCOME

\$699K AVERAGE HOME VALUE

72% TOTAL GEN-Z MILLENNIAL AND GEN X POPULATION

40% POPULATION WITH COLLEGE DEGREE

The San Diego region is one of the most desirable places to live and work in the United States. The region's perfect year-round weather combined with a dynamic economy makes it a great place for residents, businesses and visitors alike.

The region has developed it's own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy, wireless and telecommunication technologies -- and electronics manufacturing.

 **3.3M**
POPULATION

 **36**
MEDIAN AGE

 **1.17M**
HOUSEHOLDS

 **108K**
AVERAGE HH INCOME

Address	Year Built	Building Size (SF)	Sale Date	Price	\$/SF
674 Via de la Valle, Solana Beach, CA	1960	21,546	7/5/22	\$17,137,500	\$795
505 Lomas Santa Fe Dr, Solana Beach, CA	1980	22,736	5/18/22	\$18,000,000	\$792
440 Beech St, San Diego, CA 92101	1980	10,931	9/14/22	\$7,200,000	\$659
3911 5th Ave, San Diego, CA 92103	1927	10,362	1/7/22	\$6,600,000	\$637
2002 Jimmy Durante Blvd, Del Mar, CA 92014	1985	18,425	9/15/22	\$9,250,000	\$502
8930 University Center Ln San Diego, CA 92122	1989	22,078	8/1/22	\$11,000,000	\$498
5555 Mildred St, San Diego, CA 92110	1962	18,760	8/22/22	\$8,150,000	\$434
5657 Copley Dr, San Diego, CA 92111	2007	18,434	11/23/22	\$7,595,000	\$412
4080 Centre St, San Diego, CA 92103	1988	17,071	8/30/22	\$7,000,000	\$410
1111 Torrey Pines Rd, La Jolla, CA 92037	1984	15,169	4/18/22	\$5,900,000	\$389
3444 Camino Del Rio N, San Diego, CA 92108	1973	16,200	10/25/22	\$6,100,000	\$377
4747 Viewridge Ave, San Diego, CA 92123	2005	24,731	7/22/22	\$9,170,500	\$376
2918 5th Ave, San Diego, CA 92103	1981	22,339	6/22/22	\$8,000,000	\$358
1150 Silverado St, La Jolla, CA 92037	1971	12,000	4/29/22	\$3,890,000	\$324
3709 Convoy St, San Diego, CA 92111	1990	22,659	3/9/22	\$7,283,043	\$321
22 W 35th St, National City, CA 91950	1974	19,717	6/21/22	\$6,300,000	\$320
4901-4907 Morena Blvd, San Diego, CA 92117	1978	20,480	7/20/22	\$6,477,783	\$316
5780 Chesapeake Ct, San Diego, CA 92123	1978	16,836	4/21/22	\$5,325,00	\$316
5752 Oberlin Dr, San Diego, CA 92121	1982	17,238	9/6/22	\$5,250,000	\$305
3645 Ruffin Rd, San Diego 92123	1986	21,168	12/19/22	\$5,800,000	\$274
3655 Ruffin Rd, San Diego 92123	1986	19,637	12/19/22	\$5,400,000	\$274
4901 Morena Blvd, San Diego, CA 92117	1978	20,301	7/20/22	\$5,272,973	\$260
5950 Priestly Dr, Carlsbad, CA 92008	2001	17,056	5/18/22	\$4,300,000	\$252
3065 Rosecrans Pl, San Diego, CA 92110	1960	23,959	11/22/22	\$5,949,054	\$248
852-860 5th Ave, San Diego, CA 92101	1910	13,610	6/15/22	\$3,200,200	\$235
2555 Camino del Rio S, San Diego, CA 92108	1974	21,980	5/25/22	\$5,100,000	\$232
951-969 S 16th St, San Diego, CA 92113	1935	14,879	2/15/22	\$3,403,428	\$229
5868 Owens Ave, Carlsbad, CA 92008	2001	14,226	6/8/22	\$3,200,000	\$225
1600-1620 National Ave, San Diego, CA 92113	1935	15,554	2/15/22	\$3,495,074	\$225

SAN DIEGO COUNTY SALES COMPARABLES

PROFESSIONAL OFFICE BUILDINGS

10,000-25,000 SF

SOLD 2022



COMPARABLES
29 Buildings



SUBJECT PROPERTY
2180 S El Camino Real



AVG YEAR BUILT
1975



YEAR BUILT
2015



AVG PRICE / SF
\$379



PRICE / SF
\$365



AVG BUILDING SF
18,037



BUILDING SF
15,595

COASTAL NORTH COUNTY - ON MARKET SALE LISTINGS



5057-5065 Waterview Way
Oceanside, CA 92057
Submarket: North Inland Oceanside
Type: Professional Office
Total Sq Ft: 15,099 Sq Ft
Year Built: 2015
Condition: Shell Condition
Available: 4 Office Condos Totaling 15,099 SF
Misc/Other: Adjacent to Public Transit Center
Listing Price: \$5,600,000
Listing \$/Sq Ft: \$371/Sq Ft



5938 Priestly Dr
Carlsbad, CA 92008
Submarket: Carlsbad Inland
Type: Professional Office
Total Sq Ft: 17,056 Sq Ft
Year Built: 2001
Condition: Fully Improved
Available: 13,731 SF Available for Owner/User
Misc/Other: Part of Association / Shared Parking
Listing Price: \$4,950,000
Listing \$/Sq Ft: \$290/Sq Ft



5864 Owens Ave
Carlsbad, CA 92008
Submarket: Carlsbad Inland
Type: Professional Office
Total Sq Ft: 11,520 Sq Ft
Year Built: 2001
Condition: Fully Improved
Available: 10,303 SF Available for Owner User
Misc/Other: Part of Association / Shared Parking
Listing Price: \$3,100,000
Listing \$/Sq Ft: \$269/Sq Ft



5958 Priestly Dr
Carlsbad, CA 92008
Submarket: Carlsbad Inland
Type: Professional Office
Total Sq Ft: 17,056 Sq Ft
Year Built: 2001
Condition: Fully Improved
Available: 8,728 SF Available for Owner/User
Misc/Other: Part of Association / Shared Parking
Listing Price: \$3,775,680
Listing \$/Sq Ft: \$280/Sq Ft



3300 Vista Way
Oceanside, CA 92056
Submarket: Oceanside
Type: Medical Office
Total Sq Ft: 13,036 Sq Ft
Year Built: 1994
Condition: Fully Improved
Available: Fully Occupied
Misc/Other: NNN Investment Property
Listing Price: \$9,650,000
Listing \$/Sq Ft: \$740/Sq Ft



2764 Gateway Rd
Carlsbad, CA 92009
Submarket: Carlsbad
Type: Professional Office
Total Sq Ft: 7,920 Sq Ft
Year Built: 2007
Condition: Fully Improved
Available: 4,752 SF Available for Owner User
Misc/Other: Part of Association / Shared Parking
Listing Price: \$3,150,000
Listing \$/Sq Ft: \$398/Sq Ft

SAN DIEGO COUNTY - ON MARKET SALE LISTINGS



1905-1927 5th Ave
San Diego, CA 92101
 Submarket: Uptown West/Bankers Hill
 Type: Professional Office
 Total Sq Ft: 18,580 Sq Ft
 Year Built: 1956
 Condition: Shell Condition
 Available: 18,580 SF Available for Owner/User
 Misc/Other: **Urban Infill Redevelopment Opportunity**
 Listing Price: \$5,900,000
Listing \$/Sq Ft: \$318/Sq Ft



527-545 F St
San Diego, CA 92101
 Submarket: Downtown
 Type: Professional Office
 Total Sq Ft: 15,639 Sq Ft
 Year Built: 1997
 Condition: Fully Improved
 Available: 9,834 SF Available for Owner/User
 Misc/Other: **Subject to Paid Parking Lots/Structures**
 Listing Price: \$6,500,000
Listing \$/Sq Ft: \$416/Sq Ft



5787 Chesapeake Ct
San Diego, CA 92123
 Submarket: Kearny Mesa
 Type: Professional Office
 Total Sq Ft: 23,288 Sq Ft
 Year Built: 1982
 Condition: Improved
 Available: 23,288 SF Available for Owner User
 Misc/Other: **Redevelopment Site**
 Listing Price: \$8,500,000
Listing \$/Sq Ft: \$365/Sq Ft



9373 Hazard Way
San Diego, CA 92123
 Submarket: Kearny Mesa
 Type: Professional Office
 Total Sq Ft: 10,655 Sq Ft
 Year Built: 1980
 Condition: Shell Condition
 Available: 10,65 SF Available for Owner User
 Misc/Other: **Significant Repairs Needed / No Elevator**
 Listing Price: \$3,150,000
Listing \$/Sq Ft: \$296/Sq Ft



1133 Columbia St
San Diego, CA 92101
 Submarket: Downtown Columbia District
 Type: Professional Office
 Total Sq Ft: 22,822 Sq Ft
 Year Built: 1980
 Condition: Fully Improved
 Available: 11,411 SF Available for Owner/User
 Misc/Other: **Subject to Paid Parking Lots/Structures**
 Listing Price: \$9,015,000
Listing \$/Sq Ft: \$395/Sq Ft



704 J St
San Diego, CA 92101
 Submarket: Downtown / East Village
 Type: Professional Office
 Total Sq Ft: 12,400 Sq Ft
 Year Built: 1943
 Condition: Fully Improved
 Available: 12,400 SF Available for Owner/User
 Misc/Other: **Subject to Paid Parking Lots/Structures**
 Listing Price: \$8,000,000
Listing \$/Sq Ft: \$645/Sq Ft

COASTAL NORTH COUNTY - LEASE COMPARABLES



3186 Vista Way, Oceanside, CA 92056
Leased SF: 2,769 SF
Type: Professional
Date Leased: November 2022
Lease Rate: \$2.25/SF MG



3172 Lionshead Ave, Carlsbad, CA 92010
Leased SF: 12,176 SF
Type: Professional/Creative
Date Leased: May 2022
Lease Rate: \$3.25/SF MG



3156 Vista Way, Oceanside, CA 92056
Leased SF: 9,284 SF
Type: Professional/Creative
Date Leased: May 2022
Lease Rate: \$1.55/SF + NNN



1903 Wright Place, Carlsbad, CA 92008
Leased SF: 12,193 SF
Type: Professional/Creative
Date Leased: March 2022
Lease Rate: \$2.85/SF MG



2714 Loker Ave W, Carlsbad, CA 92010
Leased SF: 10,116 SF
Type: Professional
Date Leased: April 2022
Lease Rate: \$2.85/SF MG



5850 El Camino Real, Carlsbad, CA 92008
Leased SF: 13,221 SF
Type: Professional/Creative
Date Leased: May 2022
Lease Rate: \$1.80/SF MG



3150 Pio Pico Dr, Carlsbad, CA 92008
Leased SF: 10,264 SF
Type: Professional/Creative
Date Leased: March 2022
Lease Rate: \$2.05/SF MG



440 S Melrose Dr, Vista, CA 92008
Leased SF: 13,993 SF
Type: Professional/Creative
Date Leased: November 2022
Lease Rate: \$1.90/SF + E



2175 Salk Ave, Carlsbad, CA 92008
Leased SF: 10,270 SF
Type: Professional/Creative
Date Leased: September 2022
Lease Rate: \$2.70/SF + E



1555 Faraday Ave, Carlsbad, CA 92008
Leased SF: 24,278 SF
Type: Professional
Date Leased: June 2022
Lease Rate: \$2.05/SF MG

COASTAL NORTH COUNTY - ON MARKET / FOR LEASE



5055 Avenida Encinas, Carlsbad, CA 92008
Leased SF: 10,444 SF
Type: Professional
Lease Rate: \$2.50/SF + NNN



5770 Fleet St, Carlsbad, CA 92010
Leased SF: 16,771 SF
Type: Professional/Creative
Lease Rate: \$3.20/SF + E



5900 La Place Ct, Carlsbad, CA 92008
Leased SF: 12,000-21,934 SF
Type: Professional
Lease Rate: \$2.75/SF MG



1902 Wright Place, Carlsbad, CA 92008
Leased SF: 17,547 SF
Type: Professional
Lease Rate: \$3.05 + E



1000 Aviara Parkway, Carlsbad, CA 92008
Leased SF: 12,682 SF
Type: Professional
Lease Rate: \$2.90/SF + E



3605 Ocean Ranch Blvd, Oceanside, CA 92056
Leased SF: 20,116 SF
Type: Professional/Creative
Lease Rate: \$2.35/SF MG



1917 Palomar Oaks Way, Carlsbad, CA 92008
Leased SF: 15,910 SF
Type: Professional
Lease Rate: \$2.70/SF + E



5857 Owens Ave, Carlsbad, CA 92008
Leased SF: 22,689 SF
Type: Professional
Lease Rate: \$2.85/SF + E

SAN DIEGO COUNTY – SINGLE-TENANT BUILDINGS ON MARKET / FOR LEASE



1890 Hacienda Dr, Vista, CA 92081
Available SF: 10,000 SF
Type: Professional
Lease Rate: \$1.75 + U



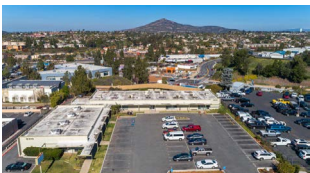
12250 Parkway Centre Dr, Poway, CA
Leased SF: 20,000 SF
Type: Professional
Lease Rate: \$1.95/SF MG



9373 Hazard Way, San Diego, CA
Available SF: 10,655 SF
Type: Professional
Lease Rate: \$ 1.85 +NNN



13985 Stowe Dr, Poway
Leased SF: 20,374 SF
Type: Professional/Creative
Lease Rate: \$1.75/SF + E



8374-8376 Hercules St, La Mesa
Leased SF: 12,000 SF
Type: Professional
Lease Rate: \$1.67 + U



5055 Avenida Encinas, Carlsbad, CA 92008
Leased SF: 20,889 SF
Type: Professional/Creative
Lease Rate: \$2.50/SF + NNN



704 J St, San Diego, CA
Leased SF: 12,400 SF
Type: Professional/Creative
Lease Rate: \$3.95/SF + NNN



5787 Chesapeake Ct, San Diego
Leased SF: 23,288 SF
Type: Professional/Creative
Lease Rate: \$1.85 + NNN

2180 S EL CAMINO REAL

OCEANSIDE CA, 92054

FOR SALE/LEASE



FREESTANDING 15,595 SF CREATIVE OFFICE BUILDING

OWNER / USER

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