

SOUTH VISTA WAY

OCEANSIDE, CA 92054

RARE SINGLE-TENANT/OWNER-USER OPPORTUNITY
1,500 SQ FT BUILDING + 5,000 SQ FT YARD + FREEWAY SIGNAGE



1.6
miles to



PROMINENT SIGNAGE
FRONTING HWY-78

S VISTA WAY

Asking Rent

\$9,000 - \$10,000 / Month
(Plus NNN)



EL CAMINO REAL

S VISTA WAY

Address

2525 S Vista Way
Oceanside, CA 92054



Size

1,500 SF
Office/Retail Building



Yard

5,000 SF
(approx)



Lot

10,620 SF
(0.24 AC)



Signage

Freeway Signage



Parking

Secured Dedicated Parking
Supplemental Street Parking



Zoning

CS-HO - Special Commercial District / HO - Highway Oriented

Allows for a Wide Variety of
Businesses/Developments

Click Link to City Of Oceanside Comprehensive Zoning Ordinance (<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=26020>)



LOCATION HIGHLIGHTS

- Fantastic Visibility from 78 Hwy & El Camino Real Off-Ramp
- 141,855 Daily Traffic Count on 78 Hwy
- Immediate Access (0.2 miles) to 78 Hwy via El Camino Real
- Close Access (1.6 miles) to I-5 Freeway via 78 Hwy
- Walking Distance to The Shoppes at Carlsbad – Dining, Retail, Fitness, Bars
- Surrounded by Retail, Dining, Banks, Fitness, Bars, Medical
- Adjacent to Recently Approved Development Project The Inns at Buena Vista Creek (<https://www.aoarchitects.com/project/the-inns-at-buena-vista-creek/>) 3 hotels totaling 426 keys on 12.5 acres.

AMENITIES

- Single Tenant/Owner-User Opportunity
- RARE Freeway Signage 'Grandfathered' & Available
- RARE Yard Space on Coastal/Western 78 Hwy
- Ample Parking – Secured & Street
- Multiple Office Spaces – Flexible Configuration
- Newly Installed HVAC & Ductwork
- Newly Installed Water Heater
- Recently Resurfaced Roof (3 Years +/-)
- Fully Fenced Property
- Secured with Lift-Master Gate & Keypad

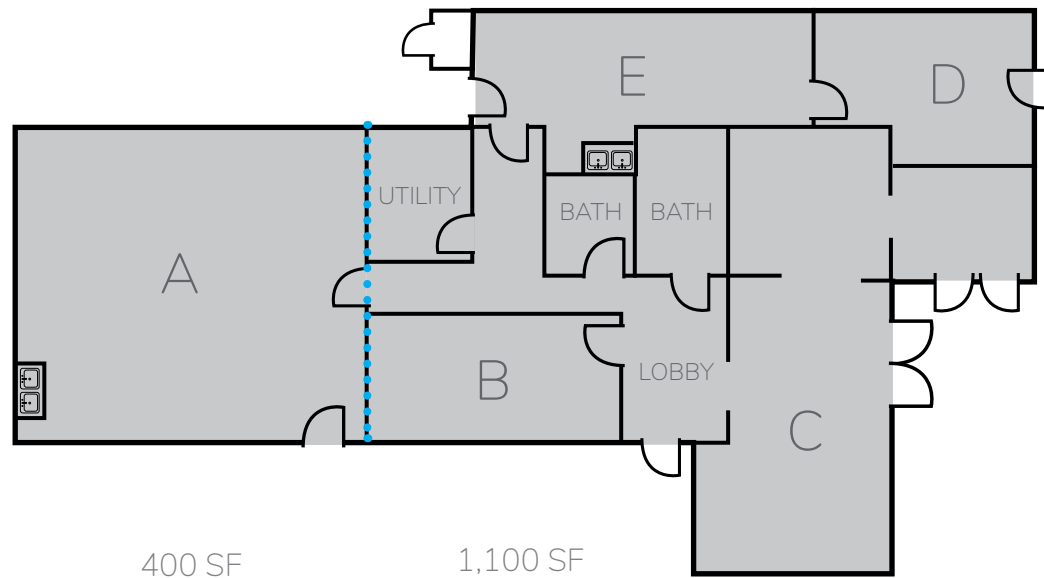
FLOORPLAN

1,100 SF - 1,500 SF

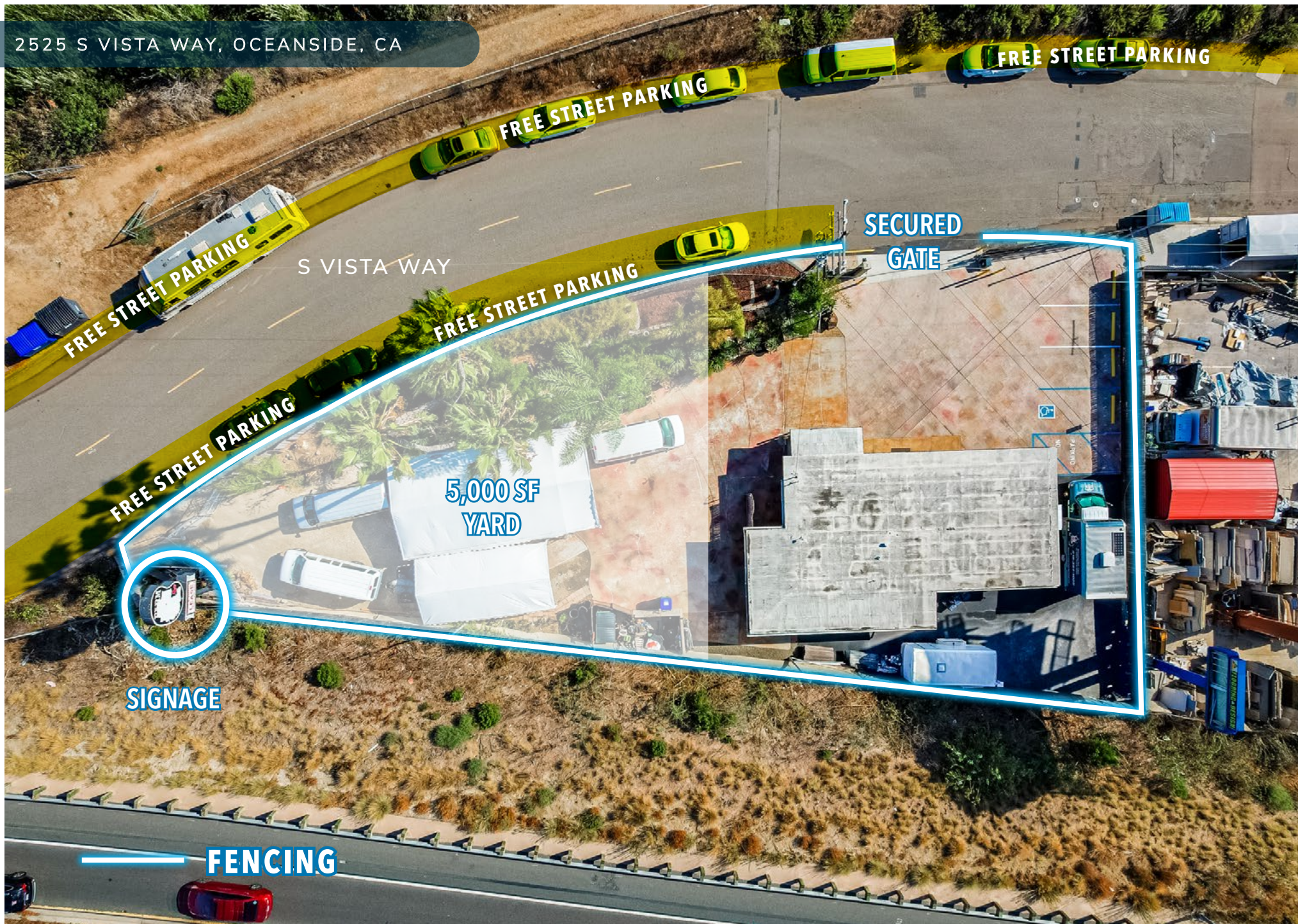
Asking Rent:

\$9,000 - \$10,000 / Month
(Plus NNN)

- » 4-5 Private Offices
- » 2 Restrooms
- » Break Area/Kitchenette
- » Multiple Points of Access



2525 S VISTA WAY, OCEANSIDE, CA



2525 S VISTA WAY, OCEANSIDE, CA



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SECURED GATE AND FENCING SURROUNDS THE PROPERTY



RECENTLY RESURFACED ROOF (± 3 YRS)



The Inns at
Buena Vista Creek

CALIFORNIA
78

YOUR
NAME
HERE

7

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CORE Office Group



YOUR
NAME
HERE

LEASE

APPROX. 5,000 SF YARD

THE SHOPPES AT CARLSBAD

REGAL

24 FITNESS



ISLANDS
fine burgers & drinks

Yard House

JCPenney

ZARA

macy's

sears

Firestone

YOUR
NAME
HERE

EL CAMINO REAL EXIT 11,253 CPD

141,855 CPD





THE SHOPPES AT CARLSBAD

CVS

VONS

Bank of America

Sprouts
Carls Jr.

Golden Socks
UPS

REGAL

Planet Fitness

ISLANDS
fine burgers & drink

D&B
RESTAURANT

Yard House

42,688 CPD

EL CAMINO REAL

Firestone

YOUR NAME HERE

EL CAMINO REAL EXIT

11,253 CPD

141,855 CPD

CALIFORNIA
78

S VISTA WAY

SE

2525 S VISTA WAY, OCEANSIDE, CA



141,855 CPD



YOUR
NAME
HERE

S VISTA WAY



The Inns at
Buena Vista Creek

1

CALIFORNIA
78

141,855 CPD

YOUR
NAME
HERE

1

Walmart
Save money. Live better.

STAPLES

DICK'S
SPORTING GOODS

FIVE BELOW

COST PLUS
WORLD MARKET
One World. One Store.

OLD NAVY

BEST BUY

MCDONALD'S

PETCO
Where the pets go.

UNITED STATES
ARMY

ERSTEIN BROS
BAGELS

STARBUCKS
COFFEE

Chevron

BED BATH & BEYOND

2525 S VISTA WAY, OCEANSIDE, CA

EL CAMINO
COUNTRY CLUB

CALIFORNIA
78

2525
S VISTA WAY

The Inns at
Buena Vista
Creek

HOSP
GROVE
PARK



2525 S VISTA WAY, OCEANSIDE, CA



2 THE SHOPPES AT CARLSBAD



Oceanside



POPULATION

173,489



MEDIAN HOUSEHOLD
INCOME

\$79,899



AVERAGE HOUSEHOLD
INCOME

\$99,998



EMPLOYEES

53,599+



AVERAGE AGE

37.2

POPULATION

113,795



MEDIAN HOUSEHOLD
INCOME

\$111,950



AVERAGE HOUSEHOLD
INCOME

\$156,296



EMPLOYEES

93,549+



AVERAGE AGE

40.5



Carlsbad



JAMES BENGALA
Senior Associate
jbengala@lee-associates.com
760.208.8798
CalDRE Lic. #01950077

SELINA SOUNAKHENE
Associate
selina@lee-associates.com
760.209.1140
CalDRE Lic. #02105358

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

