



RENDERING

2171 S El Camino Real

Oceanside, CA 92054

FOR SALE

CAST
CAPITAL PARTNERS

PROPERTY OVERVIEW

FOR SALE

\$3,046,000 (\$295/SF)

ADDRESS

2171 S EL CAMINO REAL
OCEANSIDE, CA 92054

PARCEL

165-011-58-00

BUILDING AREA

10,316 SF (10,326 SF per Tax Records)

LAND AREA

21,471 SF (0.49 AC)

ZONING

CP



CURRENT BUILDING

AT A GLANCE

- Two-story office building with 13 surface and 10 covered parking stalls
- Centrally located in North San Diego County nearby the Oceanside Pier, Carlsbad Village, Camp Pendleton, and Vista
- Easily accessible to Route 78, Route 76, and Interstate 5
- Surrounded by a variety of amenities and dense residential neighborhoods



RENDERING

HIGHLIGHTS

Prime El Camino Real Frontage

Excellent signage and visibility along South El Camino Real, a major north-south corridor through Oceanside

Owner-User Opportunity with In-Place Income

Well-suited for an owner-user seeking a building with existing tenant income in place at close

Flexible Month-to-Month Tenancy

Month-to-month leases in place allow an owner-user to phase in occupancy and secure the ideal amount of space for their business over time

Walkable Location

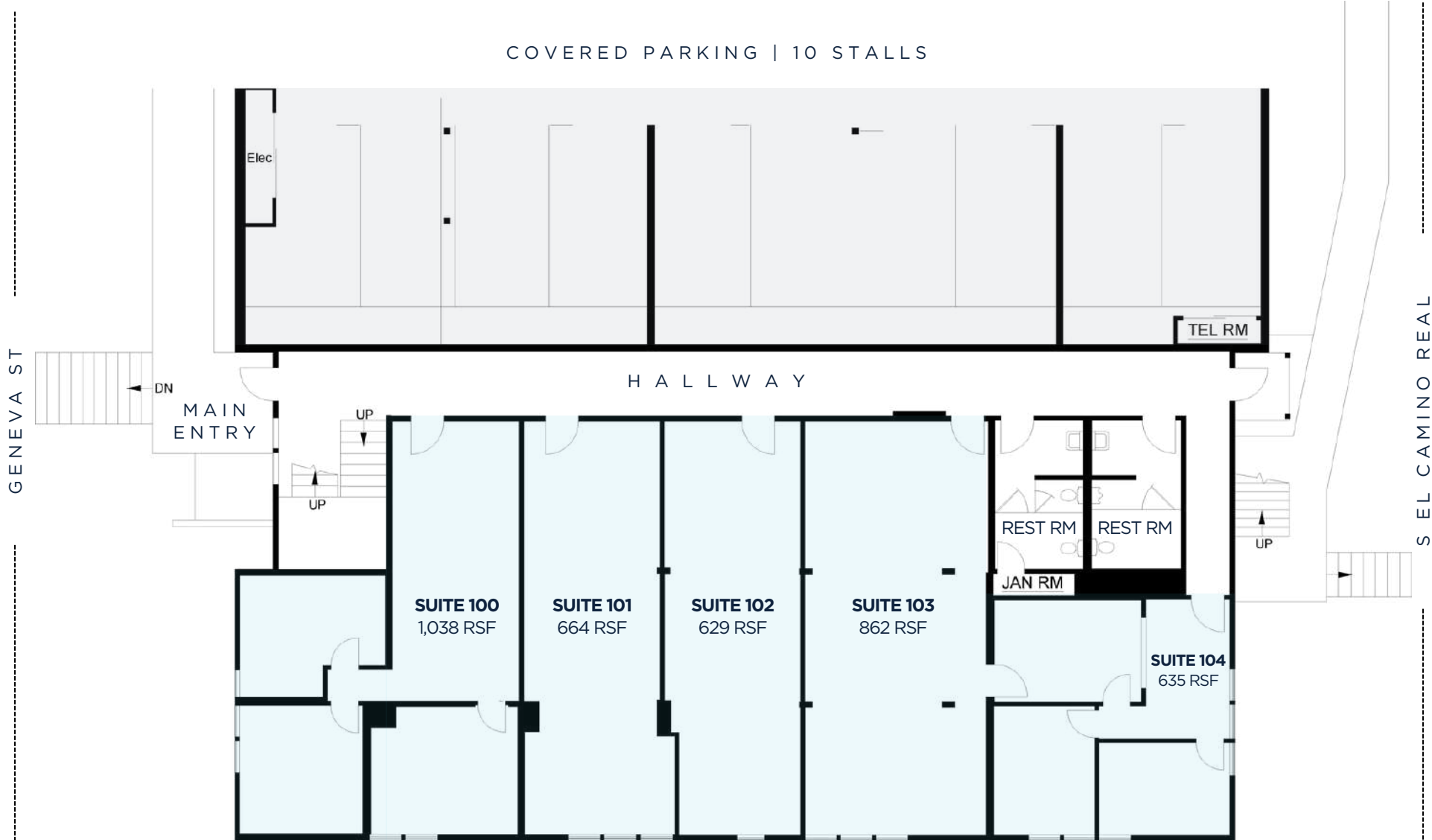
Within walking distance of restaurants, coffee shops, and other amenities, with a short drive to the Oceanside coastline

Coastal North County Momentum

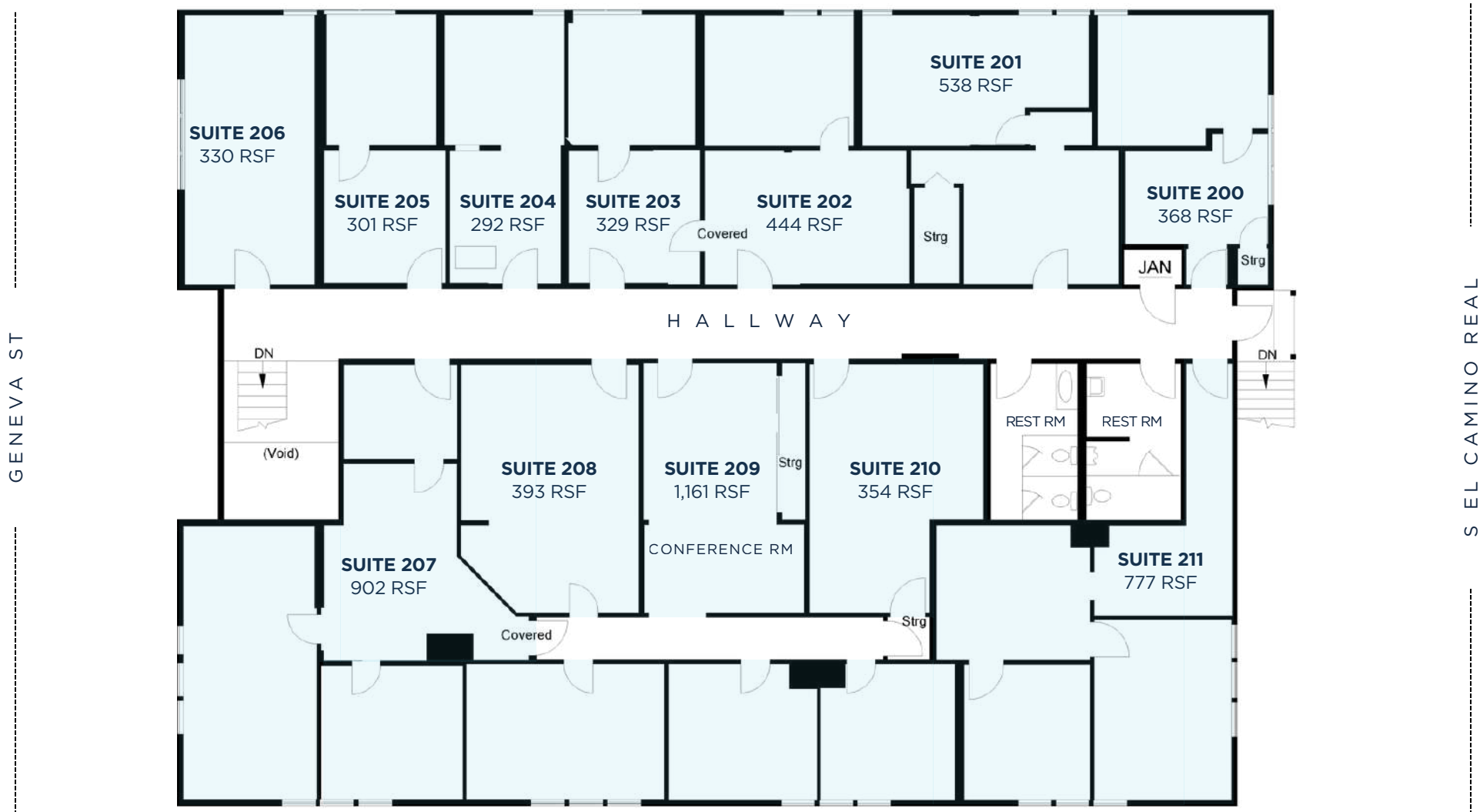
Positioned in one of San Diego County's most in-demand submarkets, with Oceanside benefiting from spillover demand as neighboring coastal markets like Carlsbad and Encinitas become increasingly built-out and expensive



FLOOR PLAN 1ST FLOOR | 3,830 RENTABLE SQUARE FEET



FLOOR PLAN 2ND FLOOR | 6,190 RENTABLE SQUARE FEET



POPULATION · TRAFFIC COUNTS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	129,406	260,995	529,203
HOUSEHOLDS	50,039	93,430	183,343
AVERAGE HOUSEHOLD SIZE	2.5	2.6	2.7
MEDIAN AGE	40.4	38.6	38.8
MEDIAN HOUSEHOLD INCOME	\$94,630	\$97,376	\$108,320
MEDIAN HOME VALUE	\$864,031	\$804,668	\$892,407



50,039
HOUSEHOLDS



\$94,630
HOUSEHOLD INCOME



\$864,031
HOME VALUE

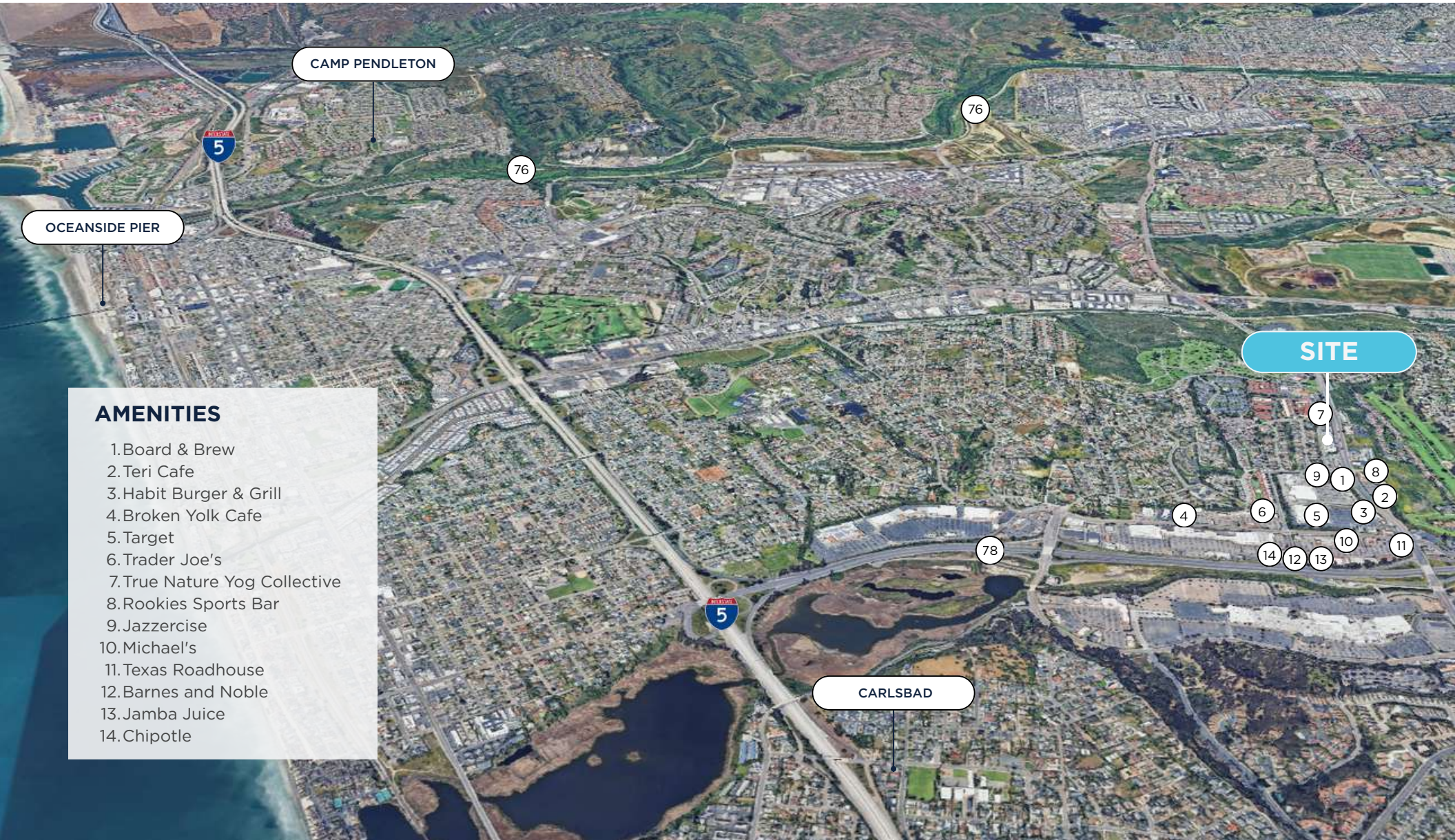


\$1.8B
CONSUMER SPENDING

TRAFFIC COUNTS

S EL CAMINO REAL	35,729
VIA ESMARCA	24,363

AMENITIES



AMENITIES

1. Board & Brew
2. Teri Cafe
3. Habit Burger & Grill
4. Broken Yolk Cafe
5. Target
6. Trader Joe's
7. True Nature Yog Collective
8. Rookies Sports Bar
9. Jazzercise
10. Michael's
11. Texas Roadhouse
12. Barnes and Noble
13. Jamba Juice
14. Chipotle



CURRENT BUILDING | VIEW FROM GENEVA ST

CAST
CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

MARC POSTHUMUS

Managing Director

858-401-3898

marc.posthumus@cast-cap.com

CA License #01440118

RYAN KING

Partner

858-395-7208

ryan.king@cast-cap.com

CA License #01885401