

INDUSTRIAL PROPERTY FOR LEASE

2195 Oceanside Blvd

OCEANSIDE, CA 92054



ED ENGLE

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Asset Management Specialists, Inc. | PO Box 658, Oceanside, CA 92049 | 760.720.2829 | amscommercialrealestate.com

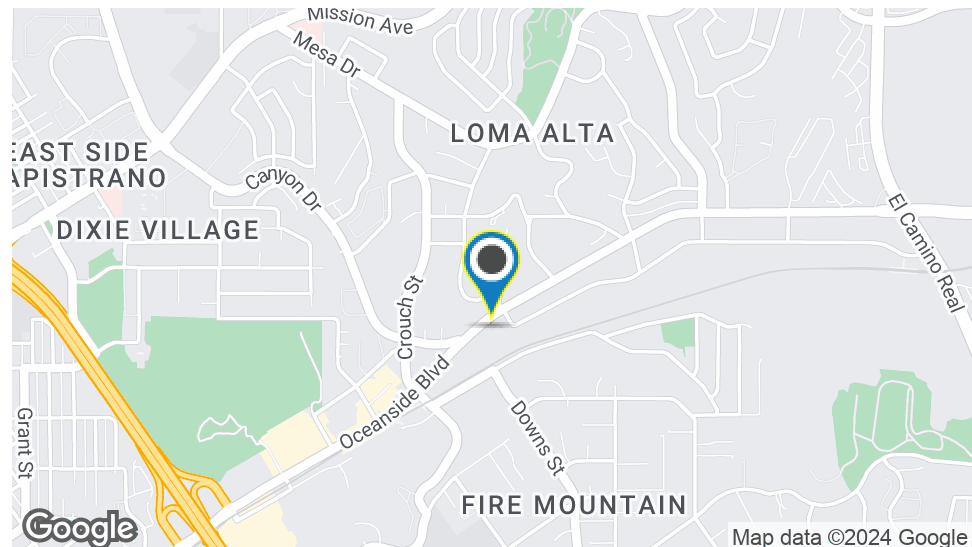
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OFFERING SUMMARY

Building Size:	9,600 SF
Available SF:	9,600 SF
Lot Size:	Appx. 30,930
Number of Units:	1
Year Built:	1980
Zoning:	IG

PROPERTY OVERVIEW

9,600 SF divisible freestanding commercial/industrial building
0.71 Acre Location
400 Amps 3-Phase 4 wire power 120/280 Volts
Concrete tilt-up 12'-14' ceiling height
Easy access to I-5 and close to Hwy 78 and 76
Property boast GREAT visibility fronting Oceanside Blvd (appx. 31,300 ADT)
Potential industrial warehouse/manufacturing or Retail/Warehouse
Fenced yard and rear roll up door
Office space, showroom, and break room.
G-I (General Industrial) zoning

**Call for Lease Rates (July 2024 Availability)

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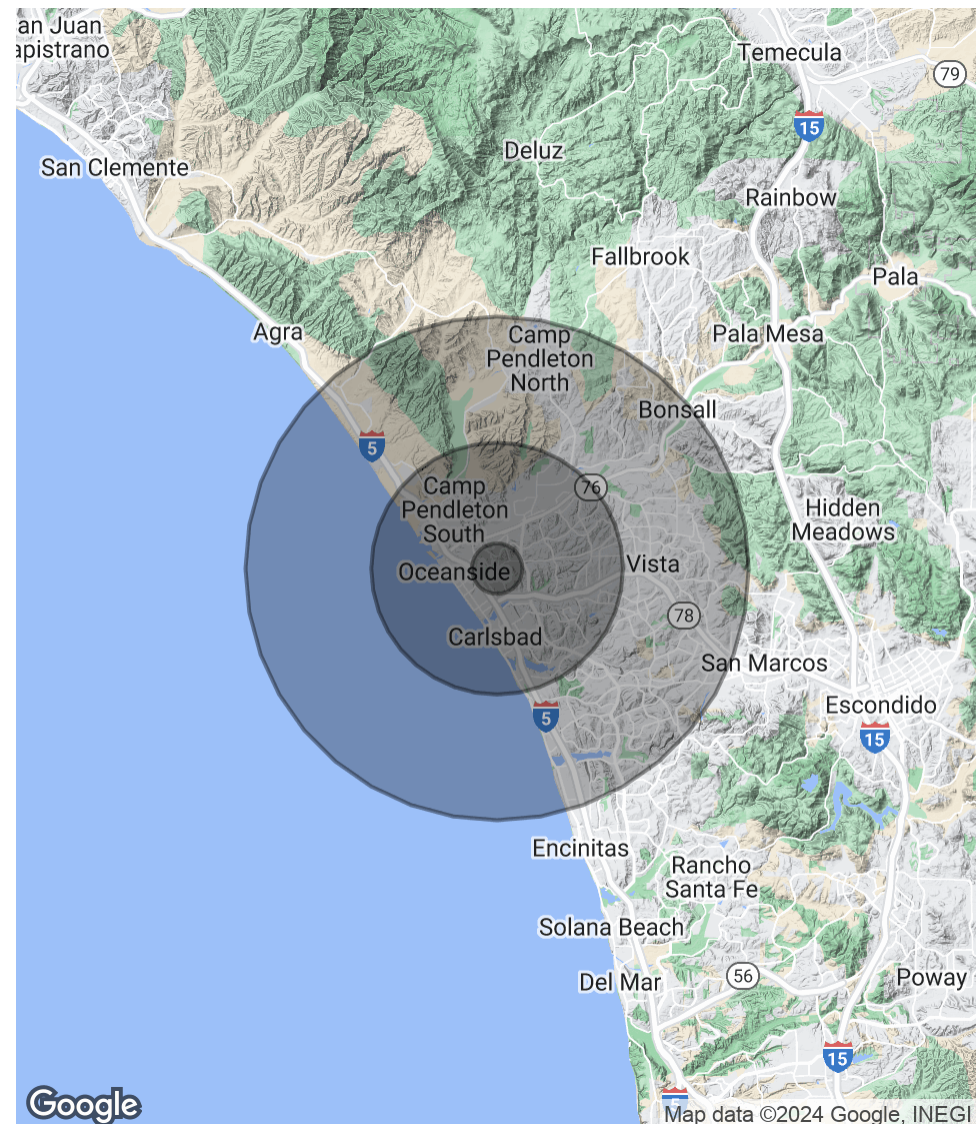
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,617	203,514	450,442
Average Age	36.3	37.6	38.0
Average Age (Male)	35.4	35.9	36.7
Average Age (Female)	38.4	39.4	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,101	78,299	164,357
# of Persons per HH	2.9	2.6	2.7
Average HH Income	\$83,990	\$90,110	\$102,682
Average House Value	\$591,356	\$554,603	\$593,649

2020 American Community Survey (ACS)



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