

3142
Vista Way

OCEANSIDE, CA 92056

FOR LEASE



PACIFIC GATEWAY TOWERS

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68,748 Square Foot Multi-Tenant Medical & Office Buildings
Two Class "B" Buildings Located Near Affluent Coastal Communities, High Traffic Counts

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PROPERTY INFO:

Building Size -	68,748 SF	Location -	Oceanside
Stories -	4	Use Type -	Office & Medical
Restrooms -	Common area (womens & mens)	Parking -	Plentiful free parking for guests & employees (5.0/1,000 USF)
Elevator -	Access to all floors		

Pacific Gateway Towers are two recently renovated Class “B” buildings encompassing a total of 64,748 square feet. The buildings are centrally located in Oceanside, CA, the 3rd most populated city in San Diego County. These four-story buildings boast modern architectural designs and abundant surface parking for employees and guests. The property is highly visible and easily accessible from the highly traveled Highway SR-78 and I-5 Freeway, making for easy commutes. There are numerous dining and shopping opportunities are just steps away, including the redeveloped Shoppes at Carlsbad. Pacific Gateway Towers is 3 Miles from the beaches, 32 miles from downtown San Diego, and 53 Miles from Orange County.

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average Age	38.85	38.80	37.40
Consumer Spending	\$144,461	\$1,278,666	\$2,684,645
Population Growth 2010-2018	7.66%	6.26%	7.55%
Population Growth 2018-2023	4.24%	4.02%	4.22%

TRAFFIC COUNT:

<u>Street & Cross Street</u>	<u>Avg Daily Volume</u>
S el Camino Real & Vista Way	56,420
el Camino Real & S Vista Way	40,522
Vista Way & Via Esmarca	15,600
El Camino Real & Haymar Drive	40,500

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SUITE 303

RENT AMOUNT

\$2.20 SF per month

TERM

2+ years minimum

SIZE

± 1,697 SF

PARKING

Plentiful free onsite parking for employees & guests (5.0/1,000 USF)

DETAILS

3 large offices with glass partitions, southeast facing corner suite provides excellent natural lighting, 3rd floor with elevator access, 1 spacious work area, balcony access

EXPENSES

Tenant pays directly billable electricity only. Water, trash, and common area expenses included in base rent



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SUITE 303 ± 1,697 SF



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SUITE 402

RENT AMOUNT

\$2.20 SF per month

TERM

2+ years minimum

SIZE

± 1,418 SF

PARKING

Plentiful free onsite parking for employees & guests (5.0/1,000 USF)

DETAILS

4th floor, north side of property shielded from freeway noise, balcony access, common area restroom adjacent allowing for plumbing to be easily added to suite, lush view of greenery & partial view of golf course

EXPENSES

Tenant pays directly billable electricity only. Water, trash, and common area expenses included in base rent



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SUITE 402 ± 1,418 SF



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RESTURANTS NEARBY

- 1 - Chipotle
- 2 - Rubios
- 3 - Panera
- 4 - Buffalo Wild Wings
- 5 - The Habit Burger
- 6 - Broken Yolk
- 7 - Chilli's Bar & Grill

BUSINESSES NEARBY

- 8 - Target
- 9 - Trader Joes
- 10 - Chuze Fitness
- 11 - Bank of America
- 12 - 24 Hour Fitness
- 13 - Chase Bank
- 14 - Wells Fargo
- 15 - Vons
- 16 - iFly

FREEWAY ACCESS

- 0.7 miles to SR-78 East & West
- 2.0 miles to I-5 North & South
- 5.3 miles to SR-76 East & West



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