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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

1001 B Avenue | Suite 206 | Coronado, CA 92118 | 619-642-2711 | McKeeCommercialRealEstate.com | CalBRE Lic No. 00907967

For Lease

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 &
Elevator -	Access to all floors		employees (5.0/1,000 USF)

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:				WORKPARTNERS TRAFFIC COUNT:	RTNERSTRAFFIC COUNT:		
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	Street & Cross Street Avg Daily Volume			
Average Age	38.85	38.80	37.40	S el Camino Real & Vista Way 56,420			
Consumer Spending	\$144,461	\$1,278,666	\$2,684,645	el Camino Real & S Vista Way 40,522			
Population Growth 2010-2018	7.66%	6.26%	7.55%	Vista Way & Via Esmarca 15,600			
Population Growth 2018-2023	4.24%	4.02%	4.22%	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



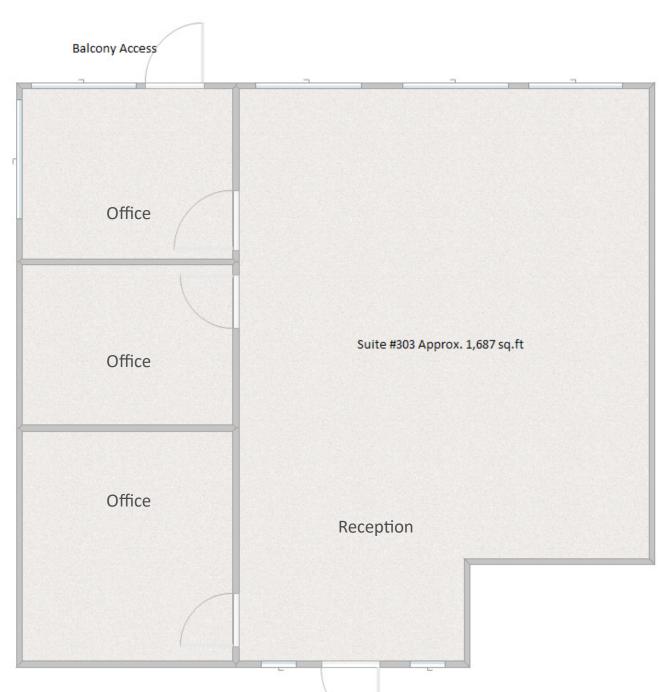














Suite 402

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













SUITE 402 ± 1,418 SF





*All measurements are approximate and for illustrative purposes only

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RESTURANTS NEARBY

- 1 Chipotle 2 - Rubios
- 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



