

2675
Vista Pacific Dr

Colliers
INTERNATIONAL

FOR SALE



FOR SALE

\$4,650,000 (\$159/SF)

industrial building >>>

29,279 SF | Oceanside

JOSH MCFADYEN

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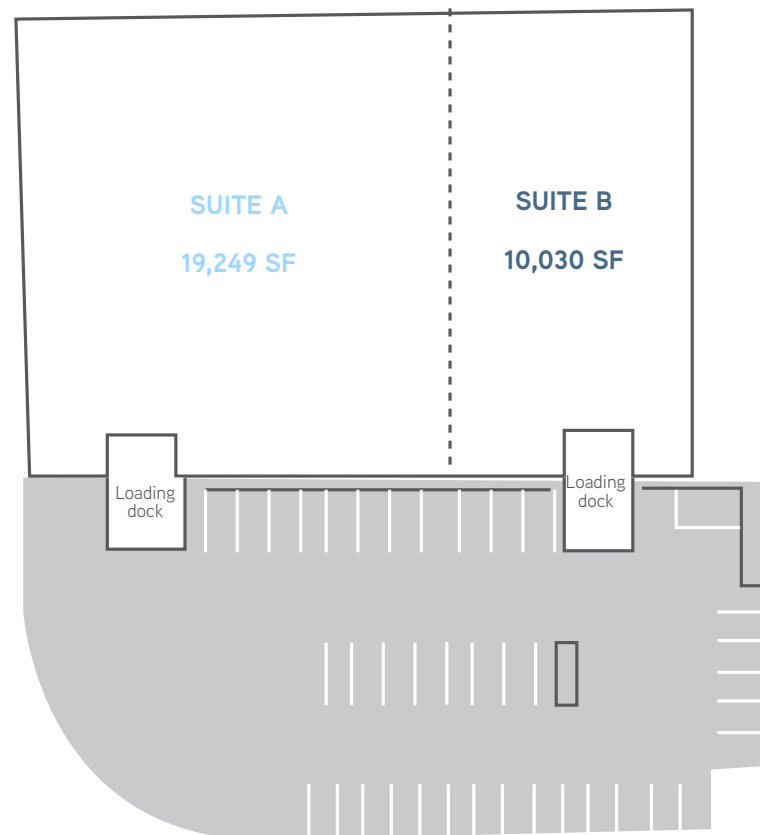
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JOE CROTTY

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The Property





KEY HIGHLIGHTS >>>



• **29,279 SF | 1.20 Acre Lot**



• **Free Span Warehouse Spacing**



• **APN 161-660-09**



• **Heavy Power**



• **Class B 1 Story Warehouse**



• **Built in 1995**



• **Sprinklered**



• **Flexible Layout for Single or Multiple Tenants**



• **4.19/1,000 Parking Ratio**



• **21' Minimum Clearance Height**



• **2 Dock-High Doors/Loading**



• **\$4,650,000 | \$159/PSF**

The Details



SUITE A >>>
16,249 SF



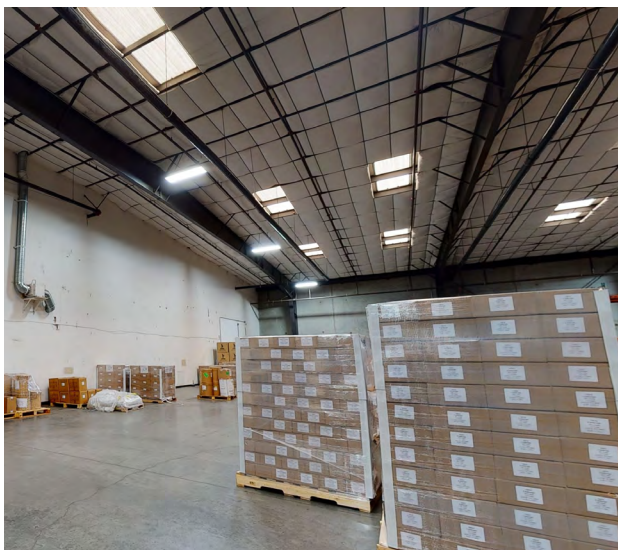
VIEW 360 TOUR



SUITE B >>>
10,030 SF



VIEW 360 TOUR



The Location



OCEANSIDE >>>

Oceanside is Southern California's most authentic beach town. Enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. O'side (as locals affectionately call it) is a destination of discovery where visitors can explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures.

As a playful, fun, and diverse destination O'side values personal expression and originality-take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.

\$102,233

AVG HH INCOME
3 mile radius

34

AVG AGE
3 mile radius

150,771

POPULATION
3 mile radius



Taking advantage of the nexus between oceanfront living and thriving businesses, Oceanside is attracting the attention of quickly growing life sciences companies. Home to biotech manufacturing giants Genentech and Gilead Sciences with career training from Mira Costa College Biotechnology Center, the industry is fueling the robust business climate.

INNOVATE 78

Action Sports

Be where the action is created! Oceanside is home to dozens of action sports companies- over half the action sports jobs in San Diego County are in North County.

Life Sciences

A major driver of the innovative local economy, Oceanside is at the center of the second largest life sciences cluster in the United States. Oceanside is also a notable contributor to the Biotechnology sector with companies like Gilead and Genentech.

Defense/Aerospace

San Diego is home to one of the largest concentrations of military in the world and more than one-third of the combat power of the U.S. Marine Corps. Marine Corps Base Camp Pendleton is just minutes away from Oceanside and is responsible for 22% of the regions total jobs.

Craft Brewing

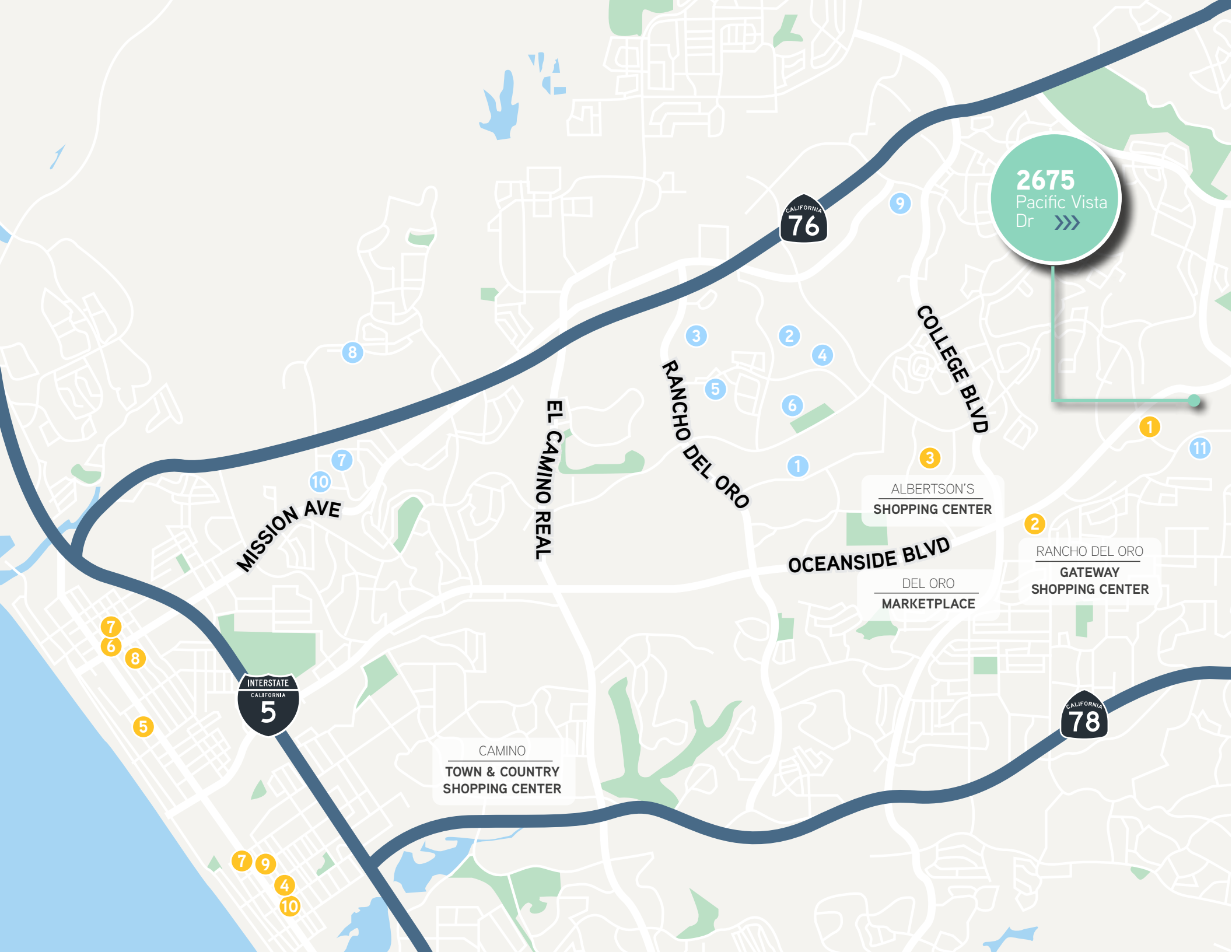
Craft beer is a \$5.5 billion market in California with a growth of 89% from 2010 to 2018. As of 2018, Oceanside had 16 breweries, with two more in development.

Cleantech

Sustainable companies are leading the promise of a better tomorrow in Oceanside and the world.

SoCal Sports Complex

Just minutes away from the white sandy beaches, the 52.5 acre SoCal sports complex has quickly become one of the premier amateur facilities for soccer, lacrosse and rugby.



2675
Pacific Vista
Dr >>>

CALIFORNIA
76

9

COLLEGE BLVD

RANCHO DEL ORO

EL CAMINO REAL

MISSION AVE

INTERSTATE
CALIFORNIA
5

OCEANSIDE BLVD

ALBERTSON'S
SHOPPING CENTER












DEL ORO
MARKETPLACE

2
RANCHO DEL ORO
GATEWAY
SHOPPING CENTER











CAMINO
TOWN & COUNTRY
SHOPPING CENTER

CALIFORNIA
78

CORPORATE NEIGHBORS

1		7	
2		8	
3		9	
4		10	
5		11	
6			

LOCAL FAVORITES

1		6	
2		7	
3		8	
4		9	
5		10	



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CONTACT >>>

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