

# COPPERWOOD CENTER

3365-3385 Mission Avenue & 101-110 Copperwood Way

Oceanside, CA 92058



5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
+1 760 438 8950 MAIN  
Lic. No. 01908588  
colliers.com/sandiego



FOR LEASE

3365-85  
MISSION AVE

101-110  
COPPERWOOD



**JOE CROTTY**  
760 930 7906  
joe.crotty@colliers.com  
Lic# 01369821

**CONOR BOYLE**  
760 930 7967  
conor.boyle@colliers.com  
Lic# 01813305

**TYLER STEMLEY**  
760 930 7929  
tyler.stemley@colliers.com  
Lic# 02003867

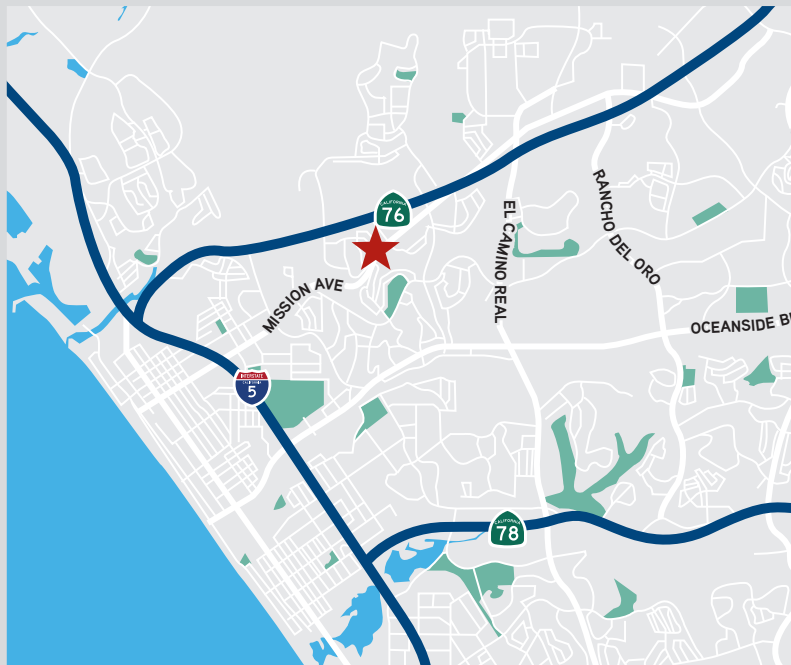
# THE PROPERTY

FOR LEASE

PAGE 2

## DETAILS GREAT MIX OF SMALL INDUSTRIAL | SHOWROOM

- › Small open floor plan units ideal for showroom/light industrial
- › Project completely renovated with new signage and landscaping
- › 100 amp, 3 phase power service on most suites
- › Adjacent to shops and restaurants
- › Immediate access to Highway 76 and Interstate 5



**LEASE RATE:**  
\$1.05 - \$1.15/SF + NNN

3365-85

MISSION AVE



## INDUSTRIAL SHOWROOM

 3365-3385 MISSION AVE AVAILABILITY

UNIT	SIZE (SF)	IMPROVEMENTS	MONTHLY RATE
3365 - F	1,339	Open Floor Plan Industrial Showroom/Retail	\$1.15/SF NNN

Estimated NNN: \$0.37/SF/Mo

## INDUSTRIAL

 101 - 110 COPPERWOOD WAY AVAILABILITY

UNIT	SIZE (SF)	IMPROVEMENTS	MONTHLY RATE
101 - M	1,556	Office, Restroom, Roll up door, Reception	\$1.05/SF NNN

Estimated NNN: \$0.37/SF/Mo

101-110

COPPERWOOD



3365-3385

MISSION AVE



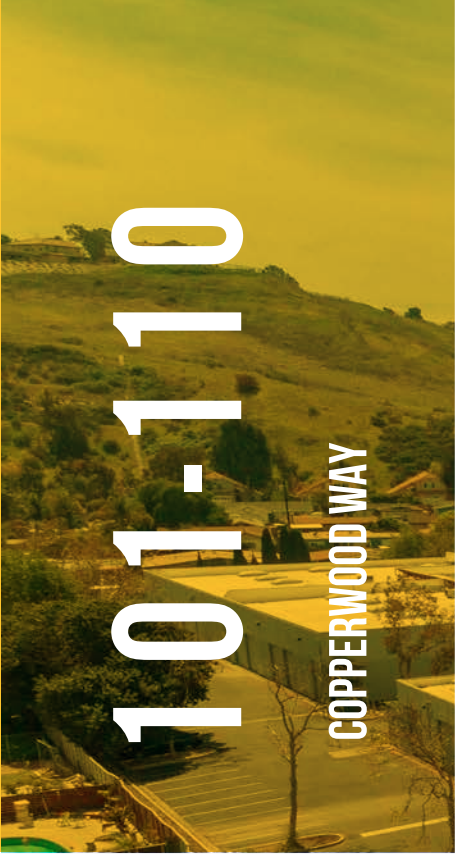
3375  
MISSION AVE

3365  
MISSION AVE

3385  
MISSION AVE

MISSION AVE







# THE LOCATION



## AREA DEMOGRAPHICS (1-MILE RING)



Daytime Population

14,613



Projected Population (2027)

14,187



Average Household Income (2023)

\$100,934



Unemployment Rate (2023)

5.4%

# 3365-3385 Mission Avenue & 101-110 Copperwood Way

Oceanside, CA 92058



©2023 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



5901 Priestly Drive, Suite 100  
 Carlsbad, CA 92008  
 +1 760 438 8950 MAIN  
 Lic. No. 01908588  
 colliers.com/sandiego

**JOE CROTTY**  
 760 930 7906  
 joe.crotty@colliers.com  
 Lic# 01369821

**CONOR BOYLE**  
 760 930 7967  
 conor.boyle@colliers.com  
 Lic# 01813305

**TYLER STEMLEY**  
 760 930 7929  
 tyler.stemley@colliers.com  
 Lic# 02003867