

# 3204-3205 PRODUCTION AVE 3207 ROYMAR RD



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# SITE FEATURES

3204-3205 PRODUCTION AVE  
3207 ROYMAR RD  
OCEANSIDE, CALIFORNIA 92058



## CAPITAL IMPROVEMENTS RENOVATIONS UNDERWAY

- | NEW BUILDING BRANDING
- | NEW EXTERIOR LIGHTING
- | NEW EXTERIOR PAINT
- | NEW LANDSCAPE
- | NEW SIGNAGE



**PARKING |**  
AMPLE



**PROXIMITY |**  
CLOSE TO AMENITIES



**ACCESS |**  
OFF HIGHWAY 76 NEAR I-5 FREEWAY

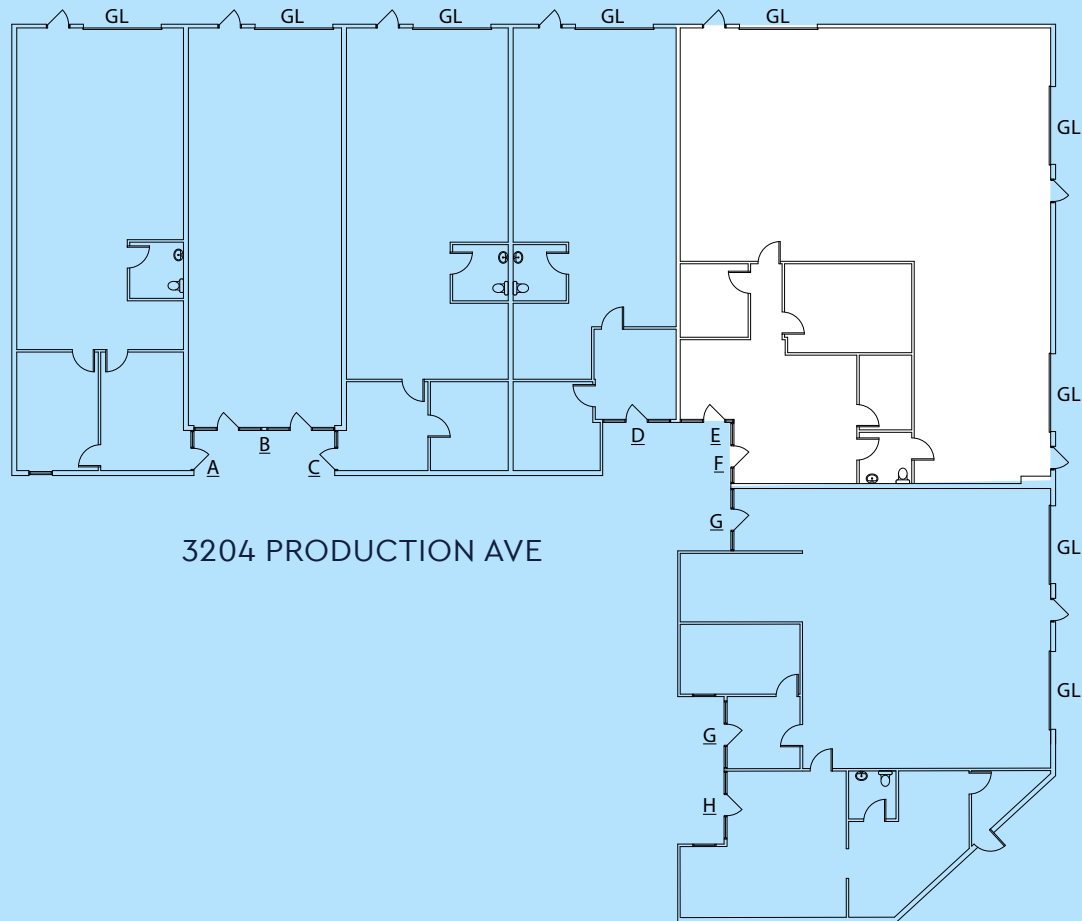


# AVAILABLE SUITES

3204-3205 PRODUCTION AVE  
3207 ROYMAR RD  
OCEANSIDE, CALIFORNIA 92058

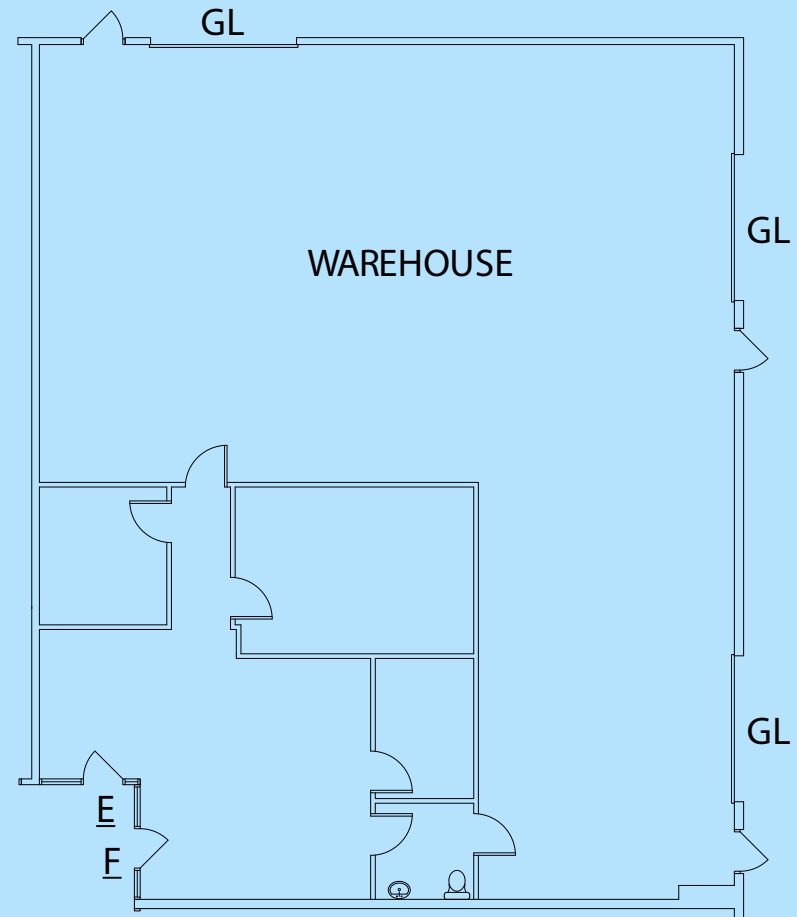
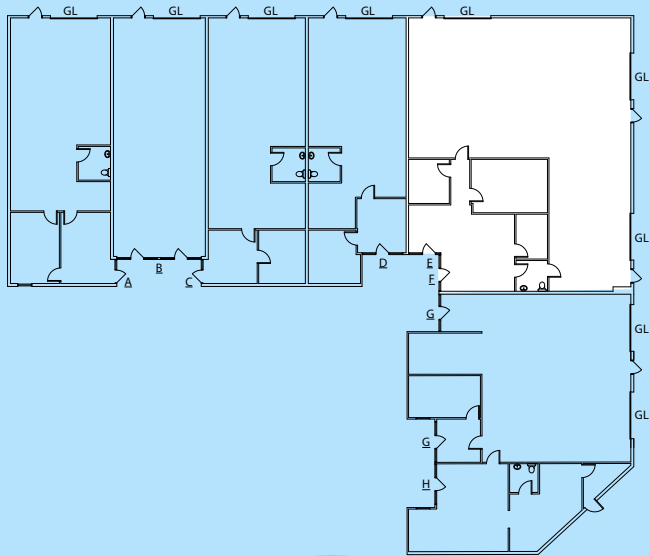


Suite	Suite SF	Asking Rate	Comments	Available Date
3204 Production Ave, Suite E/F	3,220 SF	\$1.12 PSF NNN	10% office, balance warehouse. 1 grade level loading door.	March 1, 2022



# FLOOR PLAN

3204 PRODUCTION AVE  
OCEANSIDE, CALIFORNIA 92058



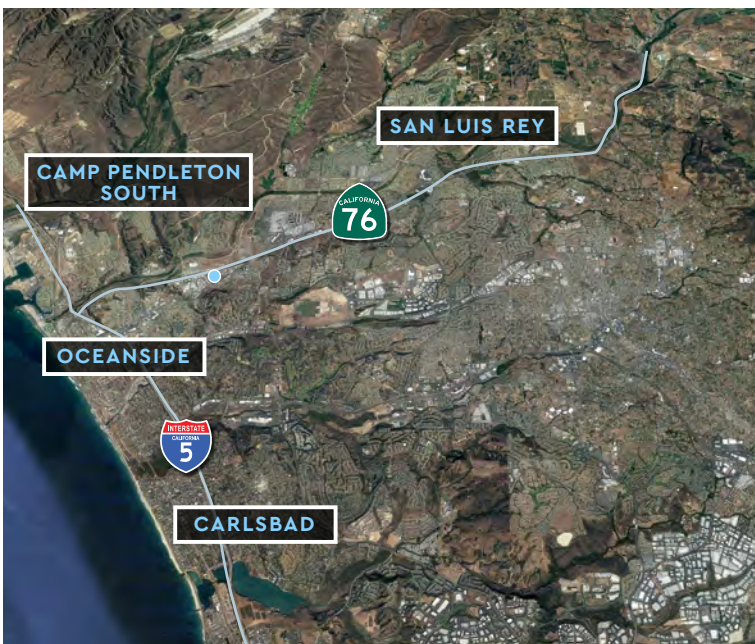
SUITE  
3,220 SF

SUITE  
E/F



# LOCATION

3204-3205 PRODUCTION AVE  
3207 ROYMAR RD  
OCEANSIDE, CALIFORNIA 92058



42,753 SF  
MULTI-TENANT  
INDUSTRIAL  
PROJECT



# DRIVE TIMES

## MILES FROM PROPERTY

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# SAN DIEGO

## REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

**\$238**  
RECEIVED IN  
SPENDING

**\$45B**  
PRODUCED  
OF GRP

**+300K**  
JOBS  
GENERATED

## POPULAR ATTRACTIONS



HOTEL DEL CORONADO



2018

  
35.8M  
VISITORS

  
\$11.5B  
VISITOR SPENDING

  
17.98  
ANNUAL ECONOMIC  
IMPACT

  
641K  
ATTENDEES AT THE  
CONVENTION CENTER

# NORTH COUNTY

## REGIONAL OVERVIEW



### LIFESTYLE

126  
MILES OF  
HIKING TRAILS

57%  
OF SAN DIEGO  
GOLF COURSES

28  
BEACHES

58  
SCHOOLS  
(RECEIVED 35% AWARDS)

45+  
BREWERIES

### JOB GROWTH FASTEST IN NORTH COUNTY

