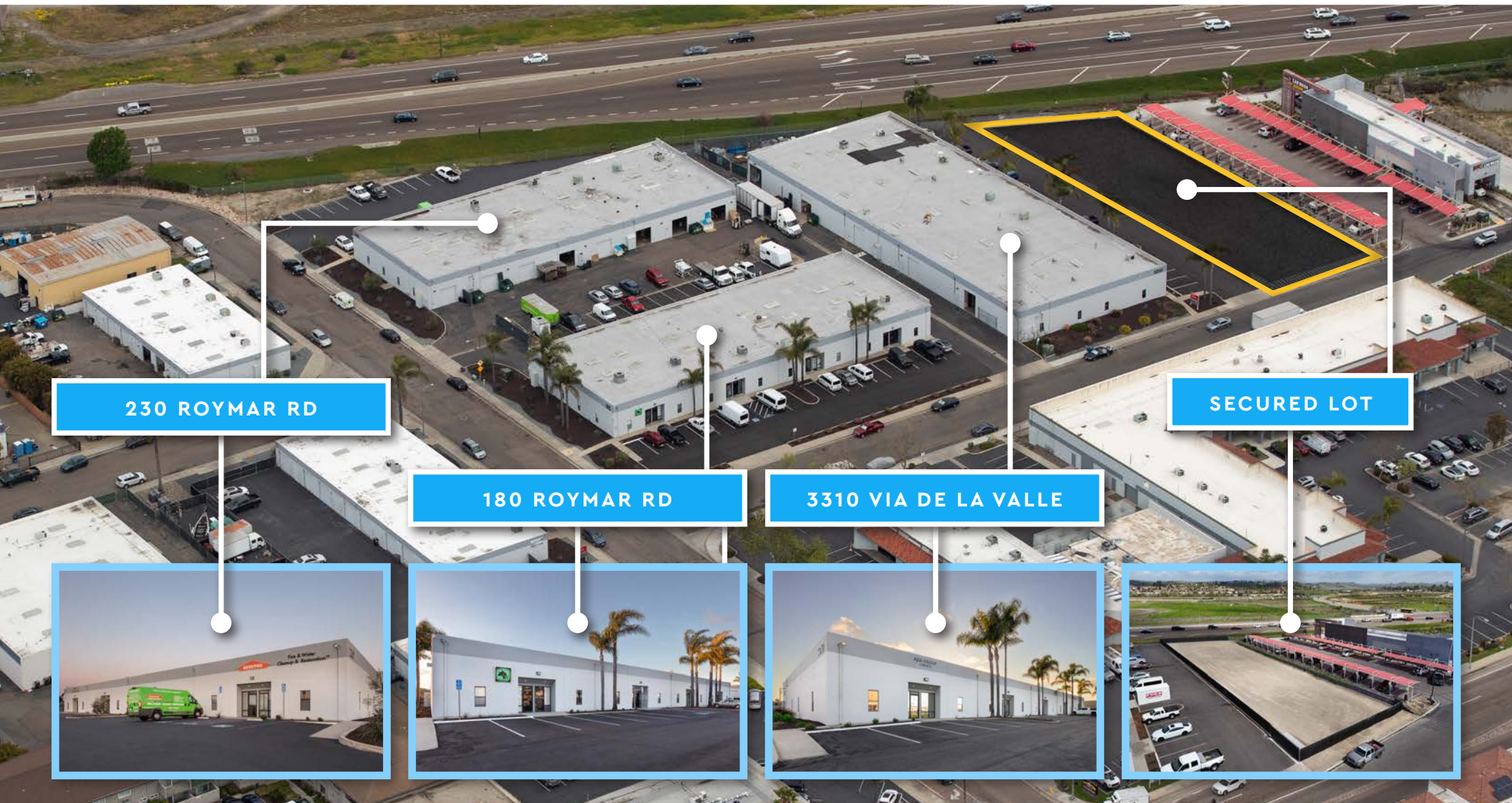


ROYMAR 76 INDUSTRIAL PARK

180-230 ROYMAR RD, 3310 VIA DE LA VALLE
// OCEANSIDE, CA



OWNED &
OPERATED

FOR LEASE



SITE FEATURES

180-230 ROYMAR RD
3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



CAPITAL IMPROVEMENTS RENOVATIONS UNDERWAY

- | **NEW** FENCING & SECURED LOT
- | **NEW** BUILDING BRANDING
- | **NEW** SIGNAGE
- | **NEW** LANDSCAPE



PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



POWER |
3 PHASE 120/208V, 100-200 AMPS

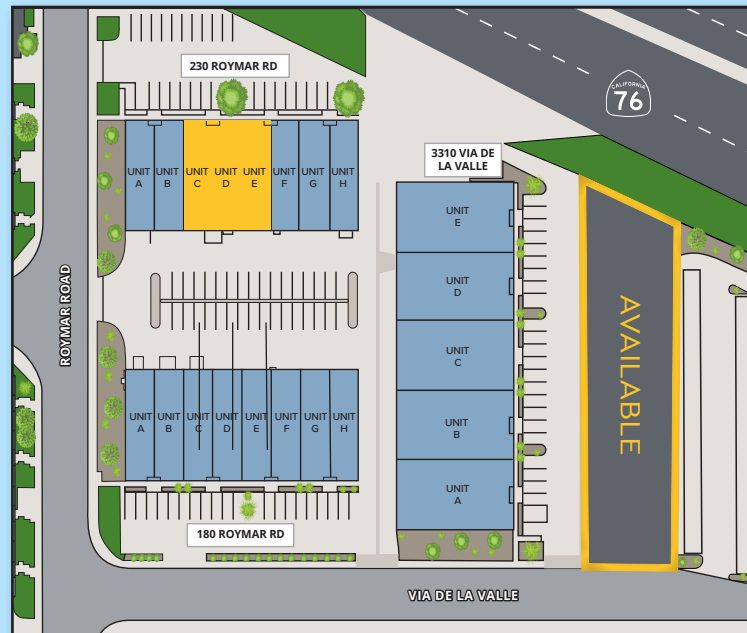
AVAILABILITY

180-230 ROYMAR RD
3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



Availability	Suite SF	Asking Rate	Comments	Available Date
230 Roymar Rd Suite C/D/E	Approximately 6,000 SF (Suite C/D/E)	\$1.45/SF NNN*	Warehouse space with Lobby, Private Offices, 3 Restrooms, Storage, & 3 Grade Level Roll-Up Doors	Available Now
**Conceptual Layouts	**Approximately 4,000 SF (Suite C/D)	\$1.45/SF NNN*	**Warehouse space with Lobby, Private Office, 2 Restrooms, Storage, & 2 Grade Level Roll-Up Doors	
	**Approximately 2,000 SF (Suite E)	\$1.50/SF NNN*	**Warehouse space with Lobby, Private Office, 1 Restroom, & 1 Grade Level Roll-Up Door	
Secured Lot	Approximately 22,000 SF	Negotiable	Private Fenced and Screened Outdoor Storage	Available Now

*Est NNN: \$0.40/SF



FLOOR PLAN

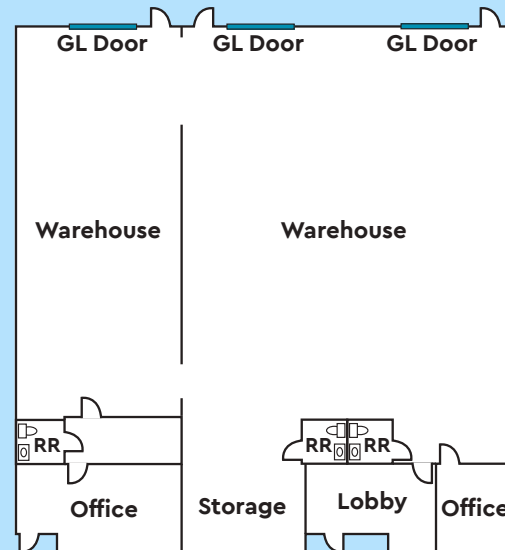
230 ROYMAR ROAD
OCEANSIDE, CALIFORNIA 92058



±2,000 SF -
±6,000 SF

SUITE
C/D/E

SUITE
C/D/E



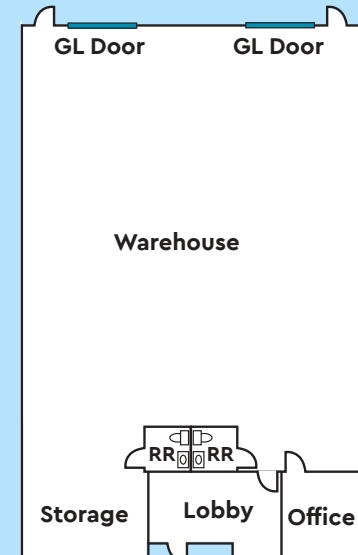
*Conceptual
Layout

SUITE
E



*Conceptual
Layout

SUITE
C/D



FLOOR PLAN

3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



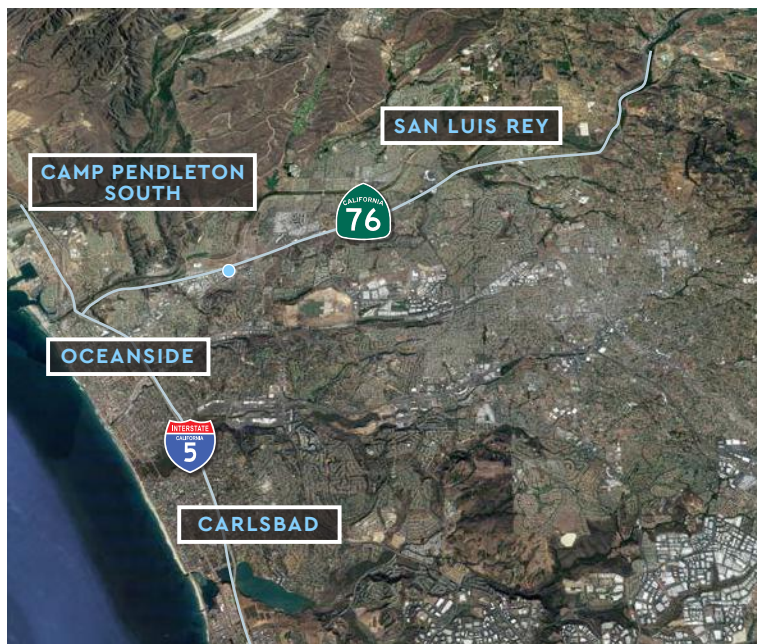
APPROX.
22,000 SF

SECURED
LOT



LOCATION

180-230 ROYMAR RD
3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



57,000 SF
MULTI-TENANT
INDUSTRIAL
PROJECT

DRIVE TIMES

MILES FROM PROPERTY

180-230 ROYMAR RD
3310 VIA DE LA VALLE
OCEANSIDE, CALIFORNIA 92058



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.

\$91K
MEDIAN INCOME

\$282B
PRODUCED
OF GRP

+1.6M
JOBS
GENERATED

POPULAR ATTRACTIONS



HOTEL DEL CORONADO




2023


31.8M
VISITORS


\$14.3B
VISITOR SPENDING


22B
ANNUAL ECONOMIC
IMPACT


557K
ATTENDEES AT THE
CONVENTION CENTER

NORTH COUNTY

REGIONAL OVERVIEW



BUILDING & DESIGN

Hunter Industries

Nitto Group – Hydranautics | Watkins Manufacturing Group



CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.



INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear



BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist – Acushnet | Suja Juice | Columbia Sportswear | Reef



E. COMMERCE

Wayfair | Amazon



LIFESTYLE

80K

ACRES OF PRESERVED
OPEN SPACE

27.5

MINUTES FOR AN
AVERAGE COMMUTE

33+

MILES OF PUBLIC
COASTLINE

55

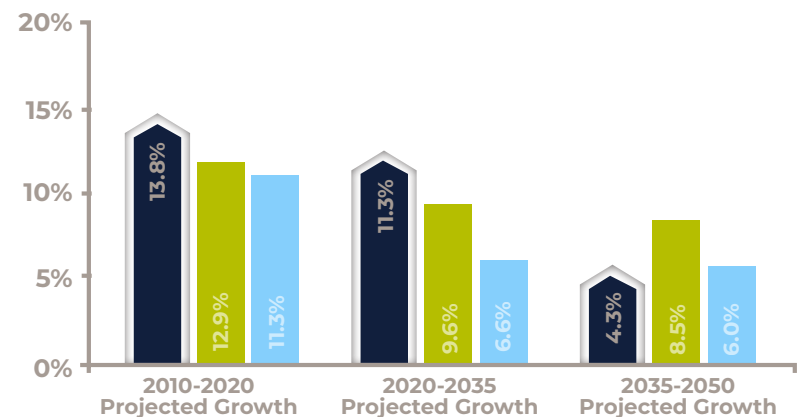
SCHOOLS

(19 CA DISTINGUISHED SCHOOLS
36 BLUE RIBBON SCHOOLS)

50+

BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY



■ North County

■ San Diego County

■ Central County



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