

3204-3205 PRODUCTION AVE 3207 ROYMAR RD



SITE FEATURES

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



CAPITAL IMPROVEMENTS RENOVATIONS COMPLETED

- | **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

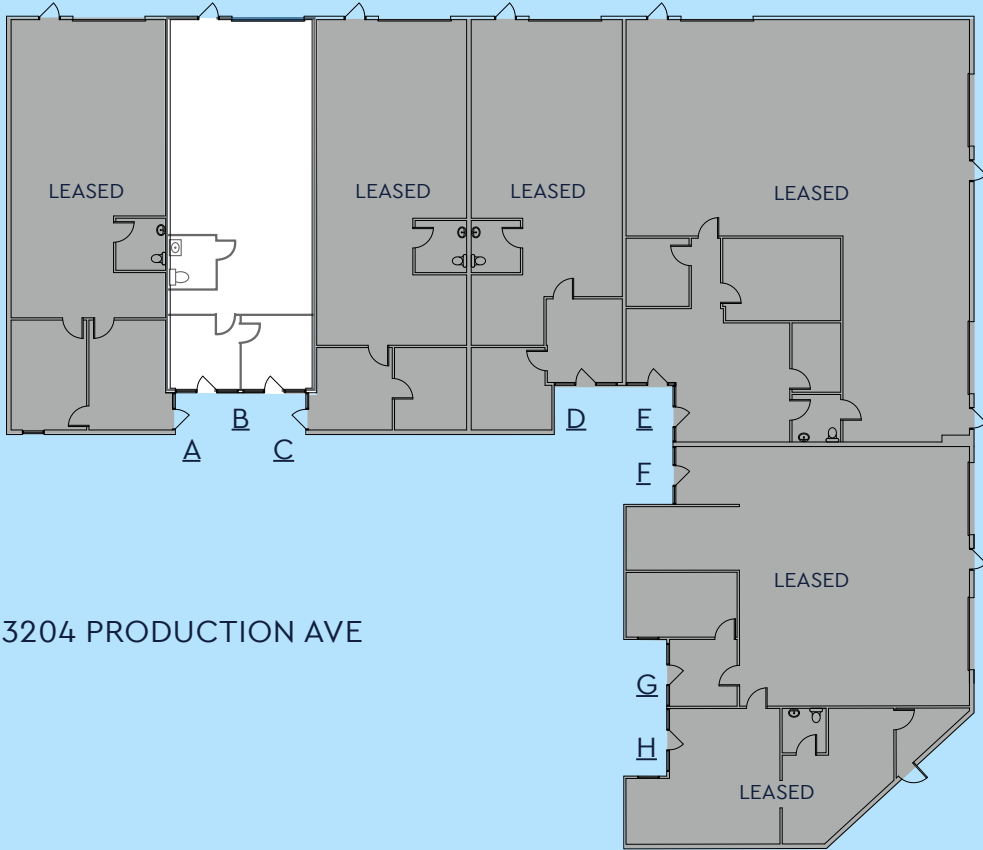
AVAILABLE SUITES

3204 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



Suite	Suite SF	Asking Rate	Comments	Available Date
3204 Production Ave, Suite B	1,172 SF	\$1.49 PSF NNN	Warehouse and 1 Grade Level Roll-Up Door	September 1, 2026

EST. NNN: \$0.37 PSF



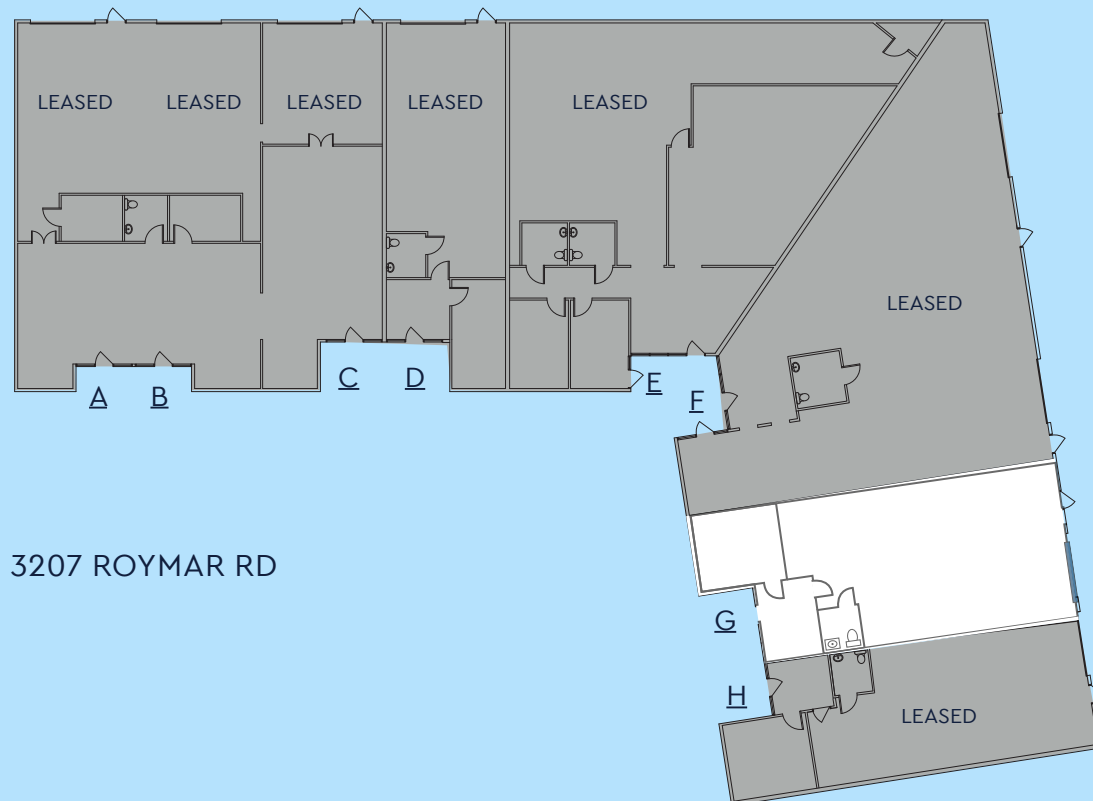
AVAILABLE SUITES

3207 ROYMAR RD
OCEANSIDE, CALIFORNIA 92058



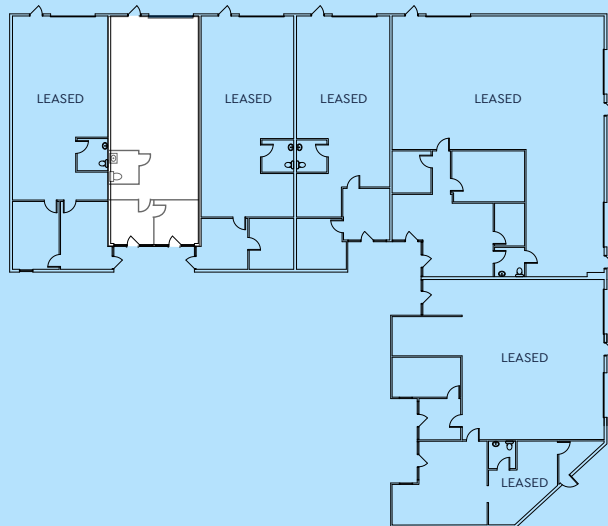
Suite	Suite SF	Asking Rate	Comments	Available Date
3207 Roymar Rd, Suite G	1,439 SF	\$1.49 PSF NNN	Reception, Private Office, 1 Restroom, Warehouse, and 1 Grade Level Roll-Up Door	Call Broker For Details

EST. NNN: \$0.37 PSF



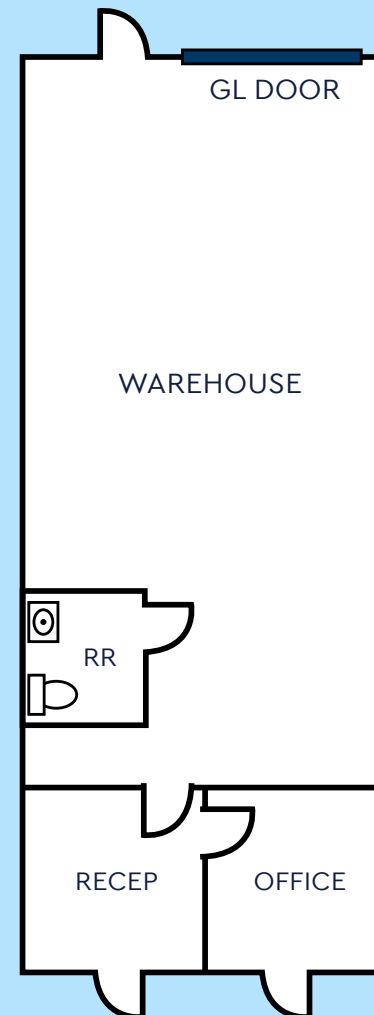
FLOOR PLAN

3204 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



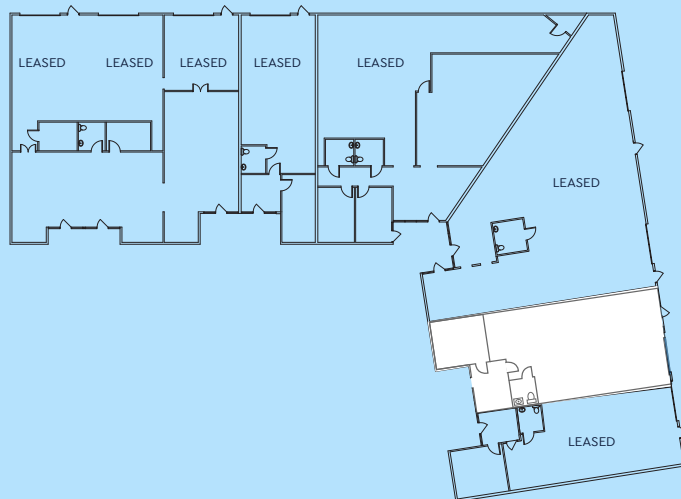
1,172 SF

**SUITE
B**



FLOOR PLAN

3207 ROYMAR RD
OCEANSIDE, CALIFORNIA 92058



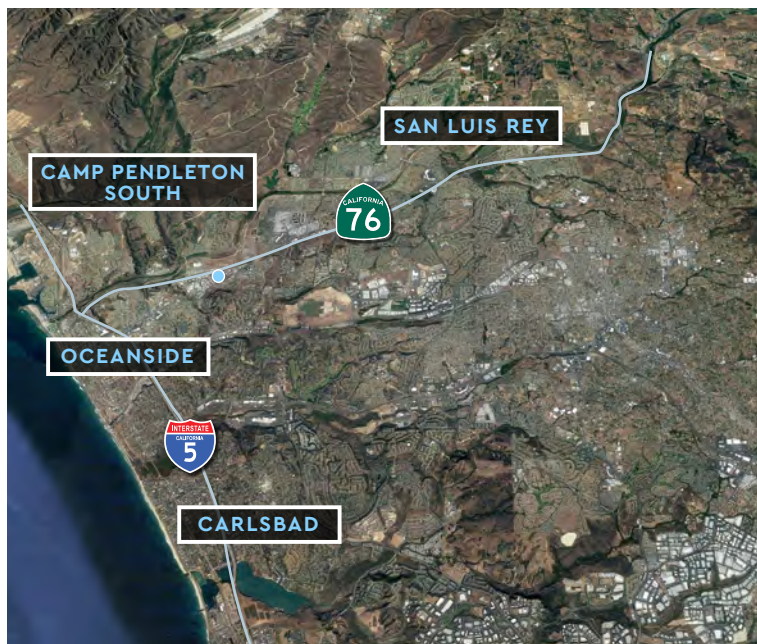
1,439 SF

SUITE
G



LOCATION

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



42,753 SF
MULTI-TENANT
INDUSTRIAL
PROJECT

DRIVE TIMES

MILES FROM PROPERTY

3204-3205 PRODUCTION AVE
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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.

\$102K \$296B +1.6M

MEDIAN INCOME

PRODUCED
OF GRP

JOBS
GENERATED

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



2025

32.5M
VISITORS

\$14.8B
VISITOR SPENDING

22B
ANNUAL ECONOMIC
IMPACT

559K
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

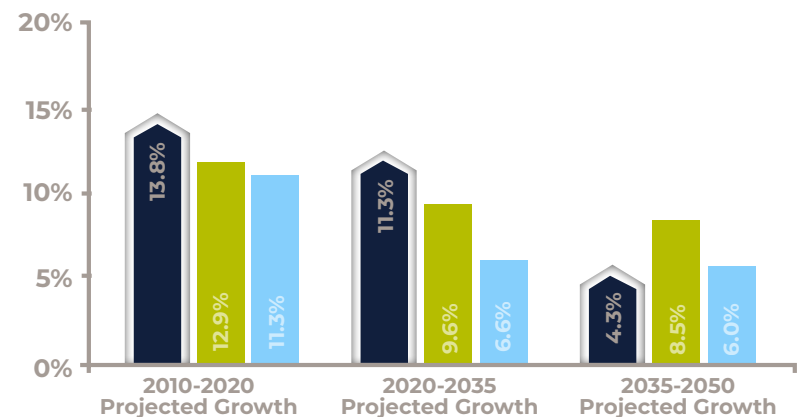
SCHOOLS

(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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TYLER STEMLEY

Director
San Diego Region
License No. 02003867
Dir +1 760 908 4270
tyler.stemley@cushwake.com

JOE CROTTY

Senior Director
San Diego Region
License No. 01369821
Dir +1 760 473 1811
joe.crotty@cushwake.com

CONOR BOYLE

Senior Director
San Diego Region
License No. 01813305
Dir +1 760 458 5739
conor.boyle@cushwake.com

DANIELLE BERGSON

Associate
San Diego Region
License No. 02196210
Dir +1 858 625 5202
danielle.bergson@cushwake.com



Cushman & Wakefield
12830 El Camino Real,
Suite 100
San Diego, CA 92130