

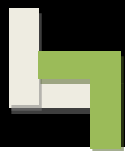
# FOR SALE

# COLLEGE PLAZA BUSINESS CENTER

3520 College Blvd.  
Oceanside, CA 92056



**\$1,876,000**



**Lockwood**  
Commercial Realty

Charles Currey, SIOR  
760.730.9100 x 301  
[chuck@lockwoodcommercial.com](mailto:chuck@lockwoodcommercial.com)  
#00658596

# COLLEGE PLAZA BUSINESS CENTER

3520 College Blvd.  
Oceanside, CA 92056

- 9,822 sf\* Commercial Building with 10 Suites
- Two-story with 3 Stairways and 4 Restrooms
- Shopping Center Location
- Suites have Individual Electric Meters and HVAC Systems
- Great Building for an Owner-User-Buyer with SBA financing
- Community Commercial “CC” Zoning
- Parcel Size 18,355 sf (County Assessor Area)
- Built in 1981, New Roof in 2017
- Value Add Opportunity
- Redevelopment Opportunity

## ● Sales Price \$1,876,000

\*Total building area is approximate and needs to be verified by Buyer to its complete satisfaction prior to purchase.

\*\*Subject to verification.



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