

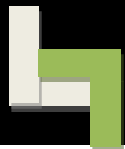
FOR SALE

COLLEGE PLAZA BUSINESS CENTER

3520 College Blvd.
Oceanside, CA 92056



\$1,876,000



Lockwood
Commercial Realty

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COLLEGE PLAZA BUSINESS CENTER

3520 College Blvd.
Oceanside, CA 92056

- 8,617 sf* Commercial Building with 10 Suites
- Two-story with 3 Stairways and 4 Restrooms
- Shopping Center Location
- Most all suites have individual electric meters and individual 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.



May 2026



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