

Oceanside

California 
2011 Profile

ECONOMIC OPPORTUNITIES

Oceanside businesses can improve their bottom line through available and value priced real estate; a large, quality labor force; affordable coastal housing; and an excellent location offering easy access to major markets.

TRANSPORTATION

45 minutes north of San Diego International Airport
45 minutes south of John Wayne Airport in Orange County
10 minutes north of Palomar Airport which offers commuter service to LAX

Staffed Amtrak, Metrolink and Coaster rail line to San Diego, San Bernadino and Riverside counties. The Sprinter, an east-west 22 mile rail line connecting I-5 to I-15, with seven transit stations in Oceanside.

Amtrak - 12 trains a day, north and south bound
Coaster - 20 round trips to San Diego, Monday-Friday; 10 trips Saturday
Metrolink - 4 round trips daily to Los Angeles
Sprinter- 64 daily trips, east and westbound

Oceanside Municipal Airport - 3,051 foot runway can hold a maximum of 25,000 pounds.

DEMOGRAPHICS

Area: 42.2 sq. mi.
Population: 168,173 Median Age: 34
Median Family Household Income: \$70,982

REAL ESTATE

Industrial R&D Land:	\$ 17 - \$ 32 sq.ft. sales price
Industrial R&D buildings:	\$115 - \$ 165 sq.ft. sales price
Industrial R& D leases:	\$.72 - \$1.15 gross/sq.ft.
Small Industrial condos:	\$185 - \$350 sq.ft. sales price



BUSINESS AND INDUSTRY

5,437 Businesses
2,905 Brick & Mortar businesses
35,360 Employees

Largest Public Employers

MWR Marine Corps Base
Oceanside Unified School District
City of Oceanside
MiraCosta Community College
North County Transit District
Tri-City Medical Center

Largest Private Employers

Genentech, Inc.
The Deutsch Company
Nitto Denko
Hydraunatics

WATER - CITY OF OCEANSIDE

Rates are comprised of a monthly water usage charge and a service charge. New construction requires a water and wastewater system buy-in fee and a capacity charge imposed by the San Diego County Water Authority based on meter size.

Commercial: Buy-in-Fees

<u>Meter Size</u>	<u>Water</u>	<u>Waste/Water</u>	<u>SDCWA</u>
1"	\$11,492	\$15,782	\$6,922
1.5"	\$22,985	\$31,563	\$12,978

OCEANSIDE TAX FEATURES

Property tax rate: 1.06861% of taxable value
Sales tax rate: 8.75%
Business license fee: .50 cents per \$1,000 based on the 1st six months of gross receipts

HOUSING

64,672 Dwelling units
Median price, new single-family homes: \$307,500
Single-family home range: \$294,750 to \$5 million
Condominium Range: \$126,750 to \$2.3 million
Average rental rates: \$1,242

FINANCE & BUSINESS ASSISTANCE

San Diego CDC Small Business Finance Corp- SBA 504 Loans
www.cdclloans.com

Small Business Development Center
www.sandiegosmallbiz.com

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