



OFFICE/RETAIL FOR LEASE | OCEANSIDE, CA

1012 - 1014

*S. Coast Highway*

PRIME COASTAL LOCATION • SCENIC OCEAN VIEWS • MAJOR RETAIL DISTRICT

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TRENT FRANCE**  
tfrance@lee-associates.com  
760.929.7838  
CalDRE Lic. #00984842

**GREG GERSHMAN**  
Greg@tidelinepartners.com  
858.449.5417  
CalDRE Lic. #01909272



# Highlights



Highly Visible Location on South Coast Hwy  
(24,000 CPD)



(3) Multi-Tenant Retail/Office Buildings Totaling  
11,534 SF



Open Office Floor Plan



2nd Story Offices  
Have Excellent Ocean Views



Parking:  
3.3/1,000 SF



Blocks to Beaches, Restaurants, and  
Transportation



1 Mile from I-5 Freeway, Central Location  
Between San Diego & Orange Counties

# Overview & Availability



Prime Oceanside Location



Blocks from the Beach



Visibility to 24,000+ CPD



Ample On-Site Parking



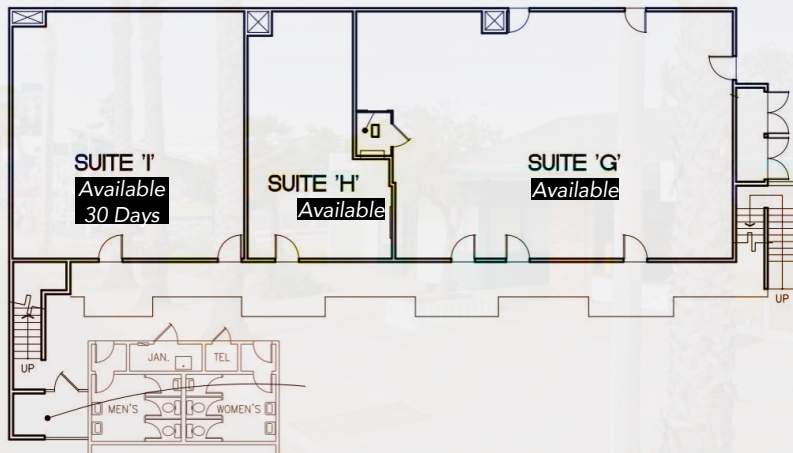
Walk Score: 85



Close to Bars & Restaurants

Bldg / Suite	Size	Price	Notes	Available
1012 - Suite G	± 1,600 SF	\$1.75/SF + CAM*	Ground floor space	Now
1012 - Suite H	± 550 SF	\$2.00/SF + CAM*	Ground floor space	Now
1012 - Suite I	± 1,050 SF	\$2.00/SF + CAM*	Ground floor space	30 Days
Combined	± 3,200 SF	\$2.00/SF + CAM*	Ground floor space	30 Days

\*CAM's estimated to be \$0.40/SF





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THE SHOPPES AT CARLSBAD

EL CAMINO NORTH

5

San Diego 36 Mi

Oceanside Blvd

1012 - 1014 S. Coast Hwy

SOUTH OCEANSIDE

8

Oceanside Blvd

5

San Clemente 22 Mi

Oceanside High School

Umi Japanese Grill & Cafe

REGAL CINEMAS

WILD STONES

GRUBBERS

BLAZE

THE SWITCHBOARD

1936

THE FIN HOTEL

DOWNTOWN OCEANSIDE

S Ditmar St

Wisconsin Ave

7

MUNICIPAL TACO

SURF RIDE

Anita's

PRIVATEER

the plot

BEST PIZZA & BREW

Beach Break Cafe

SO CAL HOV0

Mission Ave

Oceanside Transit Center

N Home St

N Ditmar St

S Pacific St

Oceanside Civic Center

4

BOOZE BROTHERS

SUNSHINE

petite mitchell

THE GREEN HOUSE

LTH & Kitchen

VITAL CLIMBING QVS

PACIFIC COAST SPIRITS

LANDMARK PLANT CO

in. City

BABY BEER COMPANY

SEABORNE BREWERY COMPANY

OUTPOST

CAMP COFFEE

BEACH HUT

ORFILA

pierside

Surfrider Way

Civic Center Dr

Pacific Ocean

N Coast Hwy

STONE BREWING CO

SEÑOR GRUBBYS

California Surf Museum

33 PHOTOPRINT

HELLI BETTY Fish House

THE STAB

MISSION PACIFIC

N Pacific St

North Coast Village

# Area Overview

# Coastal Oceanside Demand & Demographics

Oceanside is one of the most truly unique beach communities in the county. This authentic beach town has a tangible laid-back vibe and is known for its pristine 3.5 miles of beaches, iconic pier, and quaint harbor. Surfing, skateboarding and bike riding have always been the most popular pastimes here. In recent years Coastal Oceanside has become a hot-spot for farm-to-table dining experiences, along with new breweries, cafes, boutiques, coffee shops, surf shops and skate shops.

Oceanside is having a resurgence thanks to new development that's happened over the past few years. The growth has brought in new beachfront hotels like the Mission Pacific Hotel & The Seabird Resort, eateries such as Craft Coast Beer & Tacos and The Plot, coffee roasteries such as Vigilante Coffee, and an influx of retail shops like Rais Case and Brixton.

New Development Proposed &  
Under Construction for the

City of Oceanside



Residential Units  
±4,383



New Retail  
±308,464 SF



Population  
178,021



Avg HH Income  
\$87,744



Housing Units  
65,426



Residential Units  
Under Construction  
227



Annual Visitors  
>6 Million



Visitor Spending  
\$382M



Businesses  
6,198

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1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | [lee-associates.com](http://lee-associates.com)



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