

S. Coast Hwy

OCEANSIDE, CA 92054

COASTAL RETAIL/OFFICE HEADQUARTERS | FOR LEASE



Property Snapshot



BUILDING

1,551 SF - 51,929 SF



POWER

2000 AMP, 277/408 VOLT, 3 PHASE
1000 AMP, 120/240 VOLT, 3 PHASE



C2 ZONING

[Click Here to View Zoning](#)



PARKING

72 SPACES
4 LOTS



LOADING DOORS

2 DOCK HIGH
3 GRADE LEVEL



CLEAR HEIGHT

FREEMAN ST: 25' - 35'
S. COAST HWY: 12' - 18'

CONTACT BROKER FOR LEASE RATE



Property Summary

Lee & Associates is pleased to offer the opportunity to lease this urban coastal office/retail campus experience. Major renovations are set to begin end of 2022, transforming this iconic building into a highly visible and high image retail, office and warehouse experience. The property is located at 1722 South Coast Highway, Oceanside in North San Diego County, CA, only 1/2 mile from I-5 with quick connections to Hwy 78 & 76.

The 51,929-square-foot two-story commercial building is the ideal site for a coastal corporate headquarters for creative, wholesale or retail trade companies. The Property is situated on two parcels totaling 1.79 acres with 240 square feet of frontage along South Coast Highway, the major north-south thoroughfare through coastal Oceanside.

The Property offers a mix of Industrial/Warehouse, Retail/Showroom, Office/Flex space with dock/grade loading, convenient off-street parking, and is ideally located just a 1/2 mile from the Coast Hwy Sprinter station and one and a half miles from the Oceanside Transit Hub/Coaster Train Station to the north and the Carlsbad Village Coaster Train Station to the south.





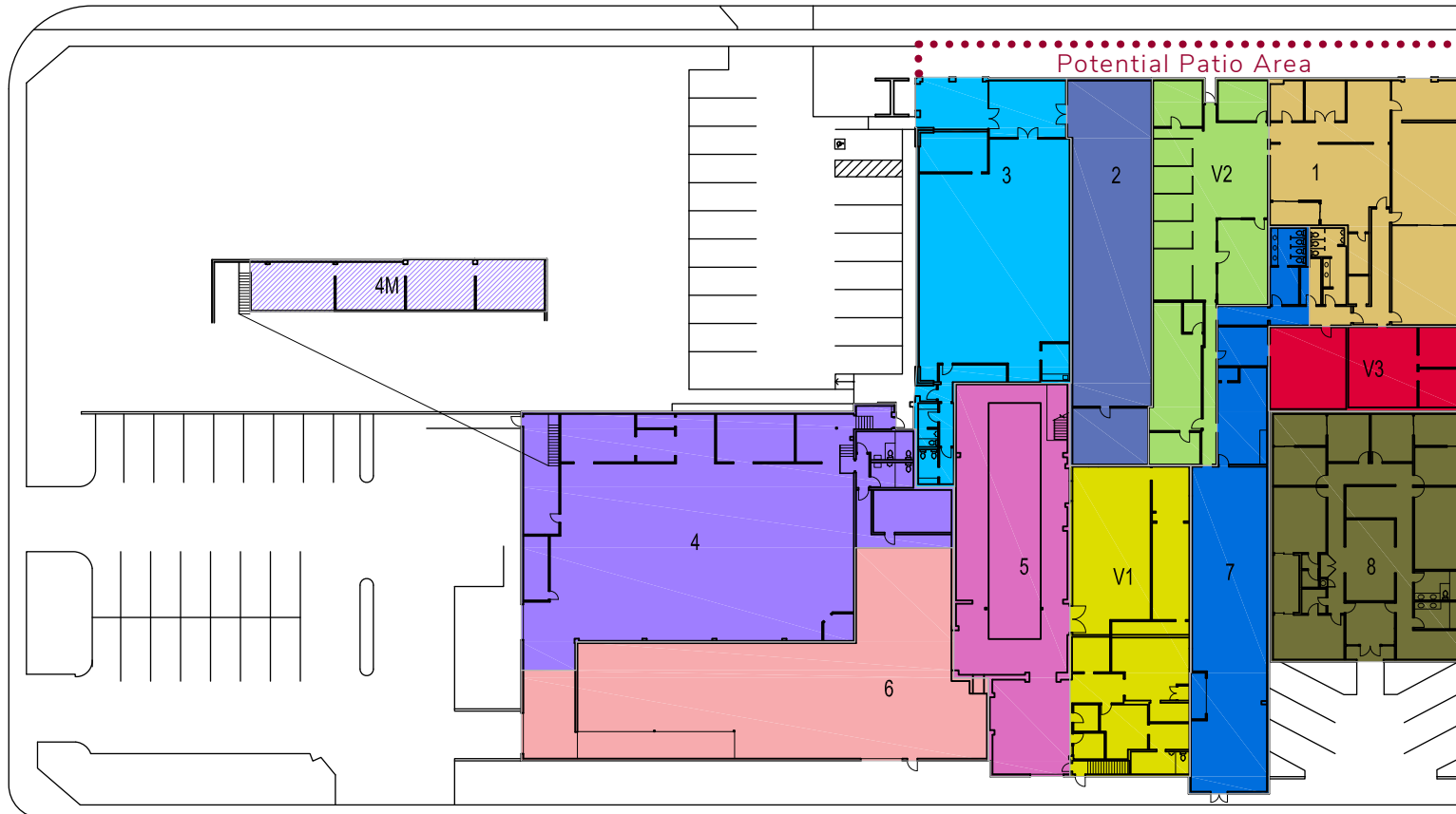
Major Renovations Underway



Floorplan

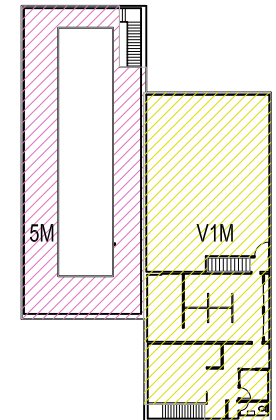
SUITES RANGE:
1,551 SF - 51,929 SF

S Coast Hwy - Highway 101



Freeman St

BOMA GROSS LEASEABLE AREA	
Suite	Size
1	4184
2	2858
V2	3329
V3	1551
3	4617
4	8046
4M	1405
5	3803
5M	1892
V1	3387
V1M	3274
6	5609
7	3455
8	4519
Total	51929





Property Overview

Address:	1722 South Coast Highway Oceanside, CA 92054
Description:	Multipurpose Industrial/Warehouse/ Flex/Showroom/Retail/Office Building
SF Available:	1,551 SF to 51,929 SF (Demisable)
Lot Size:	1.79 acres
APN:	153-213-38, 153-213-41 & 153-213-42
Year Built:	1968
Parking:	+/- 72 Spaces in 4 Lots
Dock High Loading:	Two (2) Dock High Doors
Grade Level Loading:	Three (3) Grade Level Doors
Clear Height:	Freeman St - 25'-35' S. Coast Hwy - 12'-18'
Power:	2000 Amp, 277/408 Volt, 3 Phase 1000 Amp, 120/240 Volt, 3 Phase
Zoning:	C2 Click Here to View Zoning Mixed Use
Lease Rate:	Contact Listing Broker
TI Allowance:	Negotiable



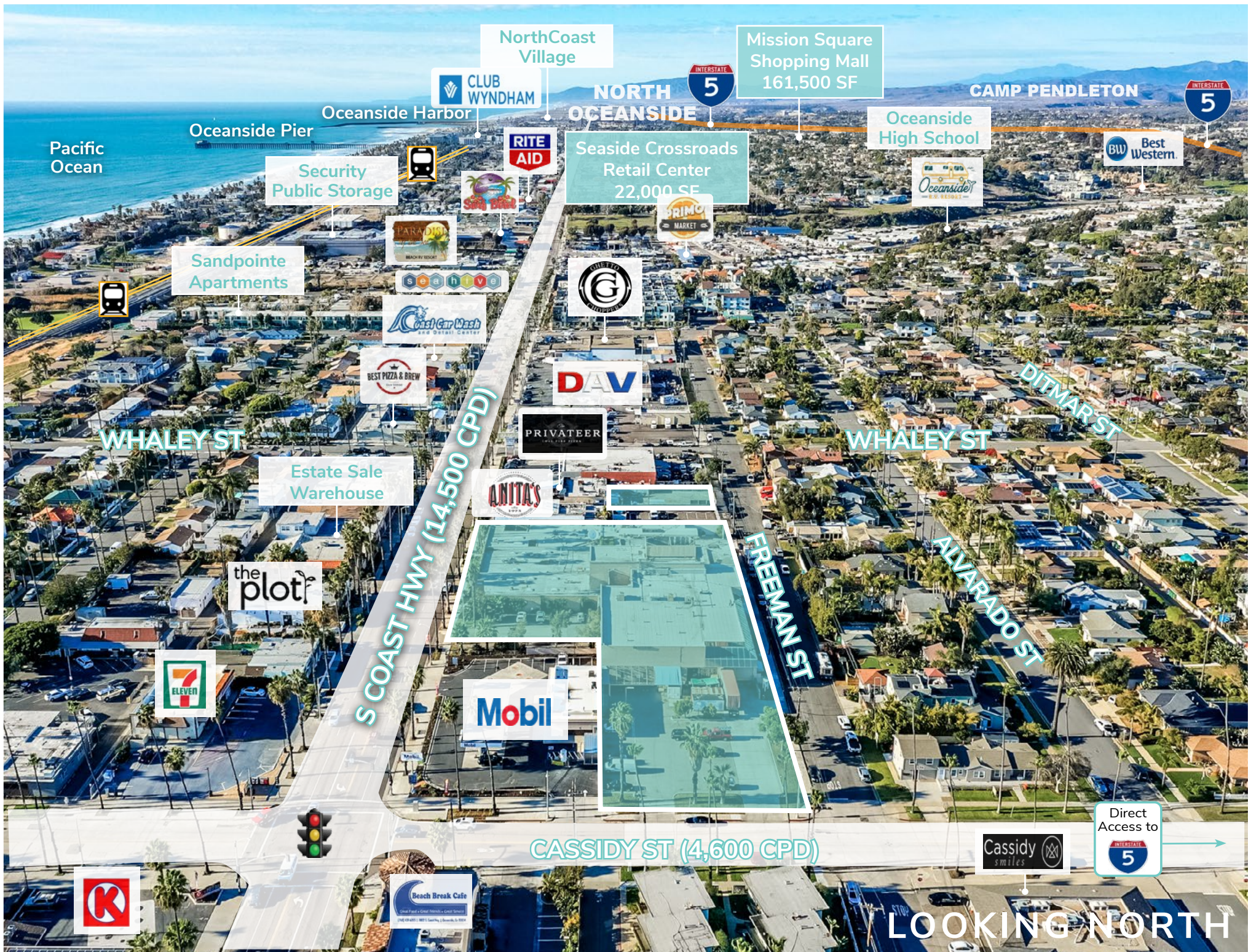
Exterior Photos



Interior Photos

Aerials





Oceanside

Oceanside is one of the most truly unique beach communities in the county. Surfing, skateboarding and bike riding have always been the most popular pastimes here and the atmosphere is always warm and laid back. But 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.

MUNICIPAL



Vigilante
COFFEE COMPANY

The Proper
THIRTYTWO



VERVE STUDIOS



URBN | WTR

RAIS
CASE



THE SEABIRD



Demographic Snapshot

(2021 | Source: ci.oceanside.ca.us)

Oceanside is the northernmost city in San Diego County, perfectly situated between San Diego & Los Angeles. 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. Proud locals and year-round visitors flock to this coastal commercial district to enjoy year-round sun. This San Diego hotspot is recognized for its collaborative culture, energy, and flourishing food and brew scene, with new restaurants and tasting rooms popping up with more frequency. Oceanside also boasts a dynamic and robust business climate. It has always been home to top manufacturing, distribution, tourism and agricultural companies, but in recent years, biotech and life sciences are among the area's fastest growing business sectors.



174,811

POPULATION



65,426

HOUSEHOLDS



\$107,788

AVG HH INCOME



34

MEDIAN AGE



82,600

LABOR POOL



DRIVETIME ANALYSIS



POPULATION

5 MINUTES - 50,670

10 MINUTES - 137,396

15 MINUTES - 287,742



AVERAGE HH INCOME

5 MINUTES - \$93,405

10 MINUTES - \$100,207

15 MINUTES - \$108,891



Tourism Highlights



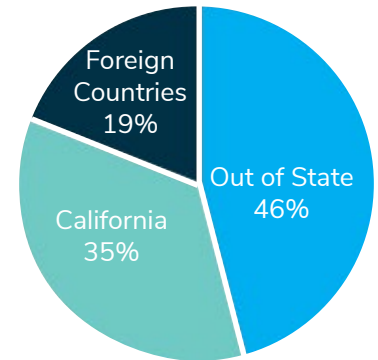
3+ MILLION
ANNUAL VISITORS



1.3 MILLION
HOTEL STAYS (2019)



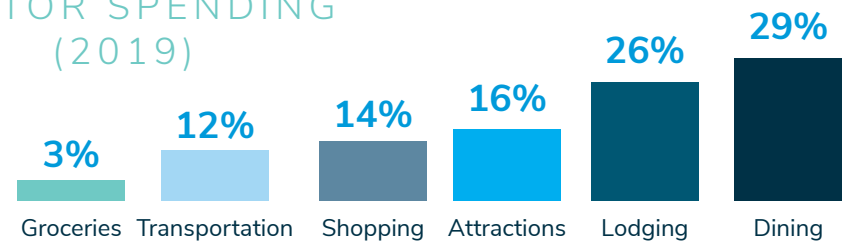
\$415 MILLION
VISITOR SPENDING
(2019)



VISITORS
BY ORIGIN



727,481
HOTEL BEDS



VISITOR SPENDING
BY CATEGORY (2019)

Oceanside's coastal allure, staycations and new resort projects are expected to aid in its rebound from the unprecedented shutdown in 2020.

Transportation Advantage

Within 1.5 Miles of Coaster Commuter Rail Stations in Carlsbad & Oceanside

The property is centrally located between the COASTER commuter train system stations at the Oceanside Transit Center and in Carlsbad Village. The COASTER provides breathtaking coastal scenery as it runs north and south through San Diego County, serving eight stations between Oceanside and downtown San Diego. More than 20 trains run on weekdays, with additional service on the weekends. It takes about an hour to travel the entire COASTER route.



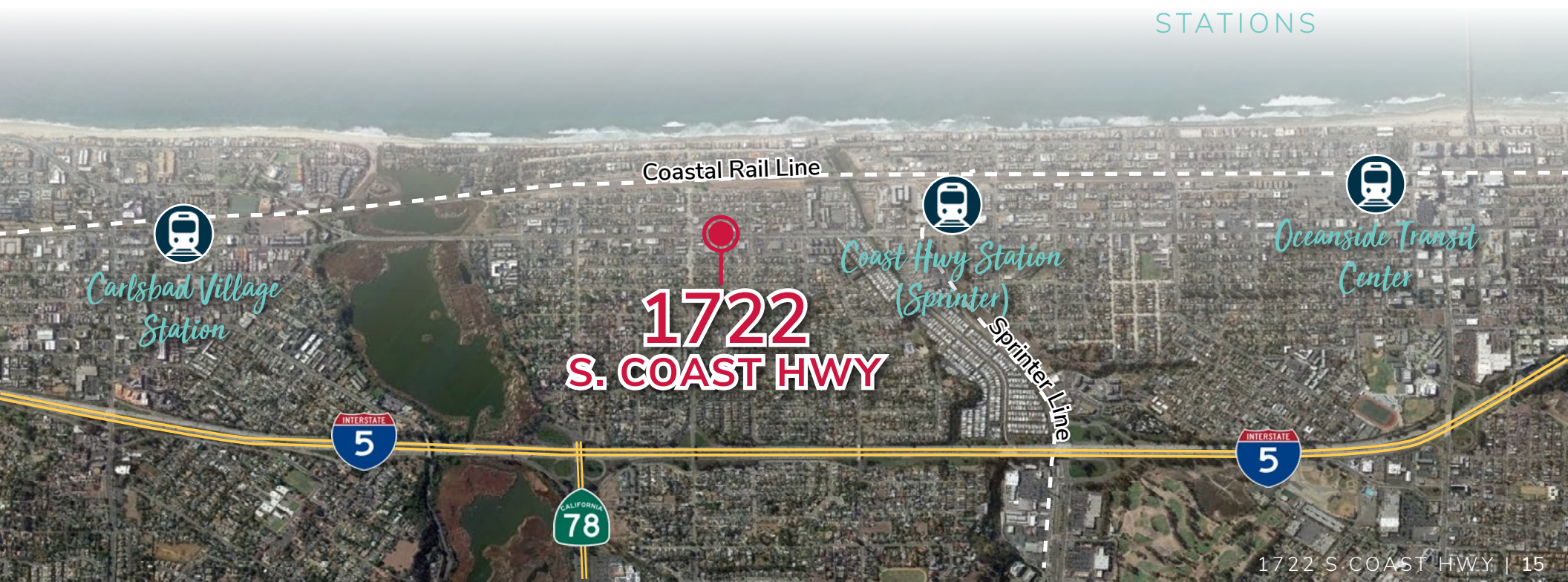
264
COMMUTER TRAINS
EVERY WEEK



10.3 MILLION
PASSENGER TRIPS
PER YEAR



1.5 MILES
FROM CARLSBAD &
OCEANSIDE TRAIN
STATIONS



Oceanside Developments

1722
S. COAST HWY

Pacific Ocean

Oceanside Pier



RECENTLY COMPLETED PROJECTS

- 1 Wyndham Resorts – 136 timeshare units, 32 hotel rooms, 333 Pacific Steak & Seafood Restaurant (5,688 SF) and ZigZag Pizza (5,688 SF).
- 2 Springhill Suites – 149 hotel rooms and Hello Betty's Restaurant (4,500 SF).
- 3 GF Properties Pierside North – 66 residential units, 164 parking spaces and 9,875 SF of retail space.

CURRENT PROJECTS UNDER CONSTRUCTION

- 1 North Beach Promenade – a mixed-use development with 440 parking spaces, 52 residential units and 9,434 SF of retail space.
- 2 GF Properties Pierside South – a mixed-use development with 110 residential units, 12,138 SF of retail space and 241 parking spaces.
- 3 Cleveland Street Beach Lofts – 10 residential units.
- 4 SD Malkin Beach Resort Hotel, South Block – 226 hotel rooms and 10,415 SF of commercial space.
- 5 SD Malkin Beach Resort Hotel, North Block – 158 hotel rooms and 7,975 SF of commercial space.

PENDING ENTITLED PROJECTS

- 1 Alta Oceanside - 309 residential units, 5,516 SF of retail space
- 2 GF Properties – 35 residential units, 62 parking spaces and 1,602 SF of retail space.
- 3 GF Properties – 25 residential units, 134 parking spaces and 15,947 SF of retail space.
- 4 Breeze Luxury Town Homes- 34 Luxury Townhomes with oceanview rooftop decks.
- 5 Sunsets - 76 Residential units with 1,736 SF retail space.
- 6 Hallmark Communities - 1602 S. Coast Hwy -54 Units with 3,000 SF of retail space.
- 7 Belvedere Project - 90 live/work units, 8,357 SF of commercial space, 124 hotel rooms, 432 parking spaces
- 8 Oceanside Transit Center - Phase I: 228 residential units, 9,325 SF of retail space, 44,000 SF office building, 739 parking spaces
Phase II: 319 residential units, 141 hotel rooms, retail space
- 9 NCTD Headquarters: 101 affordable residential units, parking

1720 S Coast Hwy

OCEANSIDE, CA 92054

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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