

18. 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

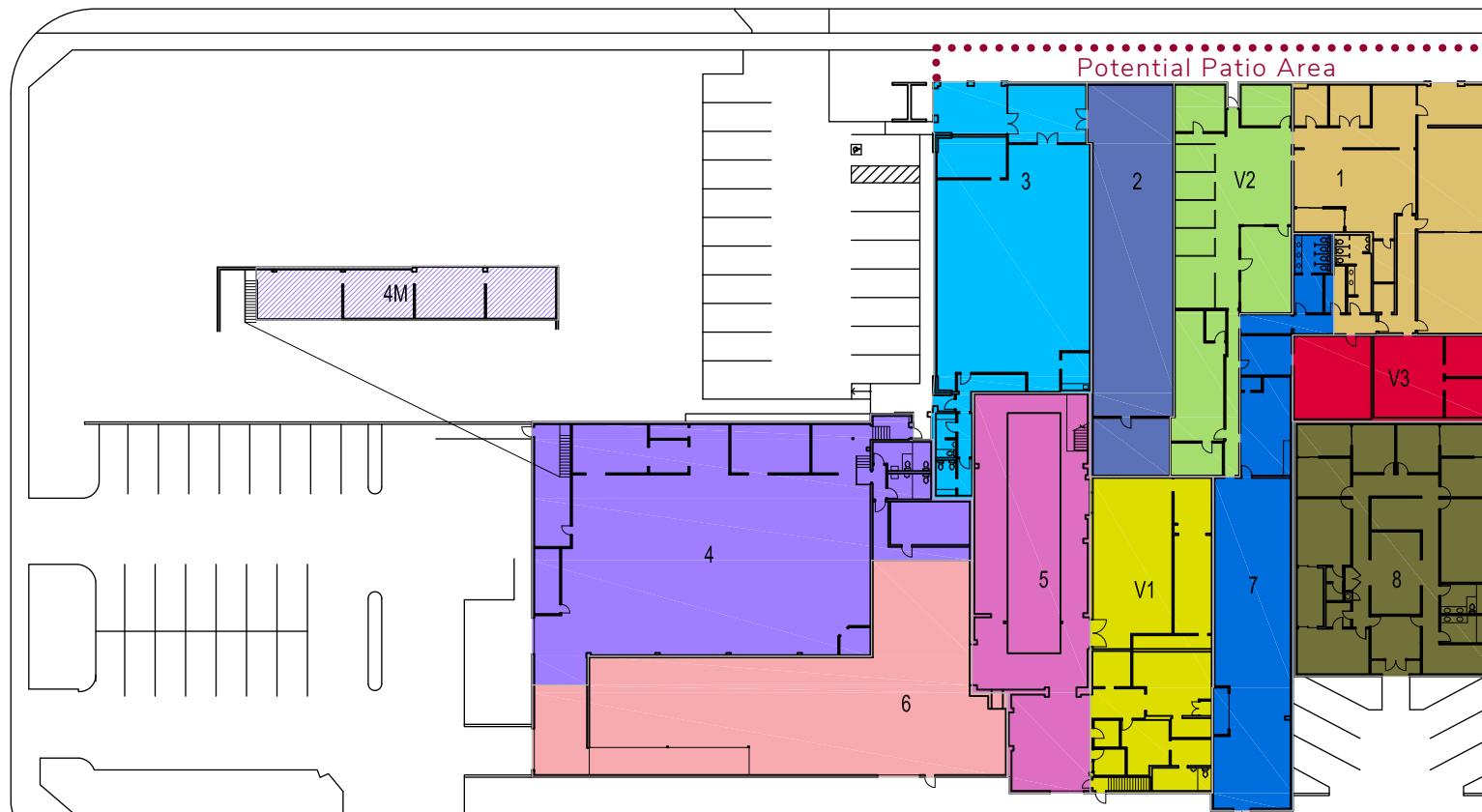


Floorplan

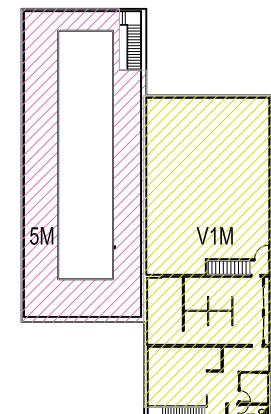
SUITES RANGE:

1,551 SF - 51,929 SF

S Coast Hwy - Highway 101



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



Freeman St



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

Buena Vista Lagoon

CARLSBAD

Army & Navy
Academy

Summer House
Condos

Pacific Ocean

W VISTA WAY

CAPTAINS HELM
boom boom brazil
revolution roasters
The Frame House EST 1971

Cassidy
smiles

CASSIDY ST (4,600 CPD)

Direct
Access to
INTERSTATE
5

ALVARADO ST

FREEMAN ST

LOOKING SOUTH

WHALEY ST

Central Autobody
& Repair Shop

PRIVATEER

Mobil

UNITAS

Estate Sale
Warehouse

VT Auto Repair &
Performance

MUNICIPAL

DON'S

PANCA

SURFRIDE

pour House

PCH

WRENCH AND RODENT
SEABASS TROUB
Noodle

K

7 ELEVEN

the plot

CASA PACIFICA

VT Auto Repair &
Performance

S COAST HWY (14,500 CPD)



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
THIRTY TWO

CRAFT
COAST
BEER & TACOS

BRIXTON



VERVE STUDIOS



URBN|WTR

RAIS
CASE

the
plot

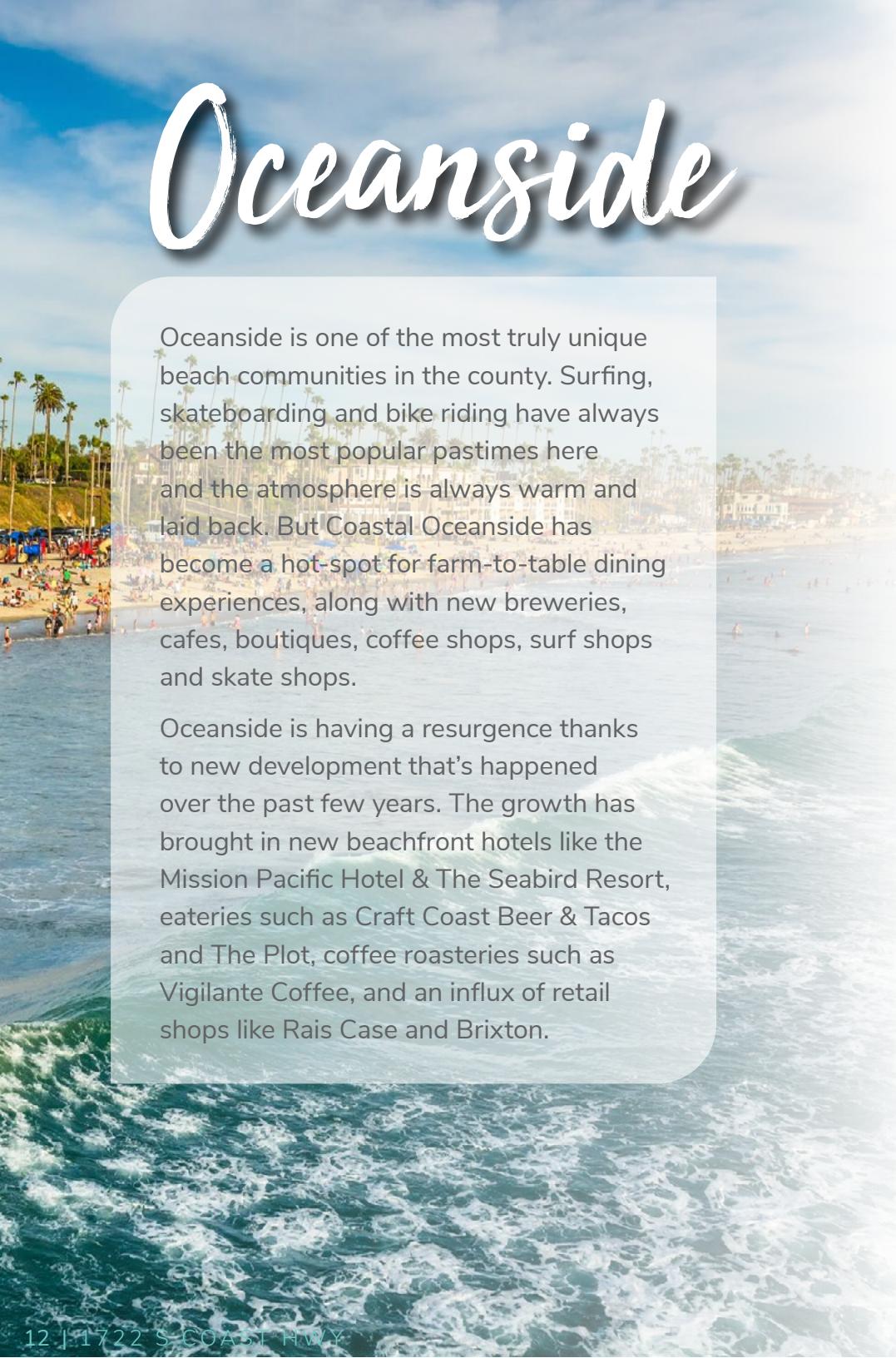
LANDMARK
PLANT CO



THE SEABIRD

THE FIN HOTEL

JS
INDUSTRIES



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



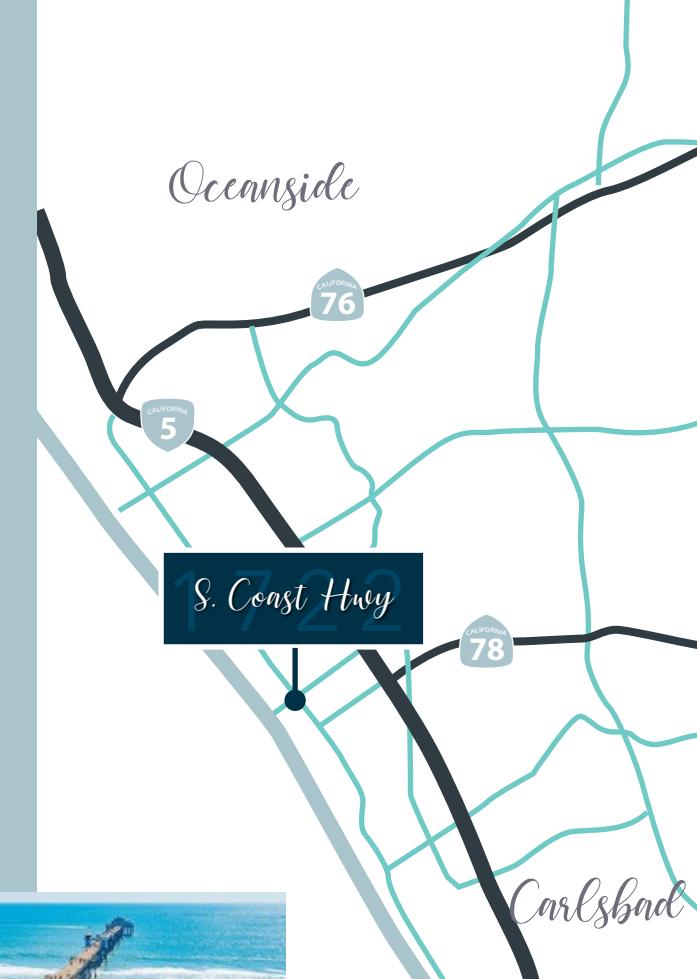
POPULATION

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



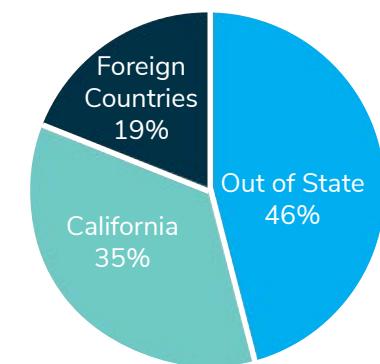
1.3 MILLION
HOTEL STAYS (2019)



\$415 MILLION
VISITOR SPENDING
(2019)



VISITOR SPENDING
BY CATEGORY (2019)



VISITORS
BY ORIGIN



727,481
HOTEL BEDS

Transportation Advantage

Within 15 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.



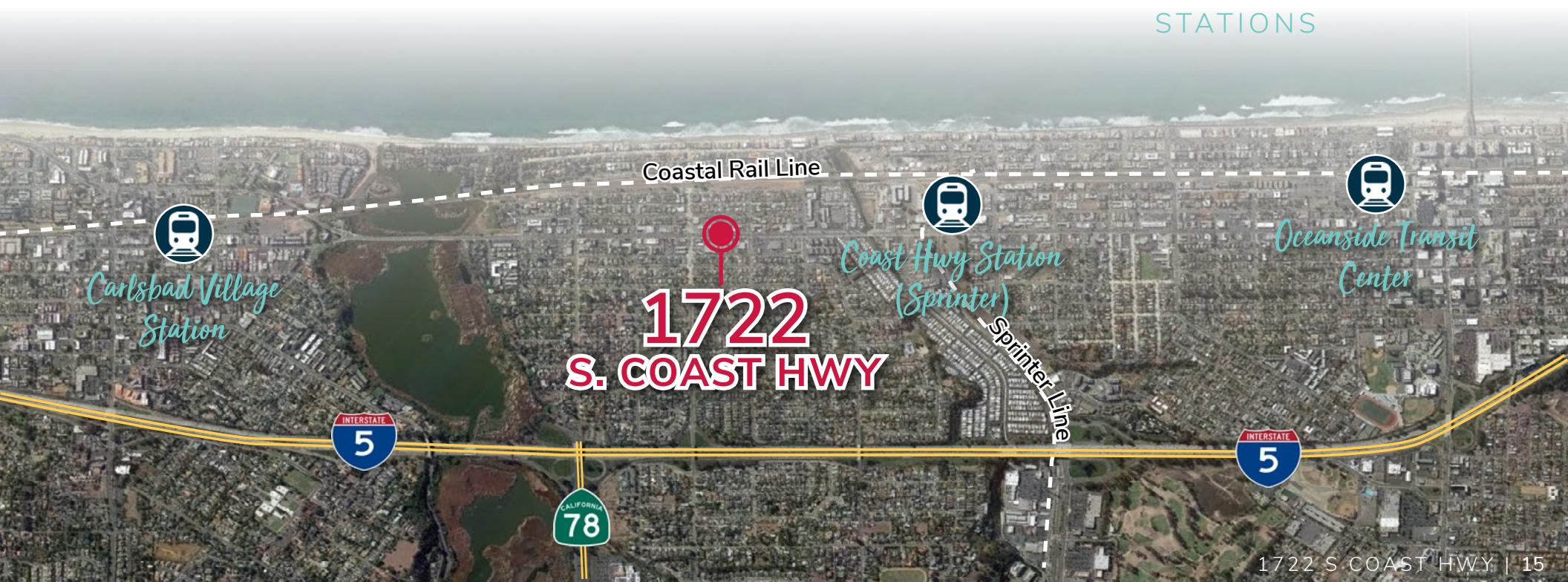
264
COMMUTER TRAINS
EVERY WEEK



10.3 MILLION
PASSENGER TRIPS
PER YEAR



1.5 MILES
FROM CARLSBAD &
OCEANSIDE TRAIN
STATIONS



1722
S. COAST HWY

Oceanside Developments

**1722
S. COAST HWY**



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

1

7

2

Coast Hwy

OCEANSIDE, CA 92054

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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