



DOWNTOWN O'SIDE | OFFICE FOR LEASE | $\pm 1,030 - 4,229$ RSF

501 Mission Ave

Oceanside, CA 92054



Prime **downtown oceanside office**
with ocean views and vibrant
coastal energy all around.

THE DETAILS



501 Mission Ave, Oceanside, CA 92054
Address



±1,030 – 4,229 RSF
Address



Office
Property Type



\$2.95 PSF, MG
Asking Rate





Prime Location

Located in the heart of Downtown Oceanside with ocean views from corner suite.



The Features

Office features private entrance, 14 foot ceilings, large window line with tons of natural light, and restrooms.



Parking

10 Annual Beach Parking Lot Permits, allowing parking in designated Oceanside beach and harbor lots without daily fees.



Signage Opportunity

Signage opportunity on Mission Ave and N Coast Hwy.



Coveted Oceanside

Just minutes from the beach, pier, and Oceanside Harbor, with walkability to countless local amenities.



Neighboring Hotspots

Surrounding tenants include Craft Coast Beer & Tacos, Handel's Ice Cream, Jersey Mikes, and more!



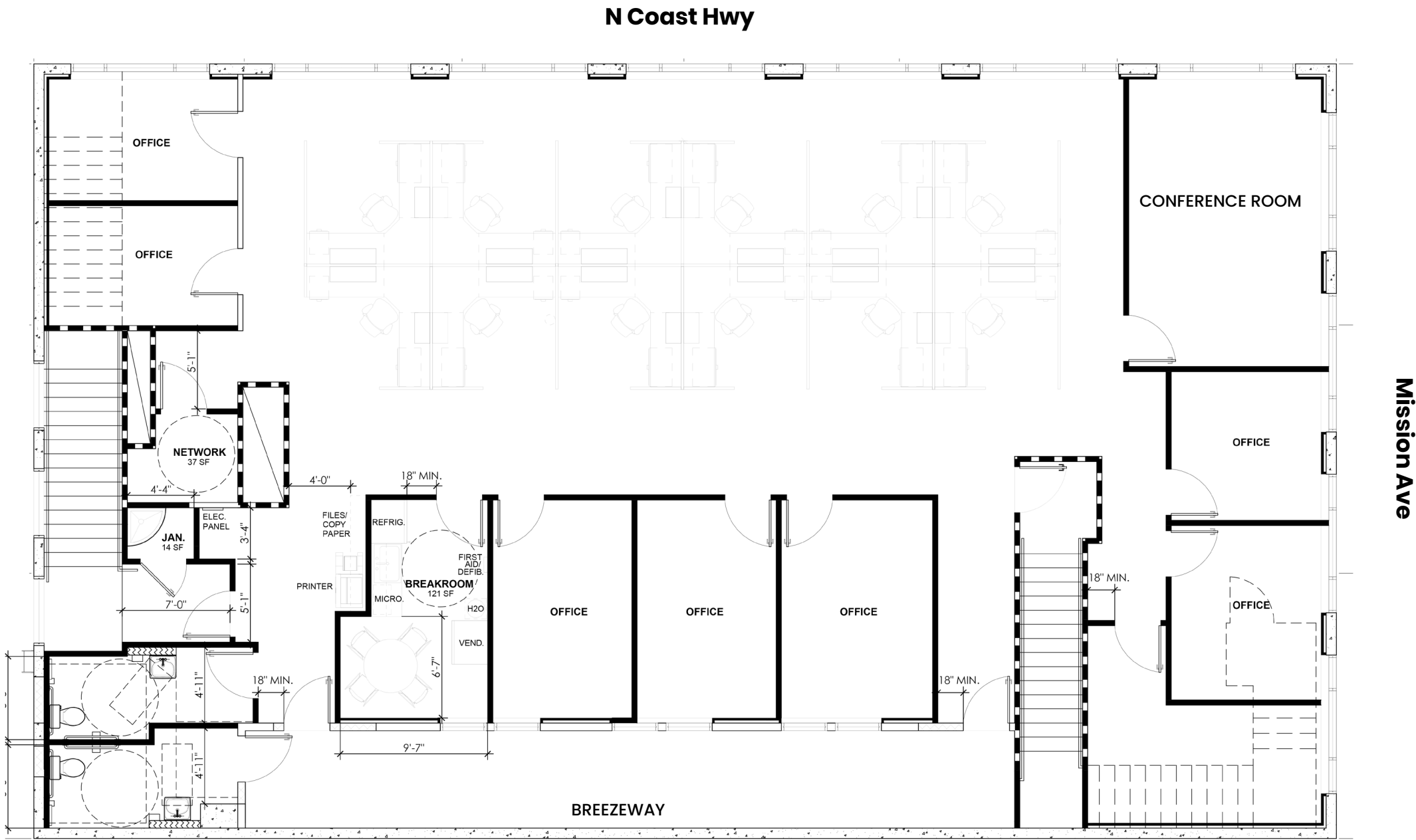
Seamless Connectivity

Prime corner location at the intersection of Mission Ave and S Coast Highway—two of Oceanside's most traveled thoroughfares—just 0.6 miles to I-5 for unbeatable access.



EXISTING LAYOUT

±4,229 RSF

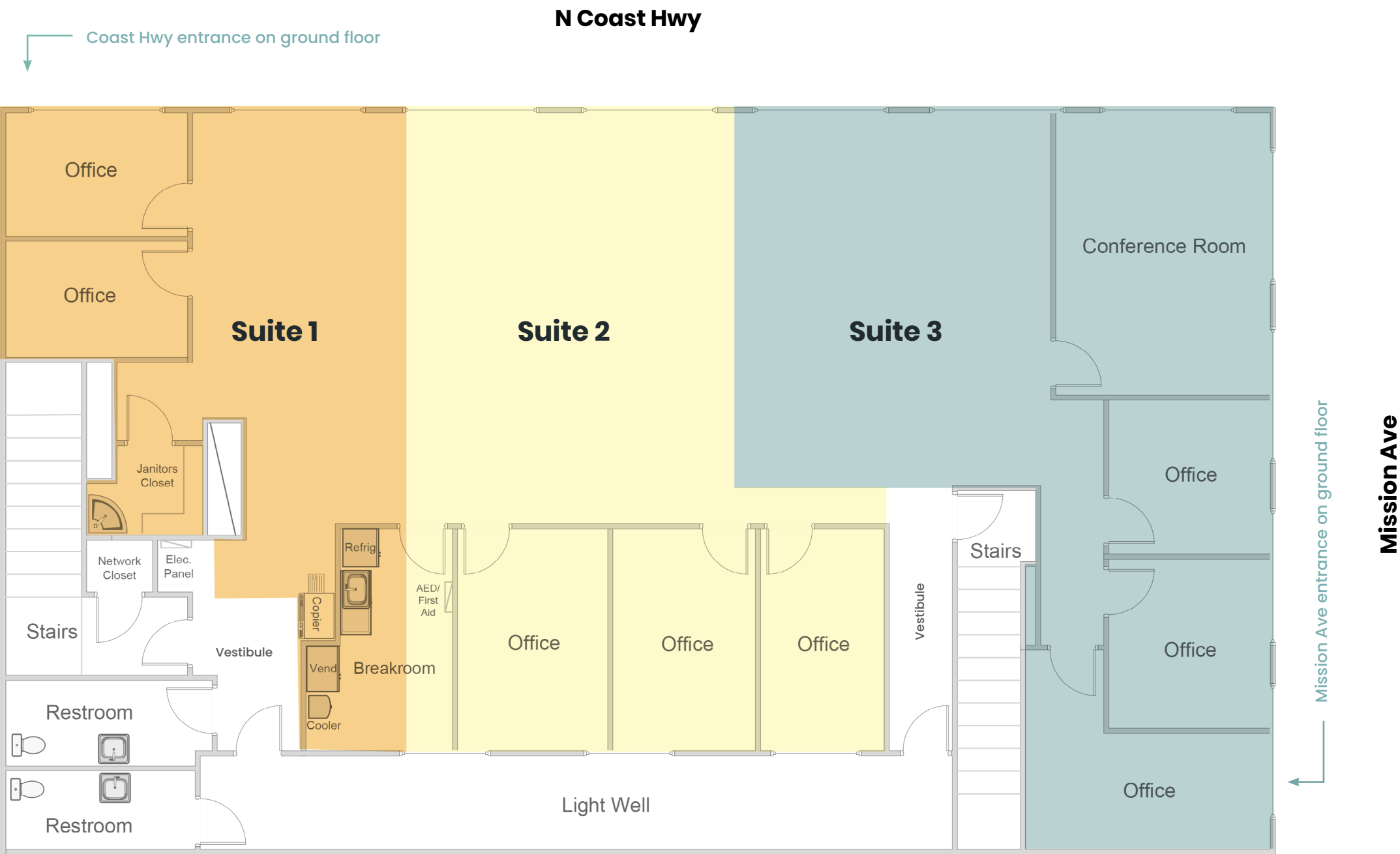


POTENTIAL DEMISE

Suite 1
±1,030 RSF

Suite 2
±1,429 RSF

Suite 3
±1,770 RSF



THE NEIGHBORS

- 1

The Oceanside Gym
- 2

Flying Pig
- 3

Ty's Burger House
- 4

Rim Talay
- 5

Swami's Cafe
- 6

Cosmos Burger
- 7

Alohana
- 8

PB Poke House
- 9

Oceanside Jewelers
- 10

Maddie Moon
- 11

The Original Kebab
- 12

Farmers Market
- 13

Peet's Coffee
- 14

The Gel Studio
- 15

Verizon
- 16

Eat Crispy Burger
- 17

Grandeur
- 18

Fugu Ice Cream
- 19

The Space Pad
- 20

Kilowatt Brewing
- 21

Sancho's Tacos
- 22

Finney's Crafthouse
- 23

So Cal Trading Company
- 24

Little Louies
- 25

Haunted Head Saloon
- 26

Pier Pizza
- 27

Strawberry Shack
- 28

Johnny Mananas
- 29

Harney Sushi
- 30

The Surf Club
- 31

Blade 1936
- 32

The Hair Parlour
- 33

O'side Sports Bar & Grill
- 34

Banana Dang Coffee
- 35

Allmine
- 36

Acai Republic
- 37

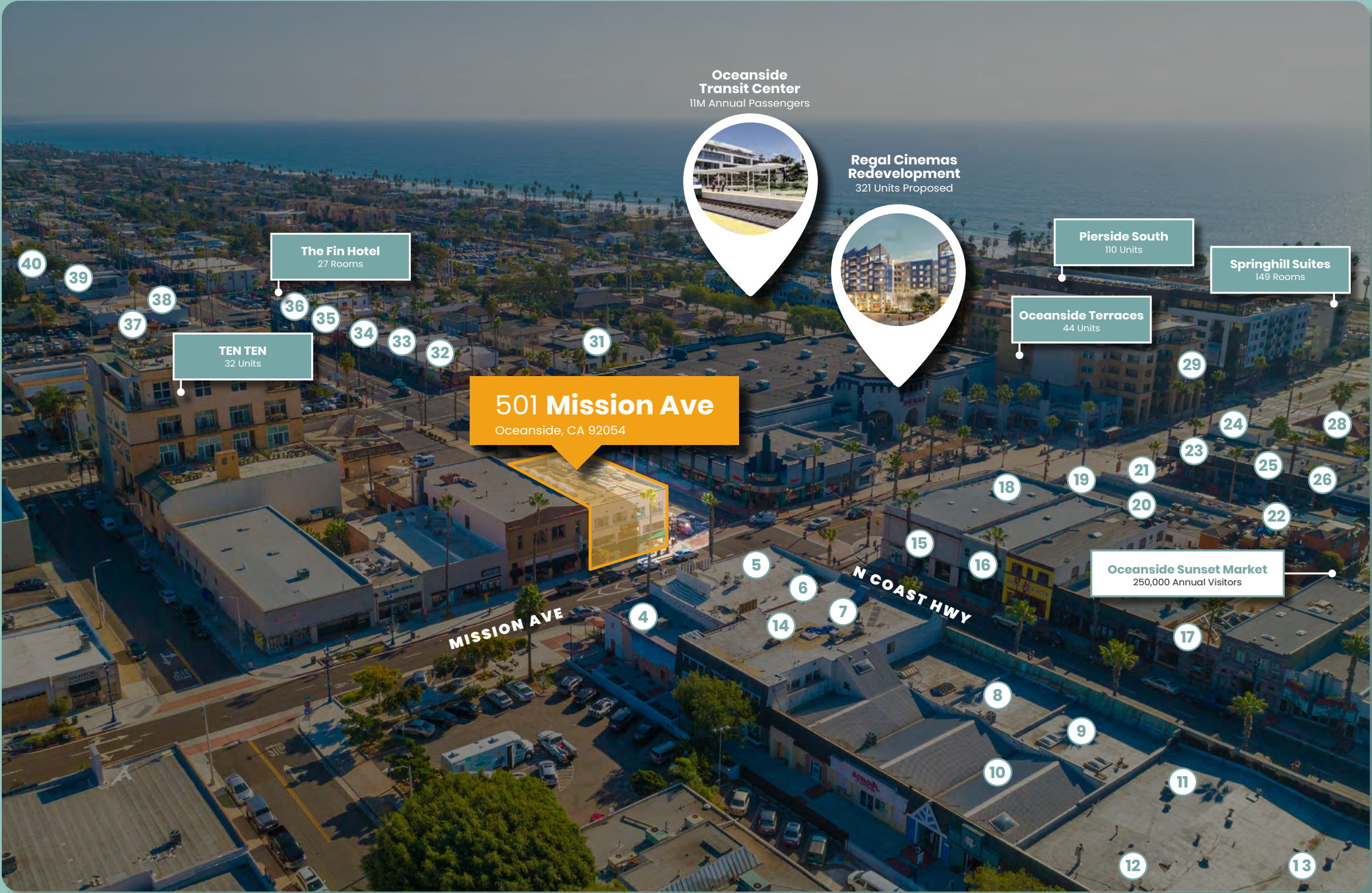
Senor Pancho
- 38

Masters Kitchen & Cocktail
- 39

Ryes and Grind
- 40

Local Tap House

Directly Adjacent to
Oceanside Cinema Redevelopment!



THE NEIGHBORS

- 1

Coomber Wines
- 2

Ignite Coffee Co.
- 3

Ty's Burger House
- 4

The Flying Pig
- 5

The Oceanside Gym
- 6

1022 Cafe & Gelateria
- 7

Rim Talay Thai
- 8

Swami's Cafe
- 9

Bloom Design
- 10

The Gel Studio
- 11

Cosmos Burger
- 12

Alohana Acai
- 13

PB Poke House
- 14

Maddie Moon
- 15

The Original Kebab
- 16

Handel's Icecream
- 17

Peet's Coffee
- 18

Verizon
- 19

Fugu Icecream
- 20

Eat Crispy Burger
- 21

Grandeur
- 22

Mary's Family Restaurant
- 23

Stone brewing
- 24

Senor Grubby's
- 25

Secco
- 26

Strawberry Shack
- 27

Pier Pizza
- 28

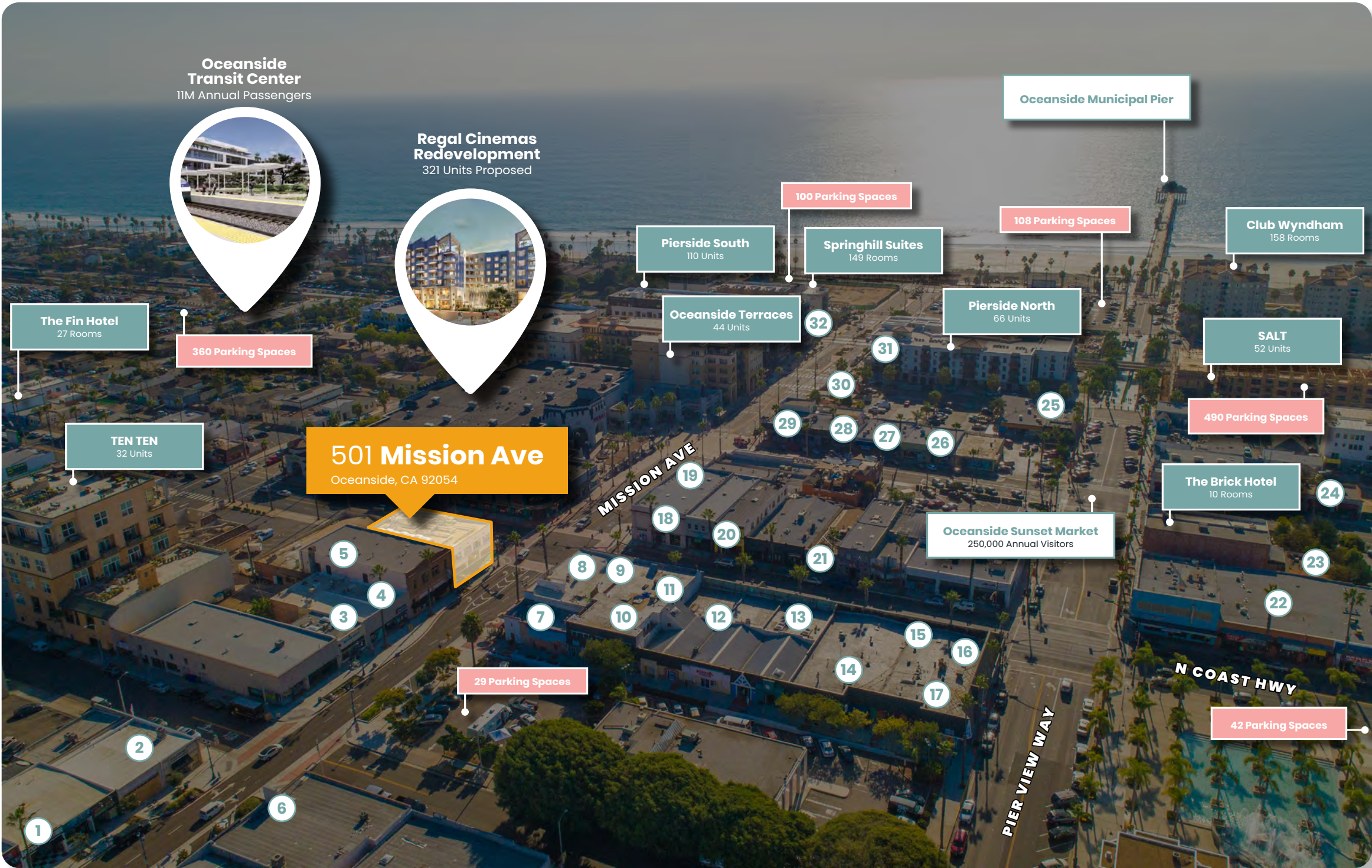
Haunted Head Saloon
- 29

So Cal Trading Co.
- 30

Jersey Mikes
- 31

The LAB Collaborative
- 32

Craft Coast



Lot	35	34	23	24-B	Transit Center	24	30	22
Spaces	29	42	490	108	360	100	117	24
Rate	Free	Free	\$1.50/Hr	\$2.50/Hr	Free	\$2.50/Hr	Free	Free
Distance (Walking)	0.2 Mi.	0.2 Mi.	0.3 Mi.	0.3 Mi.	0.3 Mi.	0.4 Mi.	0.4 Mi.	0.5 Mi.

PATH OF DEVELOPMENT

Oceanside is undergoing a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels that are transforming the coastal city into a vibrant hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment options, Oceanside is solidifying its role as a premier destination between Los Angeles and San Diego.

2,101 Rooms

Existing

154 Rooms

Under Construction and Proposed

7,938 Units

Existing

1,033 Units

Under Construction and Proposed

**within 2 mi. of site*

Directly Adjacent to Site!

Regal Cinemas Redevelopment | 401 Mission

Regal Cinemas in downtown Oceanside will soon be transformed into a vibrant seven-story mixed-use development featuring 321 residential units, 11,000 SF of diverse dining, 7,500 SF of retail, coworking space, and over 120 parking spaces designated for surrounding businesses. Designed to enhance housing availability, increase foot traffic, and support local restaurants and retailers, the project will create a dynamic, walkable, community-focused destination that complements the neighborhood's character.

Revitalized Oceanside Transit Center

Oceanside is on the rise with the bold redevelopment of the Oceanside Transit Center—a transformative project bringing over 750 new homes, a luxury hotel, modern retail, and a reimagined transit hub all within walking distance of the beach. Designed to boost connectivity and reduce car reliance, this vibrant new district will blend coastal charm with urban convenience, making it a premier destination to live, work, and explore.

DISCOVER OCEANSIDE

Oceanside is Southern California’s most authentic beach town, offering wide sandy beaches, a historic pier, and vibrant neighborhoods alongside a rich blend of surf culture, ocean adventures, and diverse culinary experiences. Known for its creativity and laid-back vibe, O’side invites visitors to explore, express, and enjoy everything from skateboarding to skydiving.

	1 Mile	3 Mile	5 Mile
Population (2024)	18,126	69,790	151,692
Total Daytime Employment	7,855	24,985	46,894
Total Households	7,920	24,832	54,934
Avg. Household Size	2.2	2.5	2.5
Avg. Household Income	\$90,854	\$95,005	\$104,135
Total Consumer Spending	\$233.2M	\$804.2M	\$1.9B



Attractions

Over three miles of wide, sandy beaches make Oceanside a natural destination. Paired with a 1,000-slip harbor, diverse shops and restaurants, and the longest wooden pier on the West Coast, Oceanside stands out as one of Southern California’s most vibrant coastal cities.



Local Trade

A mix of antique stores and beachy boutiques lines Highway 101, the main road through town. Amid surf shops and restaurants, visitors can discover trendy designer goods, local brands, unique souvenirs, seashells, and other coastal treasures.



Coastal Events

Oceanside hosts a variety of major events, including the Annual World Bodysurfing Championships, where top bodysurfers compete for the title. It’s also home to one of the longest-running Ironman competitions, drawing elite athletes from around the world.

*within 1 mi. of site

6 Min

Drivetime to Camp Pendleton

70,000

Camp Pendleton Daytime Population

2.8M

Overnight Visitors

8,000+

Hotel Rooms/Units

18,126

Population

\$233M

Consumer Spending



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