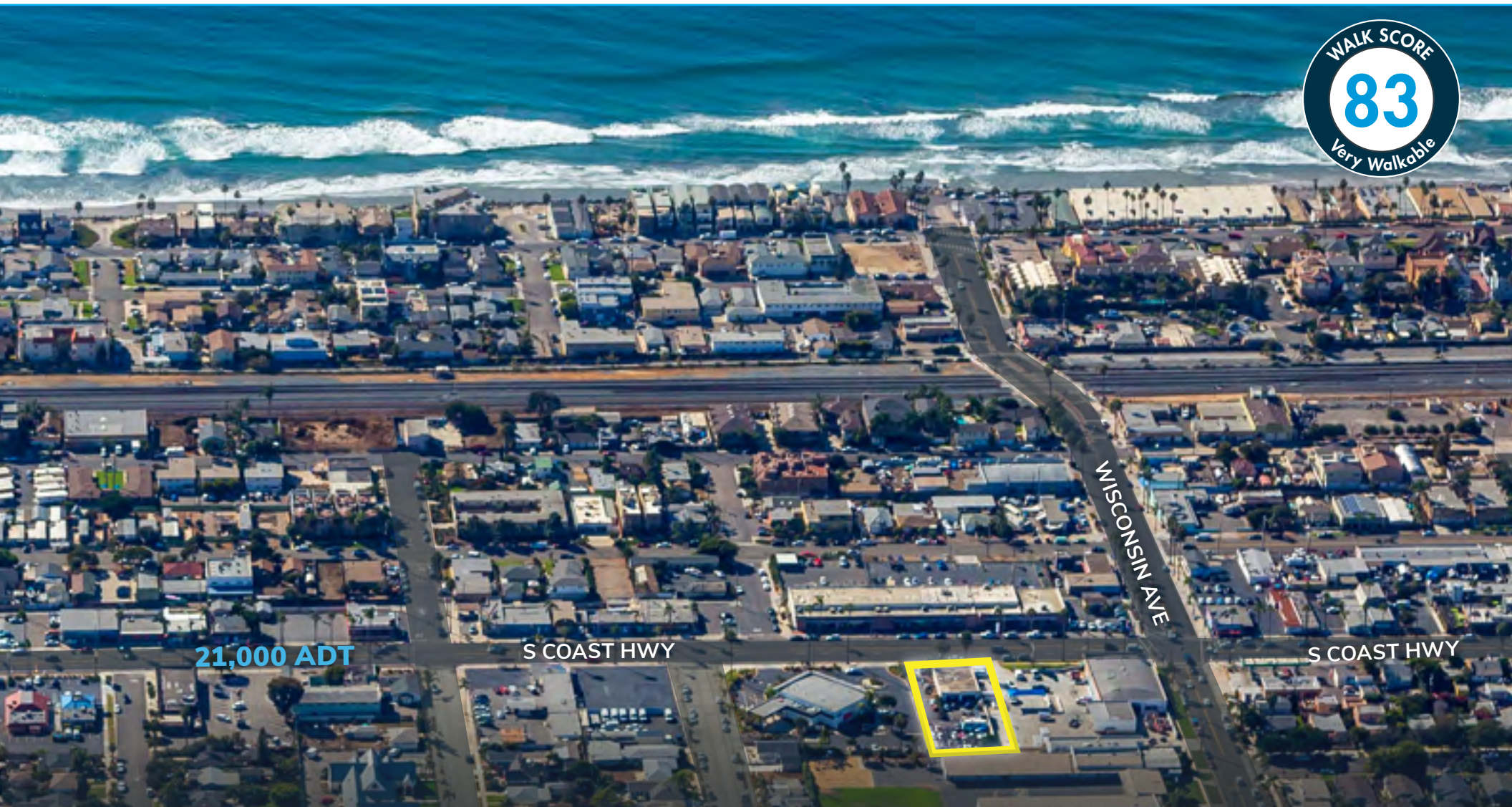


820 South Coast Highway

OCEANSIDE, CA 92054

FOR LEASE

RETAIL/OFFICE/WAREHOUSE
±3,000 SF Freestanding Building | ±15,180 SF Lot



21,000 ADT

S COAST HWY

WISCONSIN AVE

S COAST HWY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Trent France
tfrance@lee-associates.com
D 760.929.7838
DRE# 00984842

Greg Gershman
Byron Culver & Associates.com
D 858.449.5417
DRE# 01909272

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±3,000 SF Freestanding Building | ±15,180 SF Lot



PROPERTY FEATURES

BUILDING SIZE
3,000 SF

LEASE RATE
\$1.95/SF + \$0.60/SF CAMS



COAST HIGHWAY stand alone building, next to U-Haul



Walk Score: 83
VERY WALKABLE
Walkable distance to pier, beaches, restaurants, wineries, breweries and more



Excellent Coast Hwy
BUILDING IDENTITY



AMPLE PARKING
±20 Parking Spaces



Traffic Counts: **21,000 ADT** on S Coast Hwy



FLEXIBLE C-2 & C-G ZONING



Immediate access to **I-5** FREEWAY

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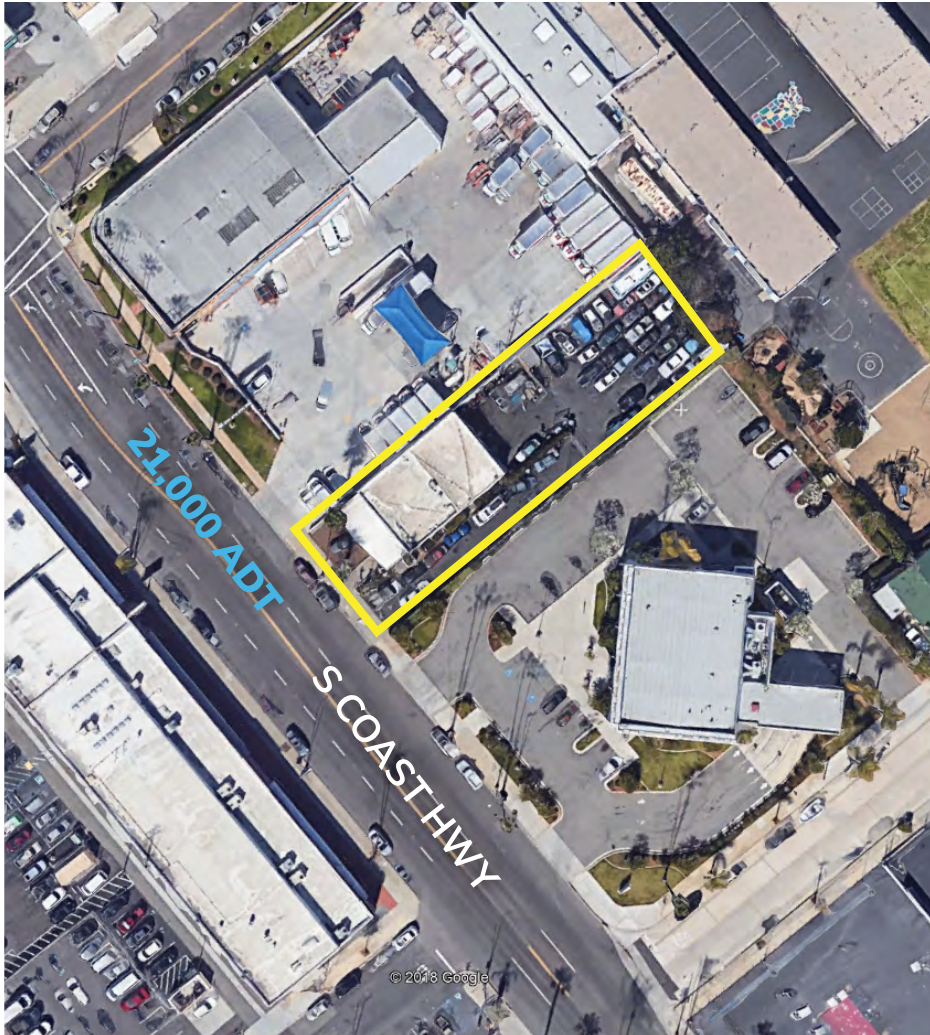
1902 Wright Place, Suite 180
Carlsbad, CA 92008
P. 760-929-9700 F. 760-929-9977
www.lee-associates.com

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±3,000 SF Freestanding Building | ±15,180 SF Lot



PROPERTY SUMMARY

- ±3,000 SF of total available space
- Lot Size: 15,180 SF
- Space contains 5 private offices and large bullpen
- Two grade-level roll-up doors to warehouse
- Rare stand alone building in coastal Oceanside
- Immediate access to I-5, Hwy-76 & Hwy-78

Lease Rate: \$1.95/SF + \$0.60/SF CAMS
Available 12/1/2024

MARKET HIGHLIGHTS

- Booming coastal city going through revitalization
- Walking distance to the beach, excellent restaurants, breweries, and wineries
- Oceanside tourism set record in 2017 at \$351 Million in revenue

TRANSIT

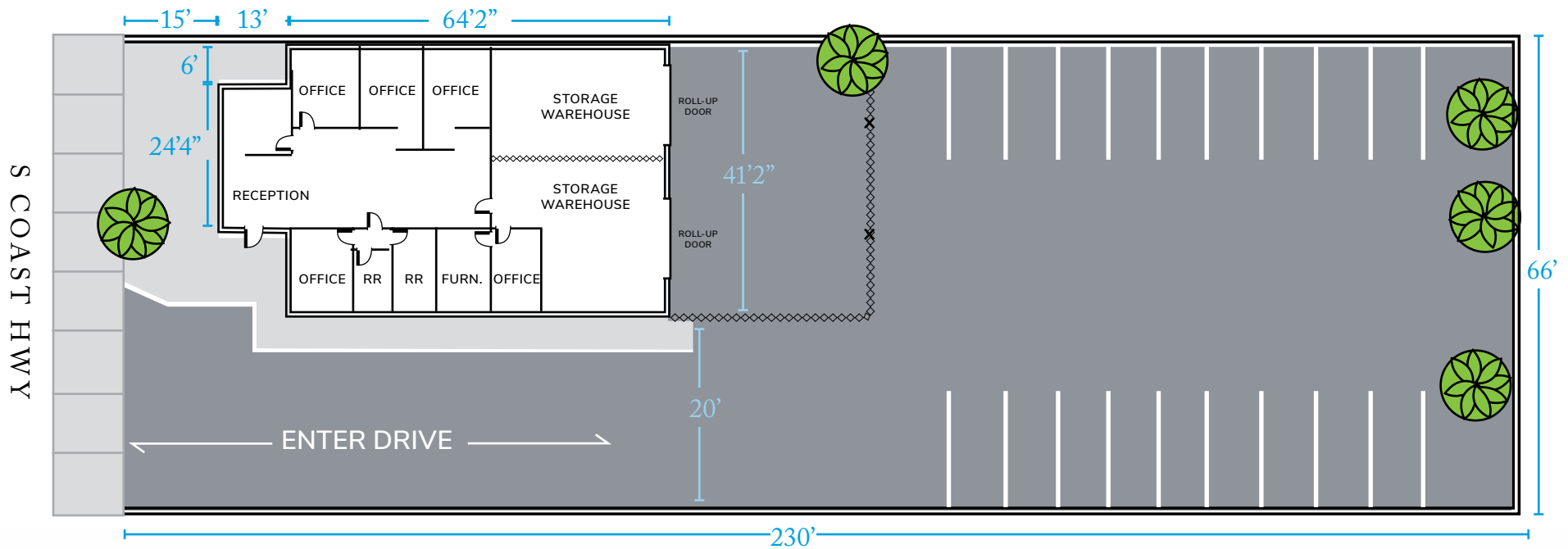
	Drive	Walk	Distance
Oceanside Transit Center (Coaster, Sprinter)	1 min	10 min	0.5 mi
Coast Highway Transit Stop (Sprinter)	1 min	10 min	0.5 mi
Oceanside Transit Center Commuter Rail (Sprinter, Coaster)	1 min	10 min	0.5 mi
Oceanside Transit Center Commuter Rail (Orange County Line)	2 min	11 min	0.6 mi

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Demographics

	1 Mile	3 Miles	5 Mile
Population (2024)	15,892	73,090	152,090
Projected Population (2029)	15,912	72,548	149,433
Households	7,087	28,173	57,744
Median Age	36.0	34.7	36.0
Median Household Income	\$86,661	\$89,754	\$98,554

5 Mile Information



54,588

Employees



\$98,554

Median HH Income



6,660

Businesses

Traffic Counts



Street Name

Traffic Volume

S. Coast Highway

21,000 ADT

Wisconsin Avenue

4,000 ADT

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