

RETAIL/ CREATIVE OFFICE

# OCEANSIDE Collective

427 S COAST HWY | ± 1,204 SF

FOR LEASE



# PROPERTY Details

Prime retail/creative office space on South Coast Highway - San Diego's main coastal thoroughfare

Space features large open area, large windows, restroom, and double door access to rear parking

On-site parking behind building and additional street parking

High visibility and signage opportunity - over 24,300 vehicles pass this site per day

Minutes to the beach, pier, and Oceanside harbor

Two blocks to the Oceanside Transit Center - NCTD redevelopment will bring over 700 units and rooms to this location

Neighboring tenants include James Brand, Sweat Dreams Fitness, Vital Climbing Gym, Communal Coffee, Local Tap House, and many more!

\$3.50 NNN

RATE

Retail/Creative Office

SPACE TYPE

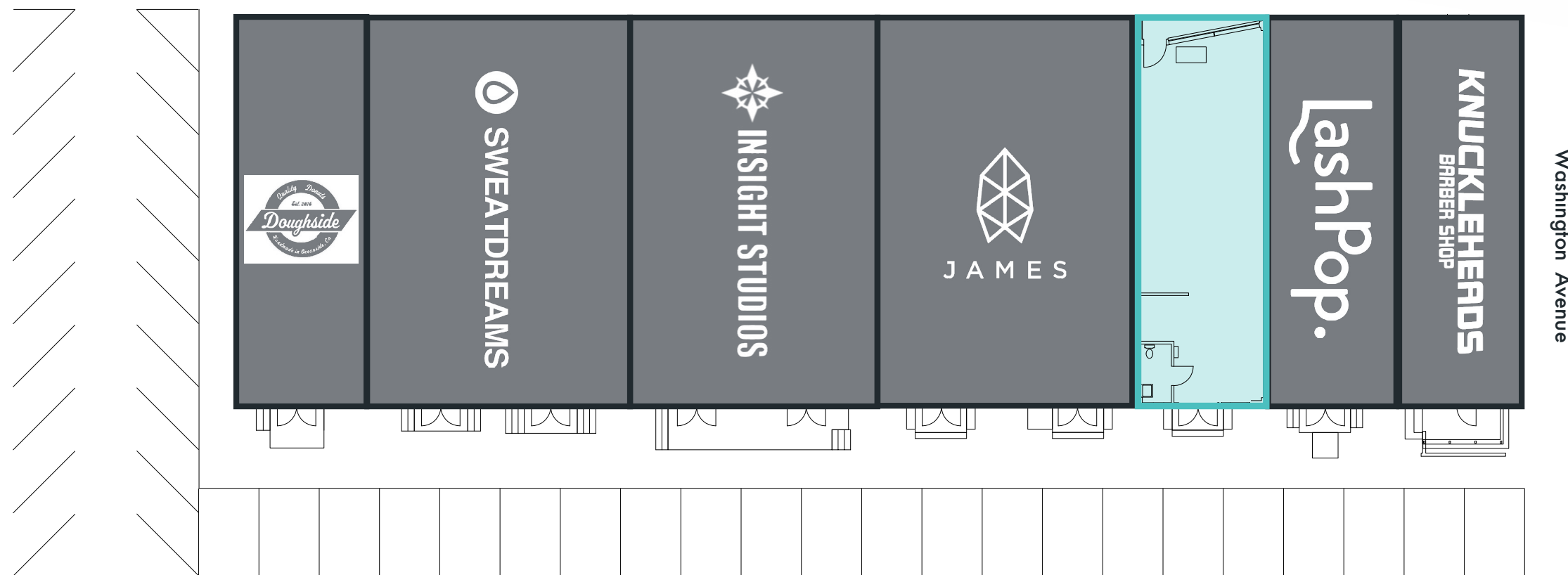
Available Now

TIMING

±1,204 SF

SIZE

Oceanside,  
SOUTHERN CALIFORNIA'S  
MOST AUTHENTIC BEACH TOWN



# THE Photos



# THE Neighbors



OCEANSIDE PIER

MISSION PACIFIC (161 ROOMS)

PIER RESORT (158 ROOMS)

SALT (52 UNITS)

PROPOSED REDEVELOPMENT (321 UNITS)

TENTEN (32 UNITS)

VALLE

PIERSIDE SOUTH (110 UNITS)

HARNEY 寿司 OCEANSIDE lounge

THE SEABIRD (226 ROOMS)

SPORTS O SIDE

CVS pharmacy

40 UNITS

PACIFIC STREET LINEAR PARK

Piper

SPRINGHILL SUITES (149 ROOMS)

CAMP COFFEE COMPANY

solano THE SEA

BLADE 1936

allmine

MASTERS KITCHEN

OCEANSIDE TRANSIT CENTER

NCTD REDEVELOPMENT (547 UNITS)

DIJA MARA

OCEANSIDE Collective

LTH & Kitchen

MOPA LOUNGE

SEABORNE GUEST COMPANY

Washington Ave

S Coast Hwy - 17,725 Vehicles Per Day

PACIFIC COAST SPIRITS

FAT JOES OCEANSIDE CA

# IN THE PATH of Development

## MASSIVE DEVELOPMENT PLANNED FOR DOWNTOWN OCEANSIDE

A surge of development is revitalizing Oceanside's downtown right along the coast. The city's nine-block master plan construction rapidly boosted business in the coastal community.

In addition to the new units and hotel rooms, Oceanside's vibrant transformation includes a wave of residential, retail, and transit-focused developments. Notably, the North County Transit District station, one of the busiest transit hubs in the state, is undergoing a significant overhaul. The redevelopment of its 10.2-acre site will include a new 40,000-square-foot office building, 547 market-rate apartments or condos, and 101 affordable housing units, solidifying Oceanside's role as a key connector between Los Angeles and San Diego. The nearby Regal Cinemas site will also see major updates, adding 321 residential units, open-air courtyards, a resort-style pool, spa, and lounges, further enhancing the area's appeal.



“ THE CITY'S REVITALIZATION IS BRINGING A NEW WAVE OF ENERGY TO DOWNTOWN OCEANSIDE, ATTRACTING BOTH VISITORS AND RESIDENTS TO ITS GROWING ATTRACTIONS ”



11 Million

ANNUAL PASSENGERS THROUGH  
OCEANSIDE TRANSIT CENTER



Alongside these major projects, Oceanside is experiencing a broader downtown revitalization, with boutique hotels like Mission Pacific Hotel and The Seabird Resort bringing luxury accommodations to the beachfront. Residential demand has surged, with beachfront condos and mixed-use developments attracting both visitors and residents seeking the coastal lifestyle. The city's culinary and retail scene has also expanded, making downtown Oceanside a lively hub for entertainment and dining. With additional plans for enhancing the area around Oceanside Pier, the city is positioning itself as a premier destination on the Southern California coast.

# DISCOVER Oceanside

Enjoy a quintessential California coastal escape that includes wide sandy beaches, a small craft harbor, historic wooden pier, and charming bungalow neighborhoods. As a playful, fun, and diverse destination, Oceanside values personal expression and originality-take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.

Over the last few years, Oceanside has developed a strong reputation for being a leading foodie and fine dining destination in San Diego County. Oceanside has a unique high-quality dining experience in a casual atmosphere that locals refer to as "flip-flop fine dining." San Diego County's place in the national craft brewery scene is well known and Oceanside is a key player in the movement.

174,461

POPULATION

\$103,633

AVG. HOUSEHOLD INCOME

6M

ANNUAL VISITORS

The Oceanside Pier is a beloved landmark that stretches 1,942 feet into the Pacific Ocean



Oceanside has earned a reputation as the surfing capital of Southern California



From the historic Oceanside Pier to the annual Pier Swim and vibrant art scene, Oceanside offers a wide range of activities



Oceanside is a vibrant coastal city known for its beautiful beaches, rich surf culture, and diverse attractions

## Oceanside,

WHERE WIDE SANDY BEACHES AND HISTORICAL LANDMARKS COME WITH A SIDE OF STREET ART AND WORLD CLASS CULINARY TALENT

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