

# South Oceanside Retail For Lease

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COMMERCIAL

#### **1834 S Coast Hwy**

Offers a prime retail location on S Coast Hwy in the heart of booming South Oceanside.

The Premises are currently built out as an open retail area to 5 small offices/treatment rooms and restroom in rear of Premises. Premises can be opened completely with exposed ceilings throughout.

Benefit directly from high visibility from S Coast Hwy (20,000 VPD) and strong cotenancy with Revolution Roasters. Additionally, South Oceanside boasts a long list of some of the areas most notable food, beverage and retail establishments that are within a short distance from 1832 S Coast Hwy.

Ideal use is for a tasting room, soft goods retail, or any service-based retail.

# opportunity





### **1834 S Coast Hwy**

**Size:** +/-1,000 SF

**Buildout:** Retail, 10'+ ceilings, private offices/treatment rooms and restroom

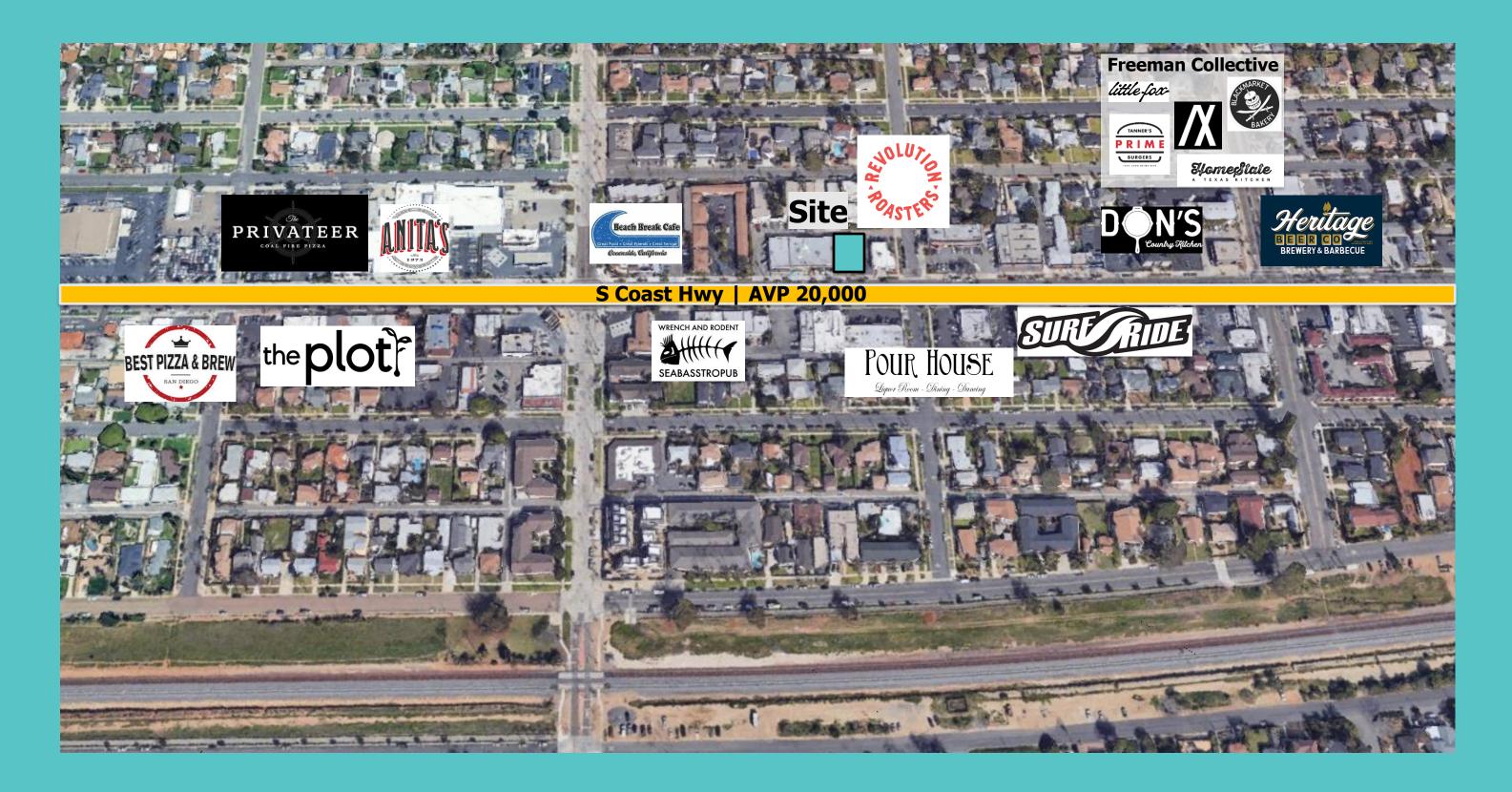
in rear.

Available: Now

**Rent**: \$4,900 + utilities per month

## **Premises**

### **1834 S Coast Hwy**



# Aerial





**Total Population: 78,516** 



**Business Population: 69,990** 



**Average Household Income: \$121,021** 



**Number of Households: 32,146** 

\*\* Information obtained within 3-mile radius to subject site

### demographics



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