

# OFFERING SUMMARY

530 S. COAST HIGHWAY | OCEANSIDE CA 92054

RARE COASTAL OCEANSIDE OWNER/USER OR  
INVESTMENT OPPORTUNITY



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# Highlights

**Asking Price: \$1,980,000**



**PRIME LOCATION:** Situated on South Coast Highway in Oceanside, CA, less than a half mile from the beach.



**HIGH TRAFFIC AREA:** Benefits from significant foot and vehicle traffic.



**UNIQUE MONUMENT SIGNAGE:** The prominent sign style is reflective of classic mid-century modern commercial signage, aligning with Oceanside's mix of historical and contemporary aesthetics.



**FLEXIBLE SPACE:** Suitable for retail, office, and other business types.



**ROLL-UP DOOR:** One commercial roll-up door provides easy access for deliveries and large items.



**ACCESSIBILITY:** Easily accessible from I-5 and other major highways and public transportation.



**PROXIMITY TO ATTRACTIONS:** Close to Oceanside Pier, beaches, restaurants, and shopping centers.



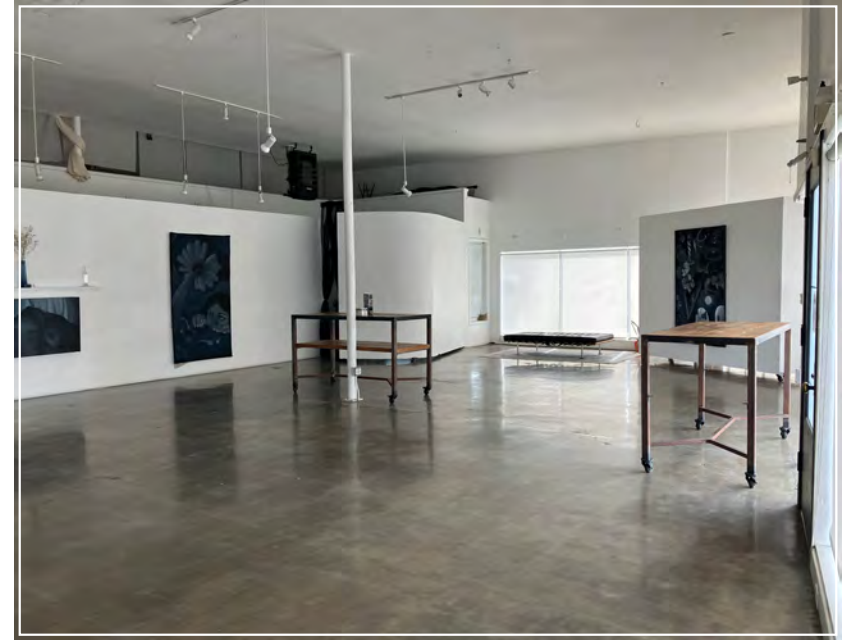
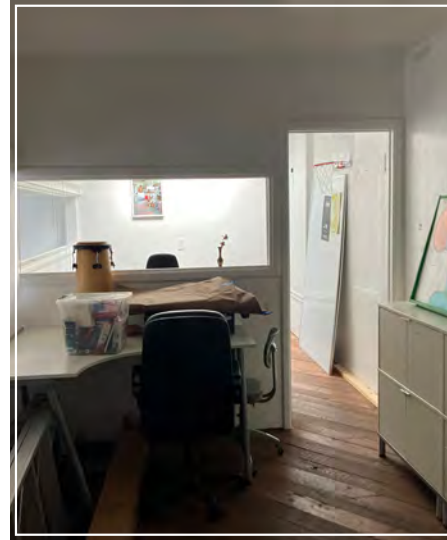
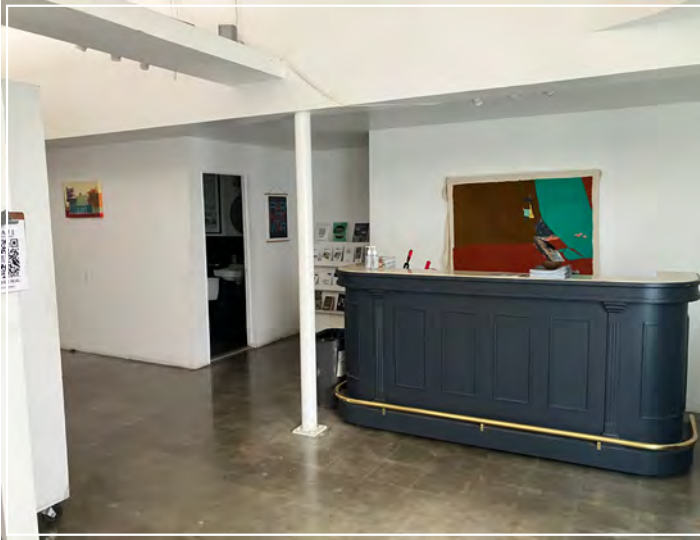
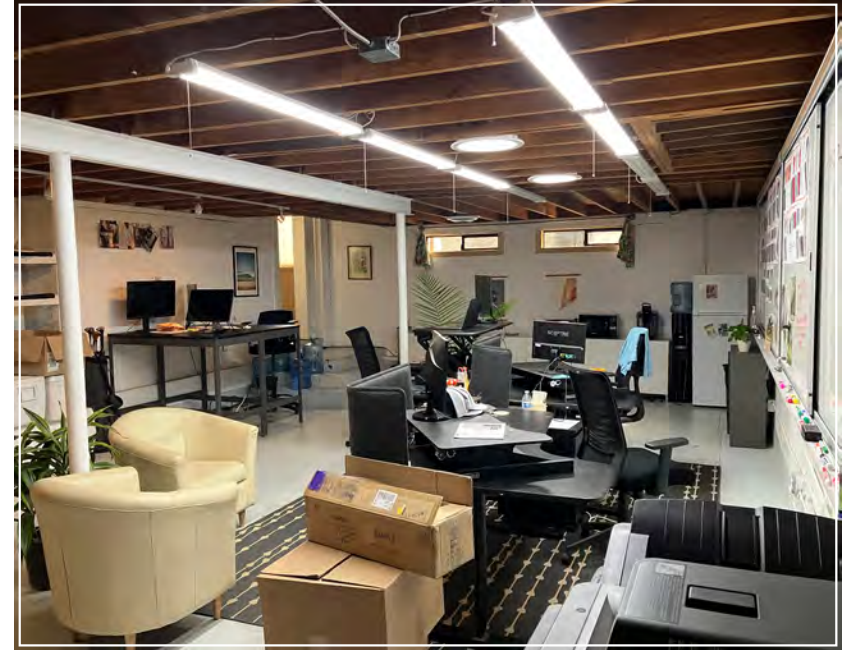
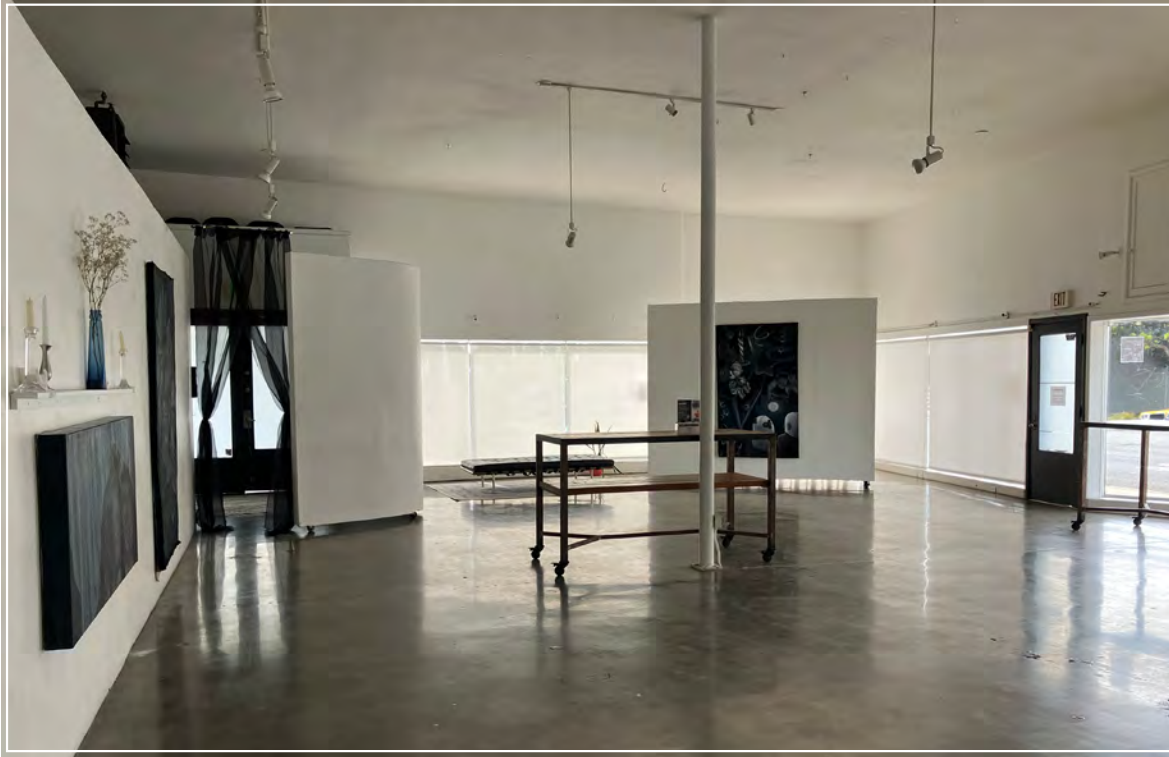
**OWNER/USER OPPORTUNITY:** Potential to occupy up to 4,950 SF, or occupy 2,451 SF and generate tenant income from remainder of space.

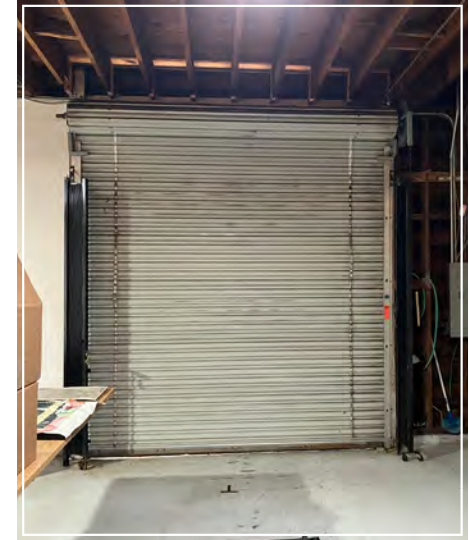


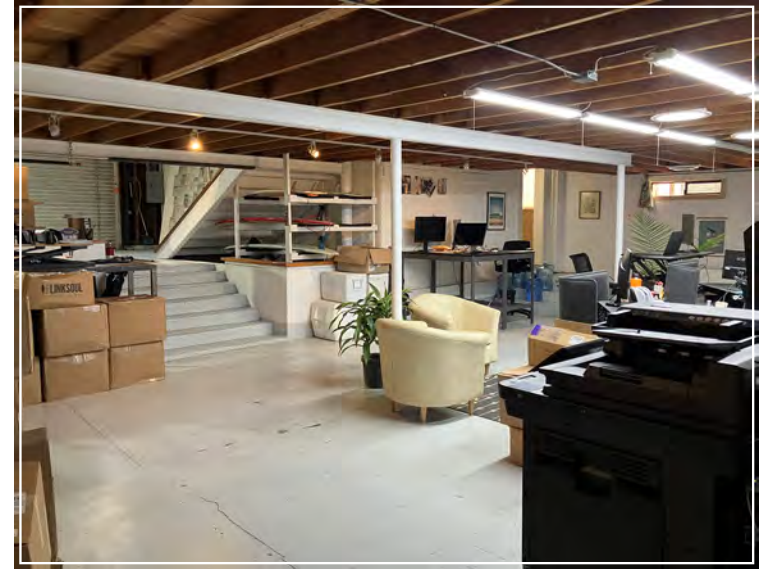
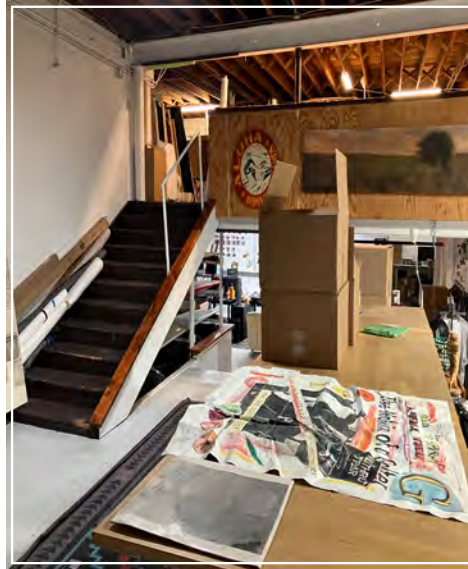
**INVESTMENT POTENTIAL:** Low in-place rents allow for an investor to easily add value

Nestled in the heart of the vibrant coastal community, 530 S Coast Highway offers an excellent opportunity for investors or business owners seeking high visibility. This charming property features a spacious, flexible layout perfect for retail, office, or mixed-use, boasting ample natural light and coastal charm. Located on a bustling highway, the property benefits from heavy foot traffic, easy accessibility, and proximity to local shops, dining, and entertainment. Ideal for those looking to establish a unique presence in a sought-after location.







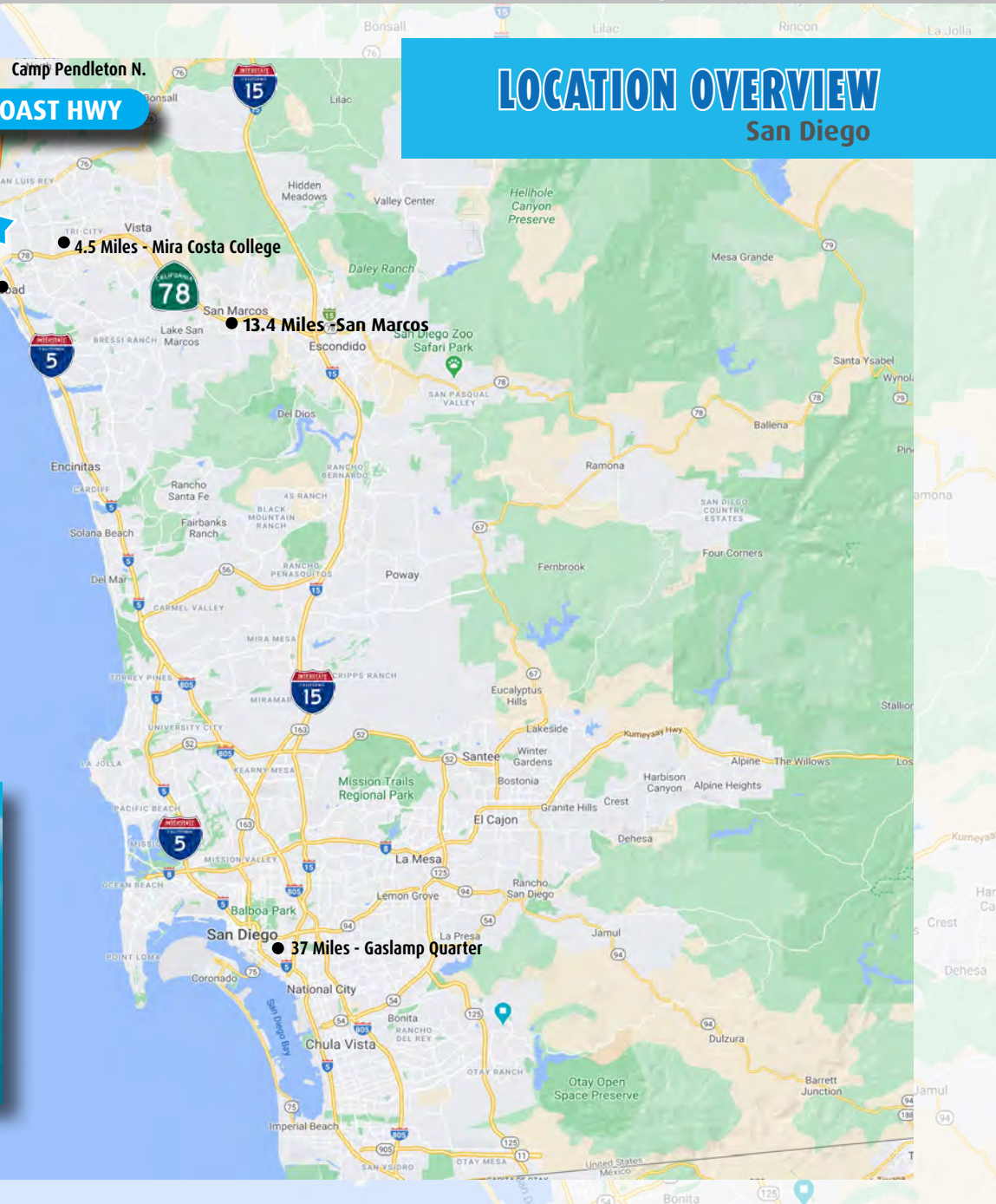




- 4.6 Miles - Camp Pendleton S.
- 3.0 Miles - Oceanside Pier
- 2.1 Miles - Oceanside Transit Cntr
- 0.9 Miles - Beach
- 1.3 Miles - Carlsbad Village
- 4.5 Miles - Mira Costa College

## LOCATION OVERVIEW San Diego

Oceanside is a thriving coastal community that provides all of the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coastal beauty and autonomy.



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# LOCATION OVERVIEW

Oceanside



OCEANSIDE PIER

Alta Oceanside  
309 Unit Apartment  
Project

OCEANSIDE HARBOR VILLAGE

CARLSBAD VILLAGE

FREEMAN COLLECTIVE NOW OPEN!

FORMER PIZZA  
COSTA MEXICAN  
ARTIFEX

HomeState  
Coca-Cola  
ARTIFEX

OCEANSIDE CIVIC CENTER

REGAL CINEMAS

OCEANSIDE HIGH SCHOOL

Star THEATRE CO.

Walmart

CAMP PENDLETON MAIN GATE



The Shoppes at Carlsbad

Walmart  
BEST BUY  
RED BATH & BEYOND  
PORTY CITY  
WORLD MARKET  
STAPLES  
WAL-GEN X

CENTER-CITY  
Great Hill

BOYS & GIRLS CLUB

Elks CLUB

UNITED STATES POSTAL SERVICE

El Super

LA FITNESS  
BARNES & NOBLE  
ROSS DRESS FOR LESS  
Michaels  
BIG 5  
Burlington Coat Factory



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\$ 86,701

\*AVG. HOUSEHOLD INCOME



170,020

\*POPULATION



37.5

\*AVG. AGE



\$837,000

AVG. HOME VALUE

\*2023 census.gov

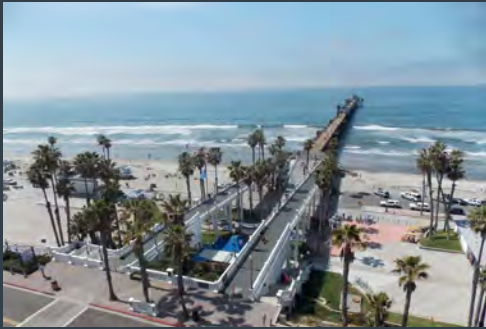
## DEMOGRAPHICS

Oceanside





## MARKET SUMMARY



## Oceanside, California: A Thriving Hub for Commercial Real Estate

Nestled along the picturesque coast of Southern California, Oceanside offers a unique blend of natural beauty and economic opportunity, making it an ideal destination for commercial real estate investment. Boasting a diverse economy and a growing population, Oceanside has become increasingly attractive for businesses looking to establish a presence in a vibrant coastal community.

### *Commercial Real Estate in Oceanside*

Oceanside's commercial real estate market is dynamic and diverse, catering to various sectors including retail and office spaces. The city's strategic location along Interstate 5 and proximity to major metropolitan areas like San Diego and Los Angeles make it a prime location for businesses seeking regional accessibility and visibility.

### *Retail Market*

The retail sector in Oceanside is characterized by a mix of local boutiques, national chains, and specialty stores catering to both residents and tourists. The city's vibrant downtown area and popular beachfront attractions draw a steady flow of foot traffic, providing ample opportunities for retail businesses to thrive. With a strong local economy and supportive community, Oceanside offers a competitive edge for retailers looking to capitalize on a diverse consumer base.

### *Office Market*

Oceanside's office market caters to a range of industries, including technology, healthcare, and professional services. The city's business-friendly environment, coupled with affordable office space options, appeals to startups and established firms alike. Whether located in the downtown core or along commercial corridors, office spaces in Oceanside benefit from modern amenities, scenic views, and proximity to recreational opportunities, enhancing employee satisfaction and productivity.

### *Economic Outlook*

The business economy in Oceanside is bolstered by key sectors such as tourism, defense, and healthcare. The presence of Camp Pendleton, a major Marine Corps base, contributes significantly to the local economy while also supporting ancillary industries such as hospitality and retail. Additionally, ongoing infrastructure investments and community development projects underscore Oceanside's commitment to sustainable growth and economic resilience.

*Oceanside, CA*, offers a compelling blend of coastal charm and economic opportunity for investors and businesses alike. With a robust commercial real estate market, thriving retail and office sectors, and a diverse economy supported by strategic advantages, Oceanside continues to emerge as a premier destination for those seeking to own commercial real estate and participate in a dynamic business economy.

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