

FOR SALE OR LEASE

301 MISSION AVE, STE 101, OCEANSIDE, CA 92054



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PROPERTY SUMMARY

THE PROPERTY

SVN | Vanguard Commercial Real Estate Advisors is pleased to present **301 Mission Avenue, Suite 101** in downtown Oceanside, this $\pm 1,496$ SF **commercial condo** offers a strategic investment and opportunity within a mixed-use development. Built in 2008, the property benefits from high foot traffic, a Walk Score® of 96, and proximity to key amenities. Ideal for various business uses, this space presents a rare chance to own commercial real estate in a thriving coastal market. **Also available for lease.**

For more details, contact advisor.



PROPERTY SUMMARY

SALE | LEASE DETAILS

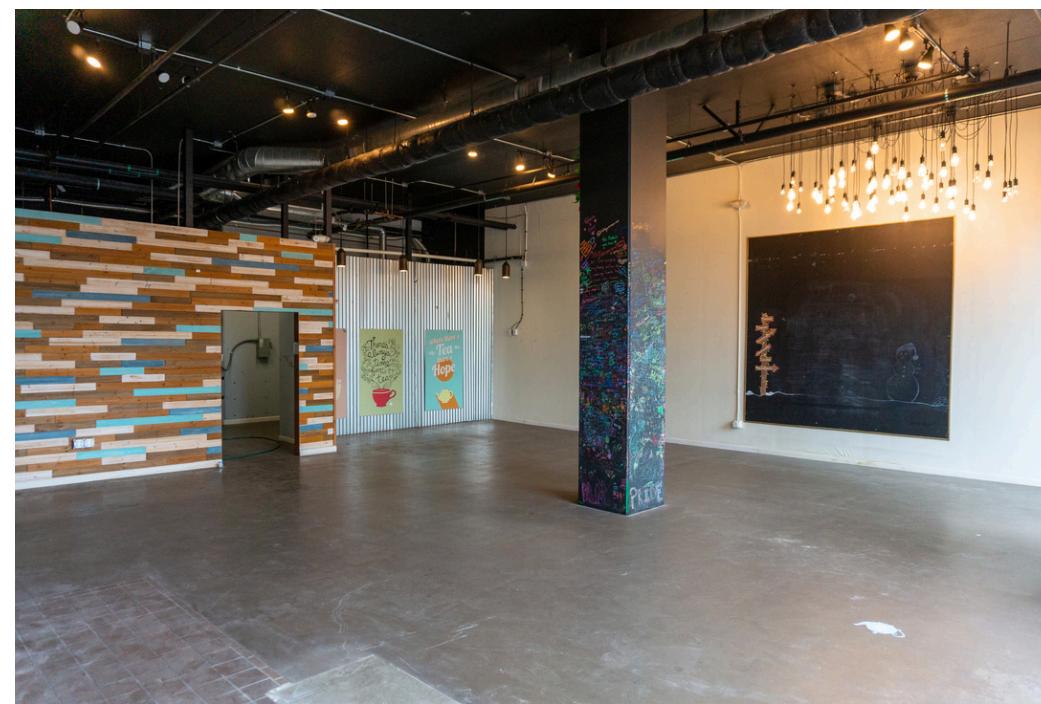
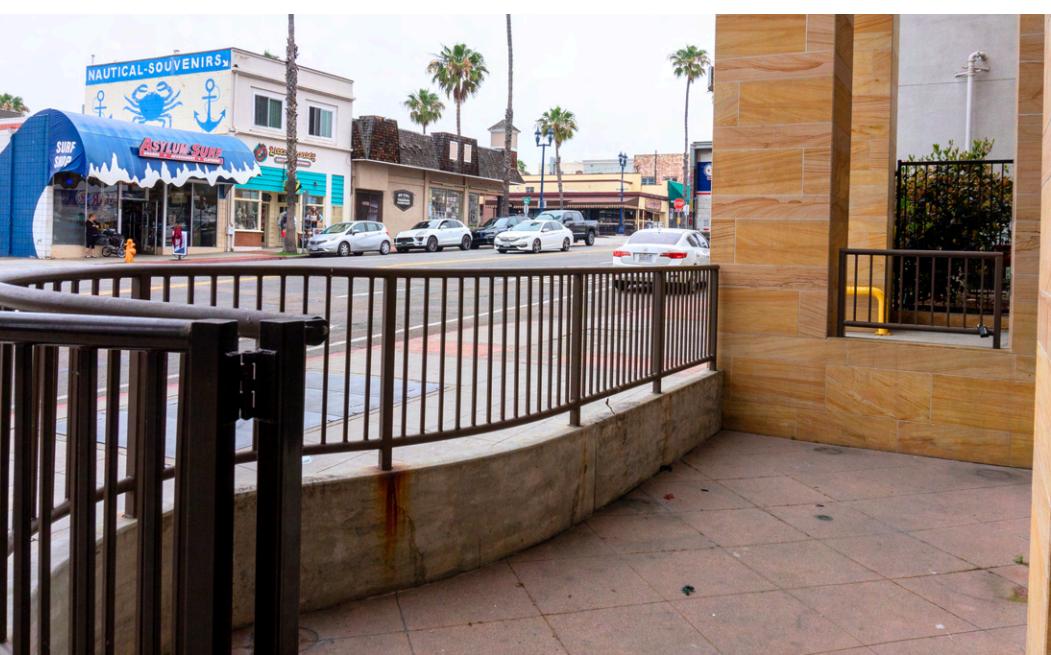
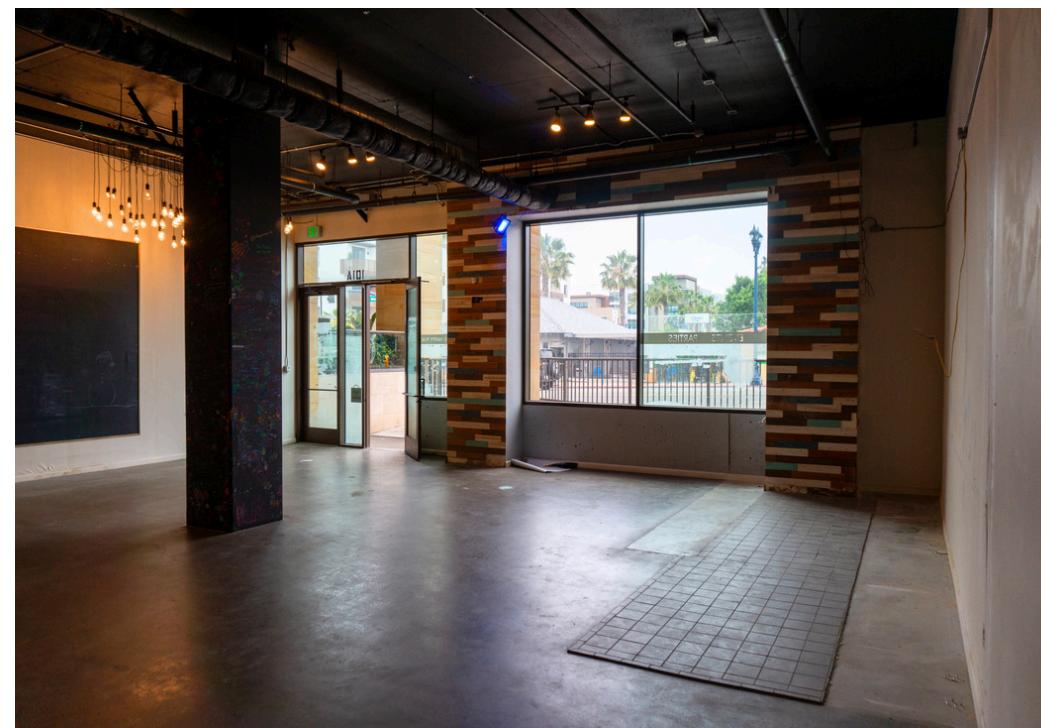
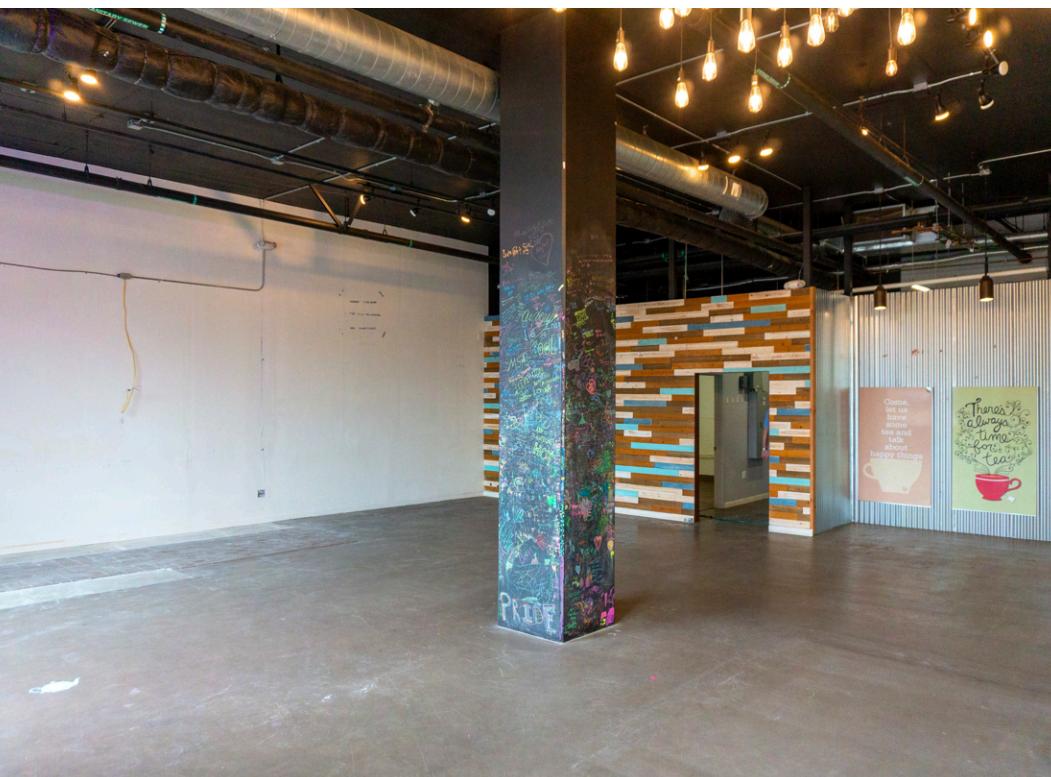
PRICE RATE	Contact Advisor
PROPERTY TYPE	Retail / Office
SPACE SIZE	±1,496 sf
PROJECT SIZE	±45,455 sf

LOCATION	Oceanside, CA
FLOOR	1st
ZONING	C
TENANCY	Single



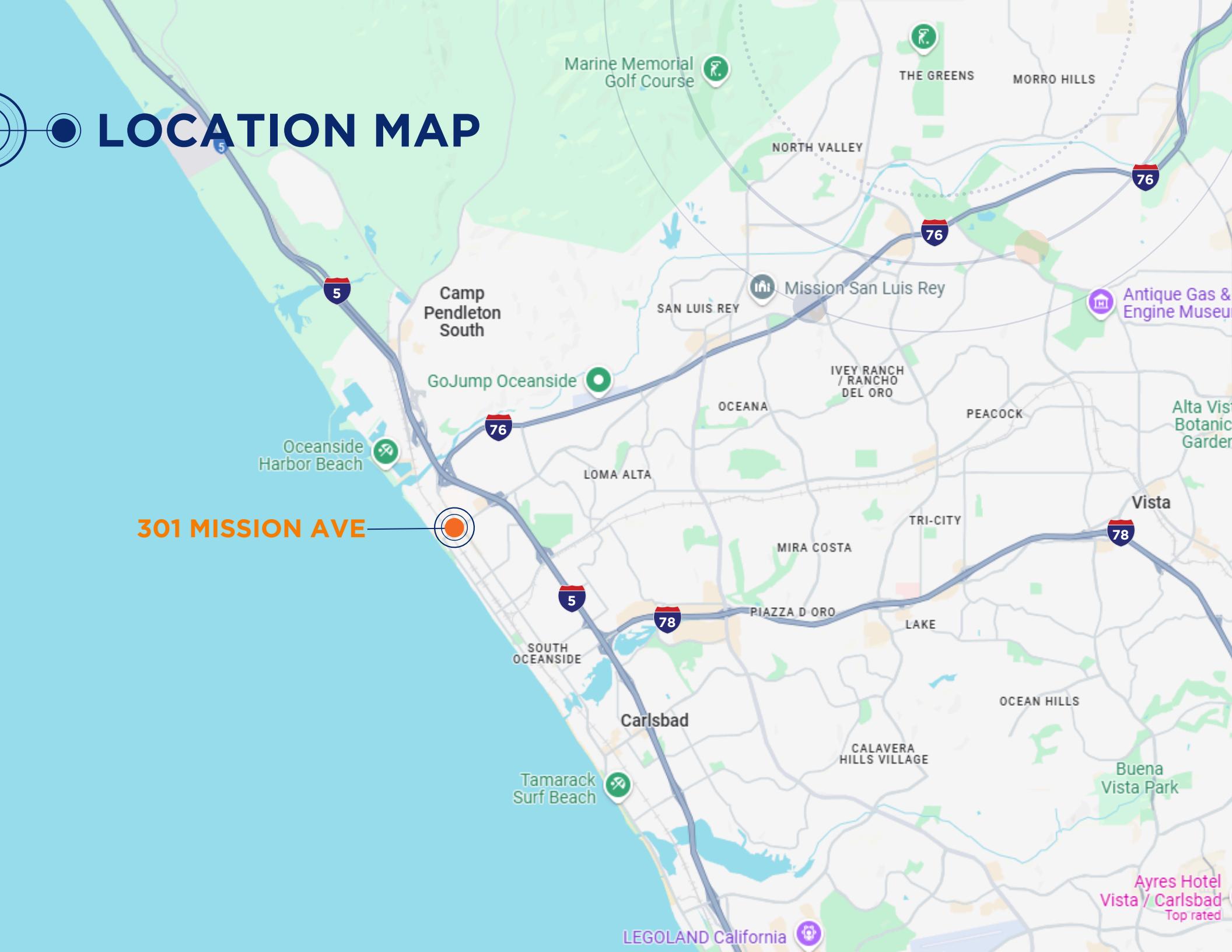


SPACE IMAGES

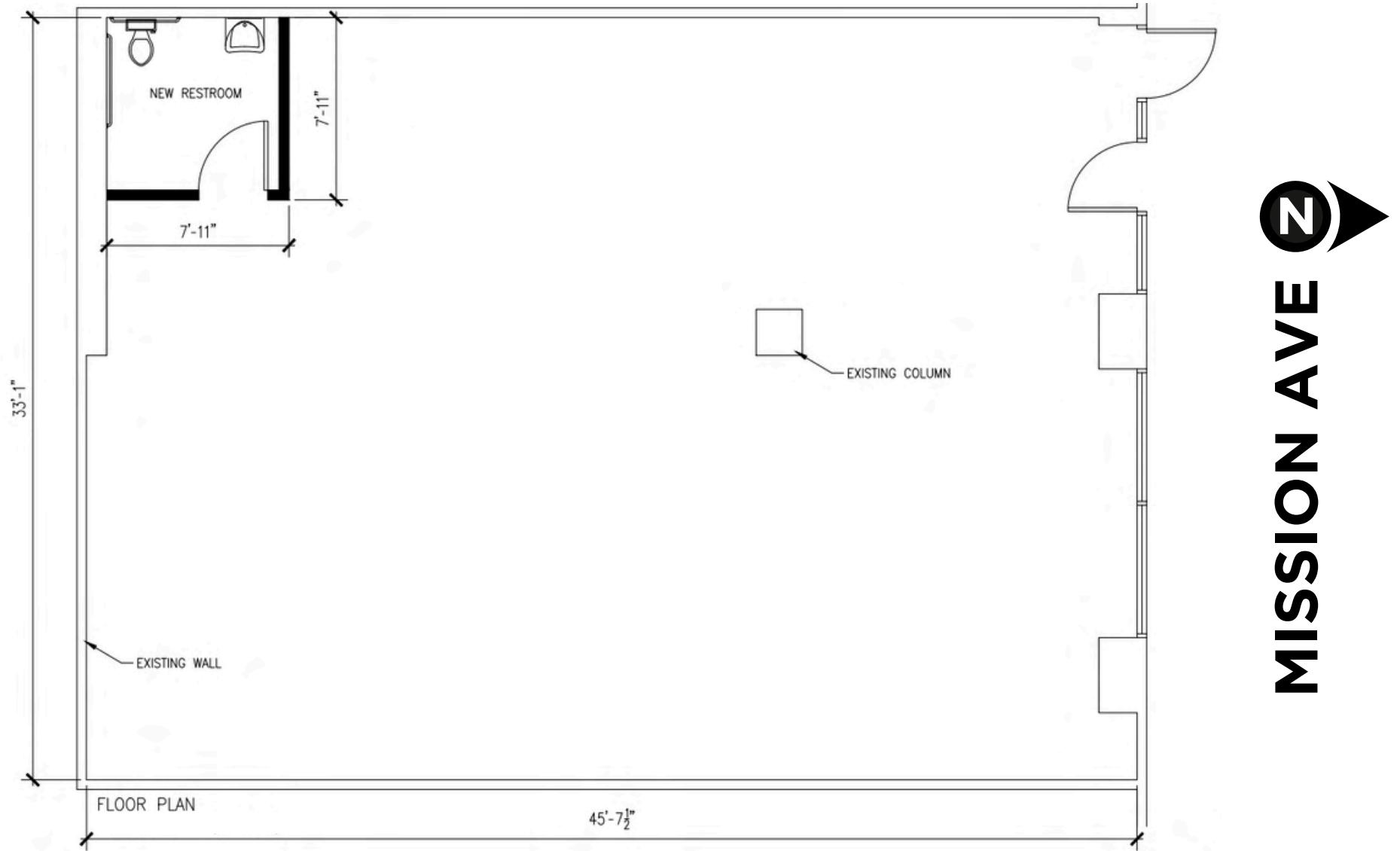


LOCATION MAP

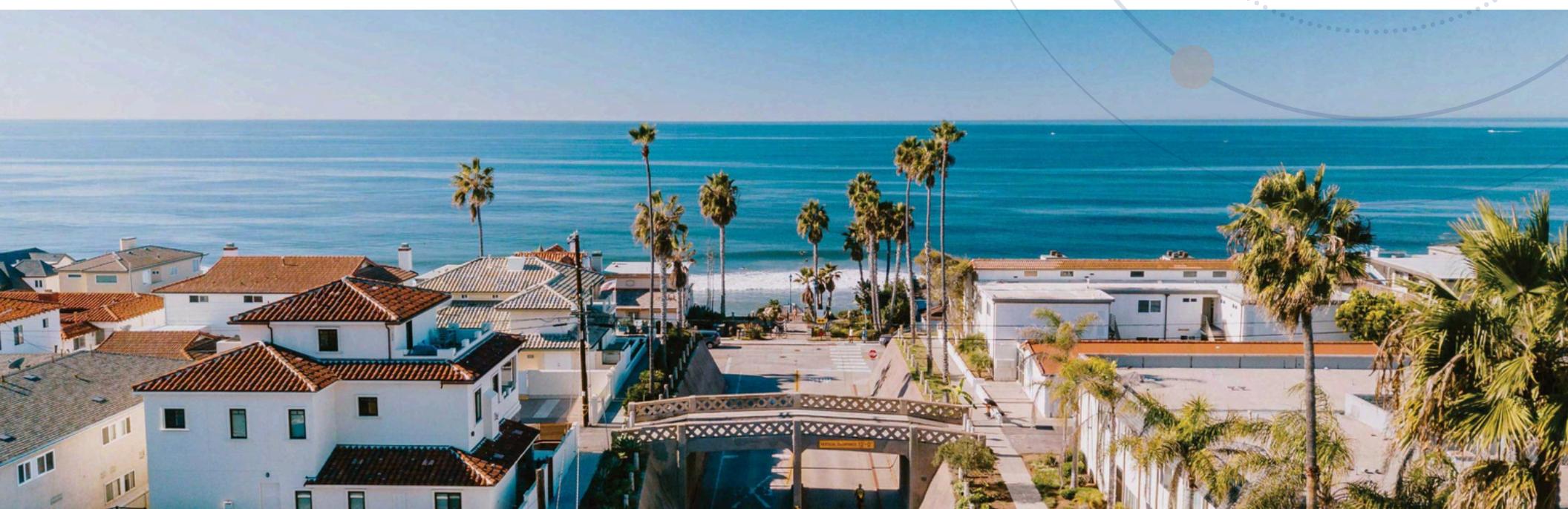
301 MISSION AVE



FLOOR PLAN



LOCATION SUMMARY



OCEANSIDE, CALIFORNIA

Oceanside, CA, is a coastal city in northern San Diego County, known for its beautiful beaches, historic pier, and vibrant downtown area. [301 Mission Ave](#) is situated in a prime location within Oceanside, just a few blocks from the beach and the iconic Oceanside Pier. It's part of the bustling downtown area, which features a mix of restaurants, shops, and entertainment options. The property benefits from high foot traffic and visibility, making it ideal for businesses looking to attract both locals and tourists. Additionally, Oceanside is conveniently located near major highways, providing easy access to nearby cities like Carlsbad, Vista, and San Diego.

DEMOGRAPHICS

OCEANSIDE, CA

Oceanside, CA, is vibrant coastal city known for its diverse population of over 175,000 residents, including young professionals, families, and military personnel due to its proximity to Camp Pendleton. The area boasts a mix of age groups, a strong median income, and a growing economy supported by tourism, retail, and service industries.

POPULATION



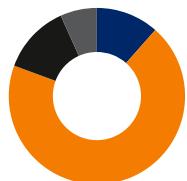
Male Population 49.91%

Female Population 50.09%

EMPLOYMENT



White Collar	77.9%
Blue Collar	22.1%



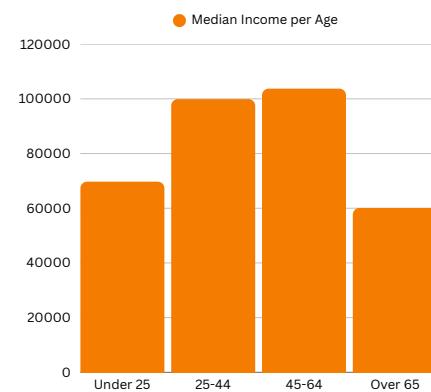
Self Employed	11.52%
Private Companies	69.09%
Government Employees	12.66%
Non-profit Companies	6.73%

HOUSEHOLDS



Family Households	67.89%
Non-family households	32.11%

INCOMES



LEARN MORE



These demographic and economic factors make Oceanside an attractive location for commercial real estate investments.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



NEARBY DEVELOPMENTS



REGAL THEATER REDEVELOPMENT



321 New Dwelling Units & 20,000 SF of Retail

A transformative mixed-use project introducing modern residences and retail spaces, revitalizing the downtown core.

OCEANSIDE TRANSIT CENTER



1,000 FT Boarding Platform | 547 Market-Rate Apartments | 40,000 SF Office

A major transit-oriented development enhancing accessibility and bringing new residential and office opportunities.

MISSION PACIFIC HOTEL



Luxury Beachfront Hotel

This high-end resort offers premier accommodations, fine dining, and event spaces, elevating Oceanside's hospitality scene.



NEARBY DEVELOPMENTS

THE SEABIRD RESORT



Luxury Beachfront Hotel

This high-end resort offers premier accommodations, fine dining, and event spaces, elevating Oceanside's hospitality scene.

SPRINGHILL SUITES



66 Residential Units | Mixed-Use Development

This expansion adds new residences and commercial space, contributing to the area's continued growth.

PIERSIDE NORTH & SOUTH



176 Residential Units

A contemporary residential development providing upscale living near the beach.

NEW CVS PHARMACY



New Retail Development

A conveniently located CVS, supporting the growing community with retail and pharmacy services.

WYNDHAM OCEANSIDE



158 Timeshare Units

A premium timeshare development offering visitors a luxury stay experience in Oceanside.

ALTA OCEANSIDE



Mixed-Use Residential & Retail

A modern urban development integrating high-end residences with retail and dining options.



- OCEANSIDE TRANSIT CENTER
- REGAL THEATER
- NEW CVS
- SPRINGHILL SUITES
- THE SEABIRD
PIERSIDE NORTH & SOUTH
- 301 MISSION AVE**
- MISSION PACIFIC
- WYNDHAM OCEANSIDE PIER

NEARBY DEVELOPMENTS MAP



DISCLAIMER

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DISCLAIMER STATEMENT:

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