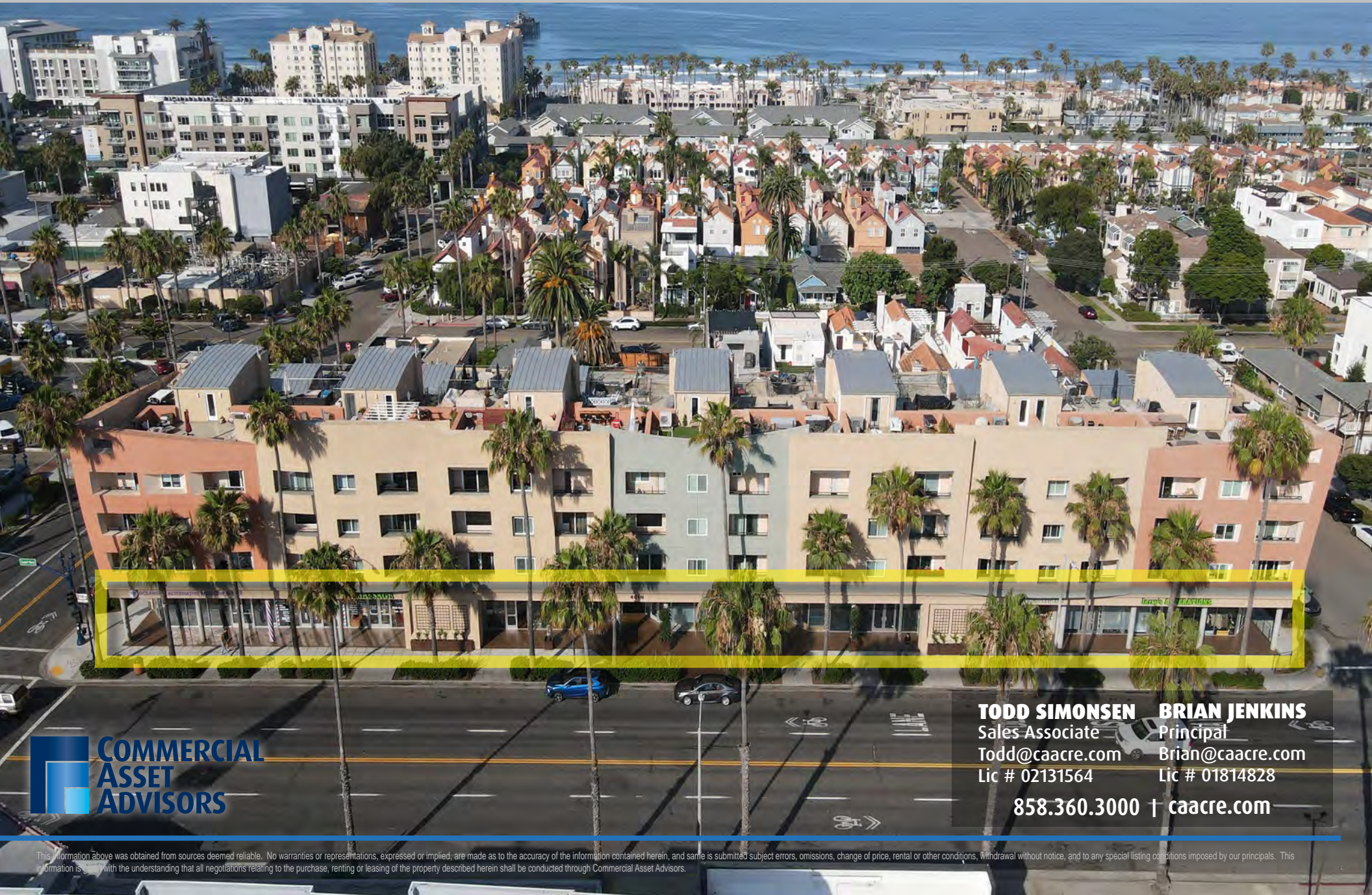


FOR LEASE

401 N. COAST HIGHWAY | OCEANSIDE CA 92054

COASTAL OCEANSIDE
RETAIL/OFFICE/MEDICAL SPACE



**COMMERCIAL
ASSET
ADVISORS**

TODD SIMONSEN **BRIAN JENKINS**
Sales Associate Principal
Todd@caacre.com Brian@caacre.com
Lic # 02131564 Lic # 01814828

858.360.3000 | caacre.com

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Highlights



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



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



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



PARKING: 29 Rare off-street dedicated parking.



HIGH VISIBILITY: Retail suites located on the ground floor of a vibrant mixed-use apartment complex offer direct access to hundreds of residents living above, ensuring built-in foot traffic.



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.



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AVAILABLE

**AVAILABLE
NOW**



1,706 - 5,068
SQ. FT. AVAILABLE



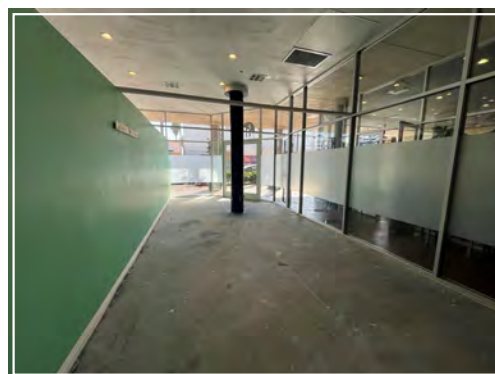
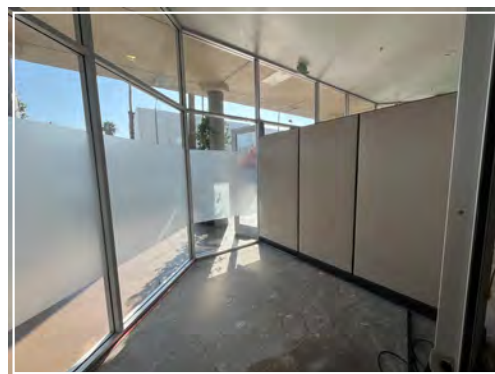
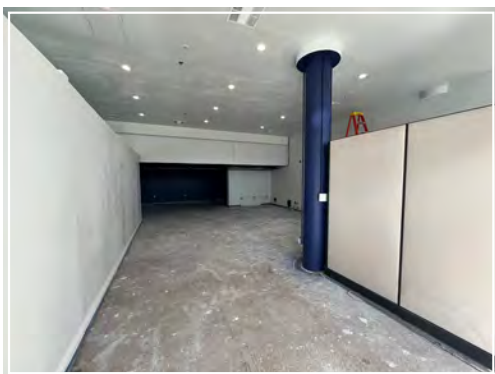
RETAIL / OFFICE /
MEDICAL USE



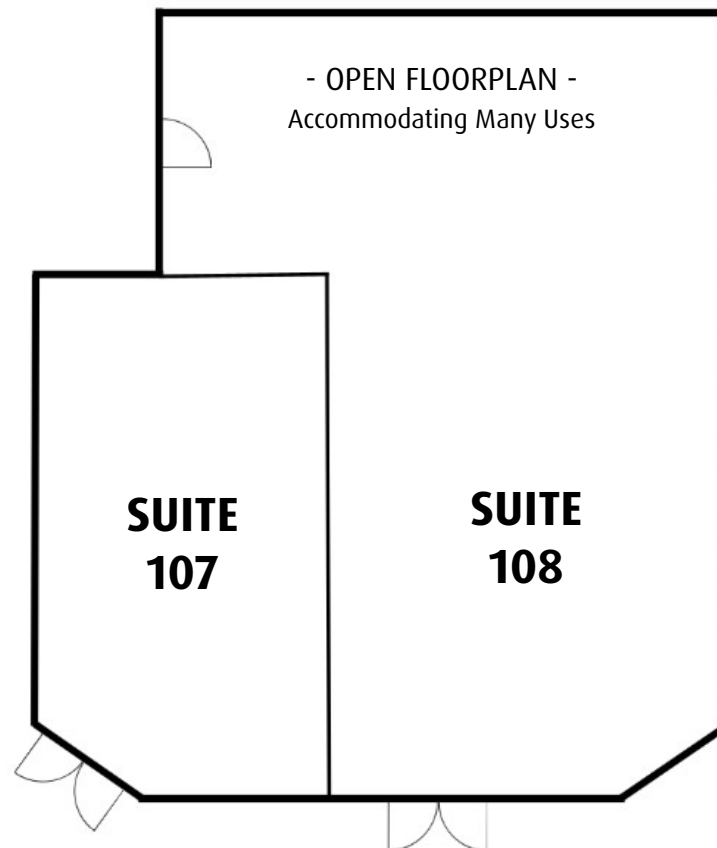
SUITE
107 & 108



LEASE RATE:
CALL FOR DETAILS



(Not to Scale, For Illustrative Purpose Only.)

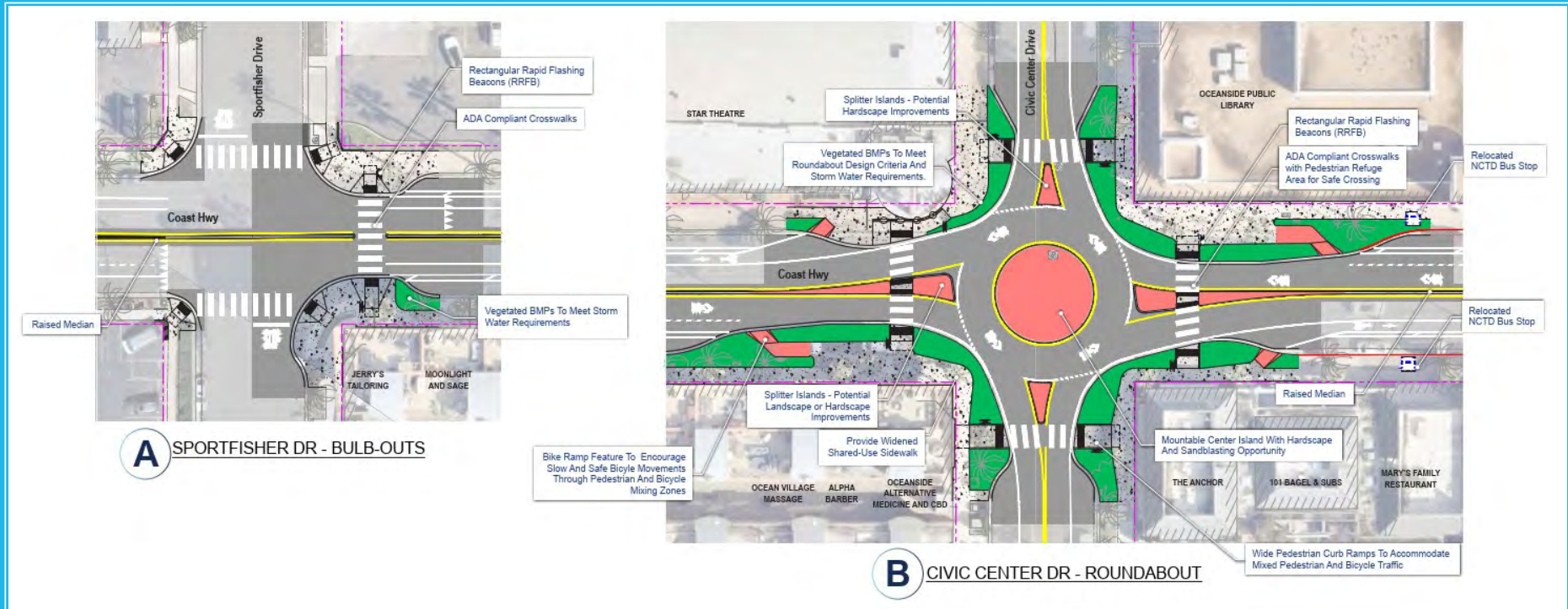


COAST HIGHWAY CORRIDOR VISION

This City of Oceanside, California project will create a "Complete Street" along a section of Coast Highway from Surf Rider Way, south to Oceanside Boulevard. "Complete Streets" are designed to enable safe use and support mobility for all users. That includes people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders. The project will include improvements at key intersections and new landscaping in between. Roundabouts at Coast Highway and Civic Center Drive, Michigan Avenue, Washington Avenue, Wisconsin Avenue and West Street.

Improvements to Include:

- Curb ramp and bulb-out improvements
- New crosswalks with flashing beacons
- Bike lanes and bike racks
- Improved sidewalks
- New landscaping
- Raised medians
- Benches / street furniture
- New trash cans



FOR LEASE

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HOA PLANNED REMODEL



OVER \$750,000 IN HOA PLANNED CAPITAL IMPROVEMENTS



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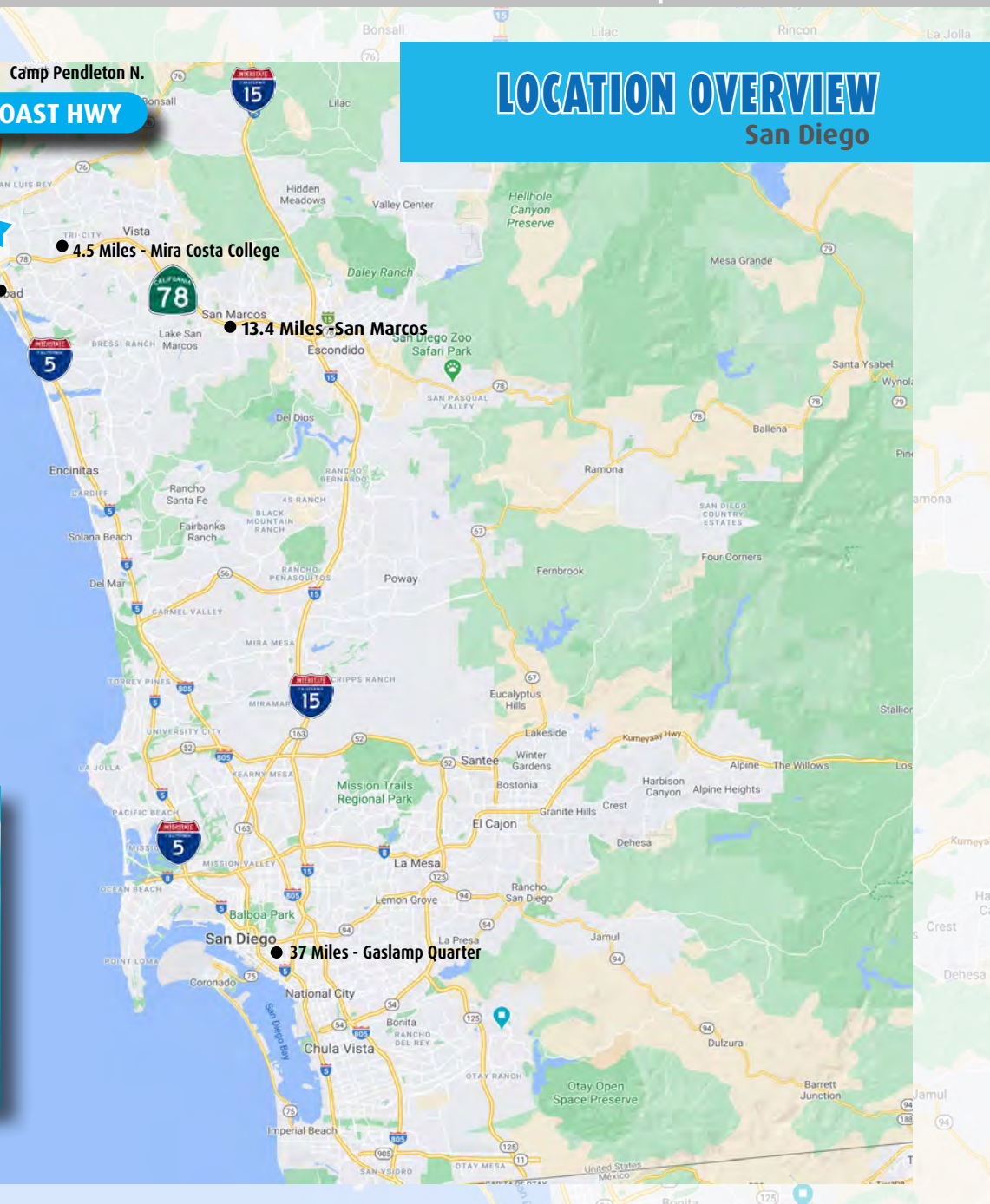
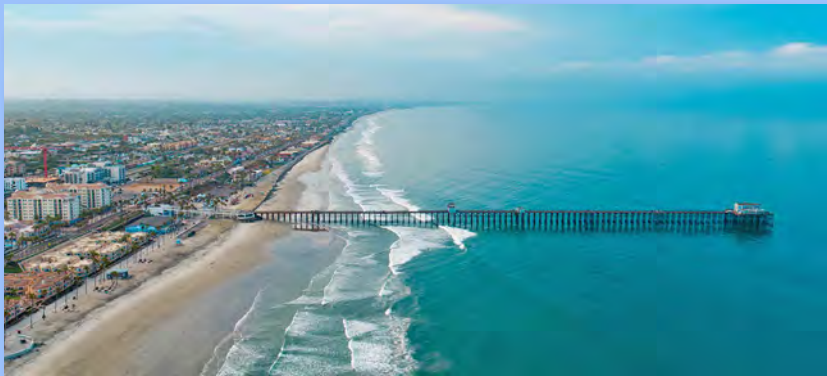


LOCATION OVERVIEW

San Diego

- 401 N. COAST HWY
- 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
- 13.4 Miles - San Marcos

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

REGAL CINEMAS

OCEANSIDE CIVIC CENTER

OCEANSIDE HIGH SCHOOL

Star Theatre Co.

Walmart

CAMP PENDLETON MAIN GATE



Walmart
BEST BUY
RED BATH & BEYOND
PORTY CITY
STAPLES
WORLD MARKET
WALDEN BOOKS
GEN X

CENTER-CITY
Great Hill

BOYS & GIRLS CLUB

Elks CLUB

UNITED STATES POSTAL SERVICE

El Super

The Shoppes at Carlsbad

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

TARGET

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\$ 86,701
AVG. HOUSEHOLD INCOME



173,722
POPULATION



37.5
AVG. AGE



\$644,600
AVG. HOME VALUE

DEMOGRAPHICS

Oceanside



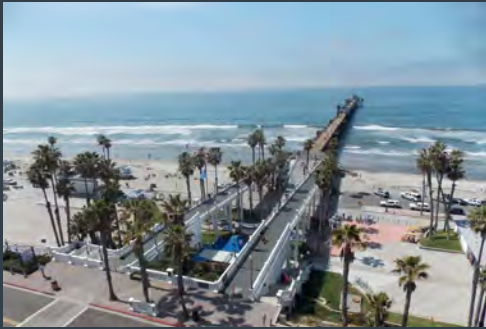
Highlights Source: <https://datausa.io/profile/geo/oceanside-ca/>

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	10,259	83,094	176,014
2021 Estimate	10,300	82,186	173,636
2010 Census	10,464	76,638	159,353
Growth 2021 - 2026	-0.40%	1.10%	1.37%
Growth 2010 - 2021	-1.57%	7.24%	8.96%
2021 Population by Hispanic Origin			
2021 Population	10,300	82,186	173,636
White	9,062 87.98%	69,836 84.97%	142,088 81.83%
Black	217 2.11%	2,966 3.61%	7,738 4.46%
Am. Indian & Alaskan	116 1.13%	1,264 1.54%	2,538 1.46%
Asian	394 3.83%	3,974 4.84%	11,293 6.50%
Hawaiian & Pacific Island	61 0.59%	672 0.82%	1,742 1.00%
Other	449 4.36%	3,474 4.23%	8,237 4.74%
U.S. Armed Forces	85	743	10,198
Households			
2026 Projection	4,551	32,634	64,043
2021 Estimate	4,570	32,281	63,156
2010 Census	4,651	30,172	57,927
Growth 2021 - 2026	-0.42%	1.09%	1.40%
Growth 2010 - 2021	-1.74%	6.99%	9.03%
Owner Occupied	1,887 41.29%	13,771 42.66%	31,137 49.30%
Renter Occupied	2,683 58.71%	18,510 57.34%	32,019 50.70%
2021 Households by HH Income			
Income: <\$25,000	446 9.76%	4,459 13.81%	8,610 13.63%
Income: \$25,000 - \$50,000	727 15.90%	5,660 17.53%	11,748 18.60%
Income: \$50,000 - \$75,000	791 17.30%	4,992 15.46%	10,141 16.06%
Income: \$75,000 - \$100,000	613 13.41%	4,640 14.37%	8,523 13.49%
Income: \$100,000 - \$125,000	480 10.50%	3,825 11.85%	7,386 11.69%
Income: \$125,000 - \$150,000	391 8.55%	2,061 6.38%	4,224 6.69%
Income: \$150,000 - \$200,000	521 11.40%	2,660 8.24%	5,346 8.46%
Income: \$200,000+	602 13.17%	3,986 12.35%	7,180 11.37%
2021 Avg Household Income	\$114,142	\$105,455	\$103,095
2021 Med Household Income	\$88,111	\$80,552	\$78,168



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MARKET SUMMARY



Oceanside, California: A Thriving Hub for Office and Retailers

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 business owners. 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 participate in a dynamic business economy.

FOR LEASE

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OCEANSIDE ALTERNATIVE MEDICINE & CBD



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