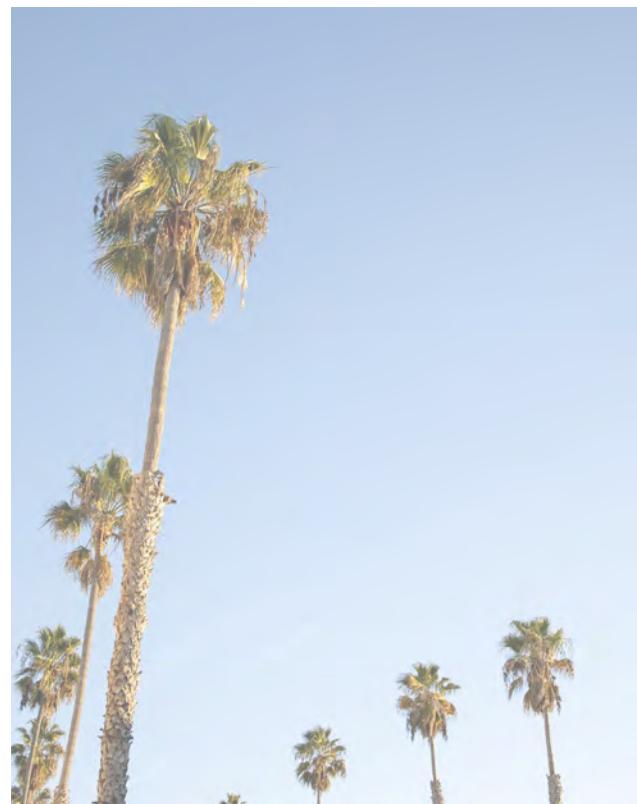
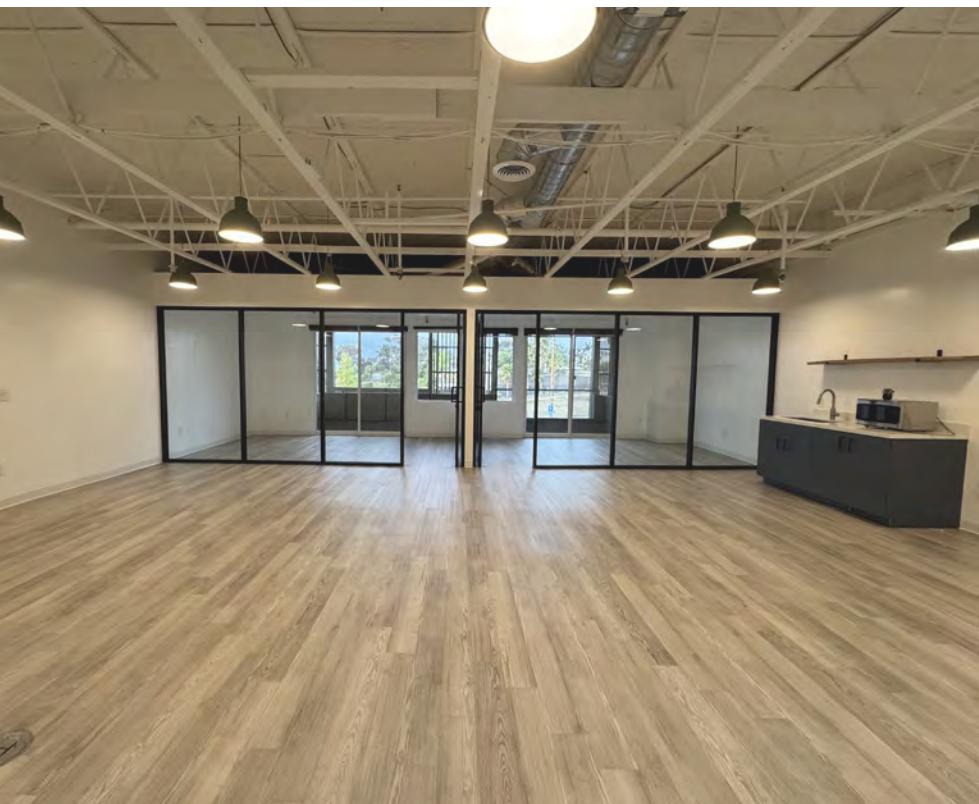


# LAGOON

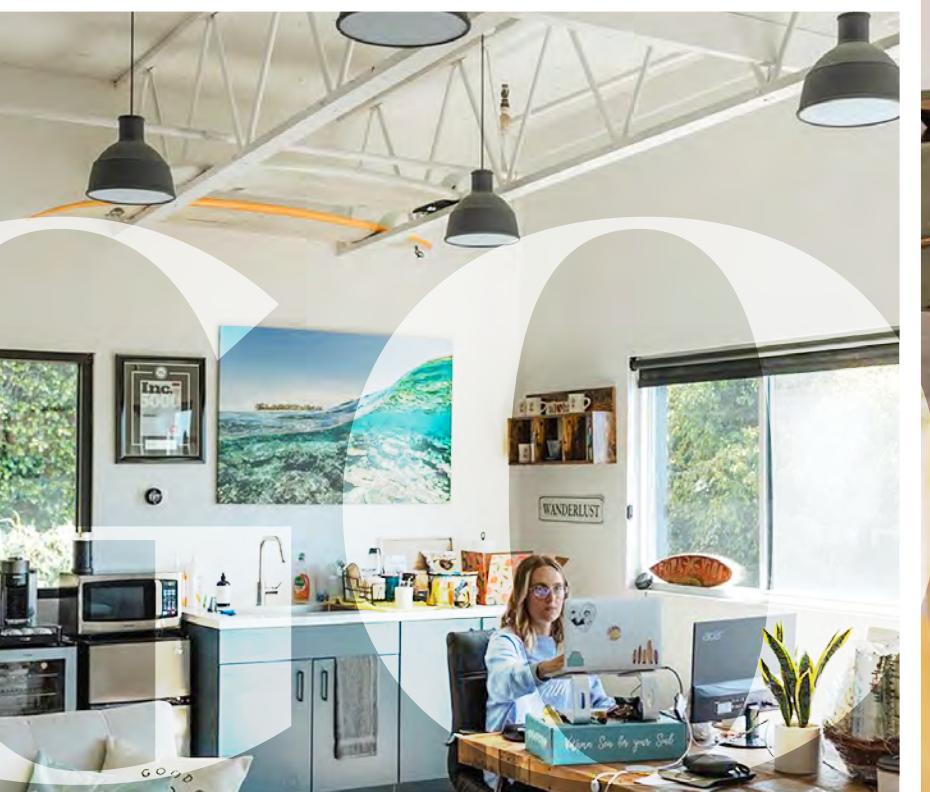
2110 S COAST HIGHWAY | OCEANSIDE



## For Lease

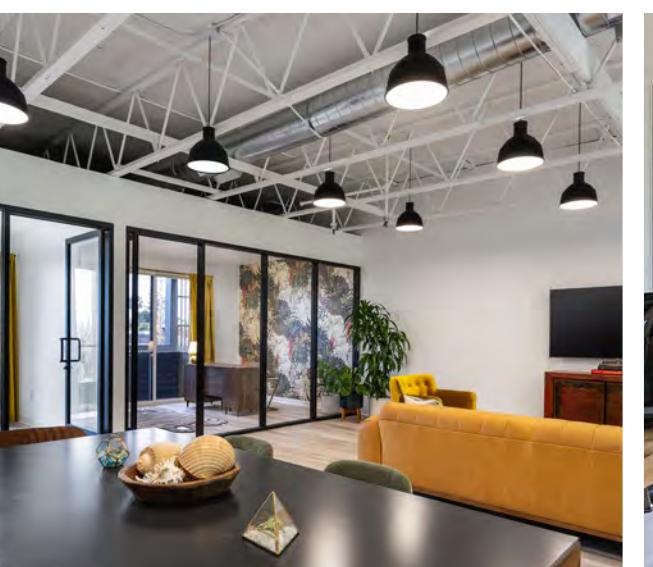
Coastal Office | South Oceanside  
±984 - 2,880 SF

**UPG** URBAN  
PROPERTY  
GROUP est. 1989



Where Mid-Century Cool Meets Coastal Views

This 15,000 SF mixed-use destination overlooking the Buena Vista Lagoon features 7,000 SF of activated retail and 8,000 SF of creative office space, wrapped in a sleek Japanese-style wood slat facade.



## The Property

**\$4.25 PSF, NNN**

Asking Rate

**2110 S Coast Hwy**

Oceanside, CA 92054

**±984 - 2,880 SF**

Available Space

**Office**

Space Type



Prime South Oceanside location with panoramic views of the Buena Vista Lagoon and Pacific Ocean

Suite features open space, kitchenette, two private offices, and large sliding doors to private balcony

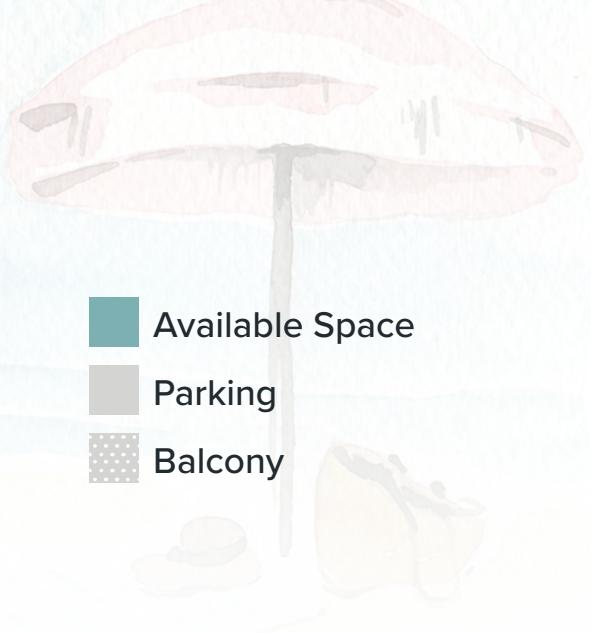
Fully renovated interior and exterior, featuring a timeless design with high-quality materials and modern finishes

Includes ample on-site parking and shared common area restrooms

Dynamic and vibrant surrounding neighborhood with walkability to South Oceanside and Carlsbad Village

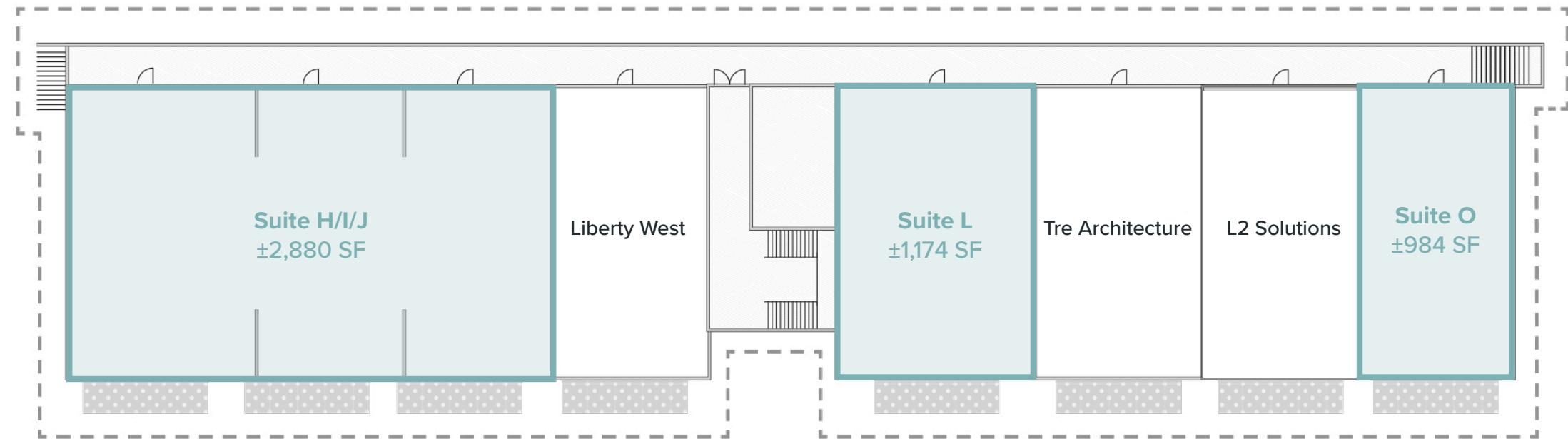
Oceanside is experiencing a surge of growth, with new restaurants, businesses, and major developments attracting both residents and visitors

Neighbors include Tanner's Prime Burgers, Corner Pizza, HomeState, Little Fox Cups & Cones, Lagree + Versa Fit, Verve Studios, and more!

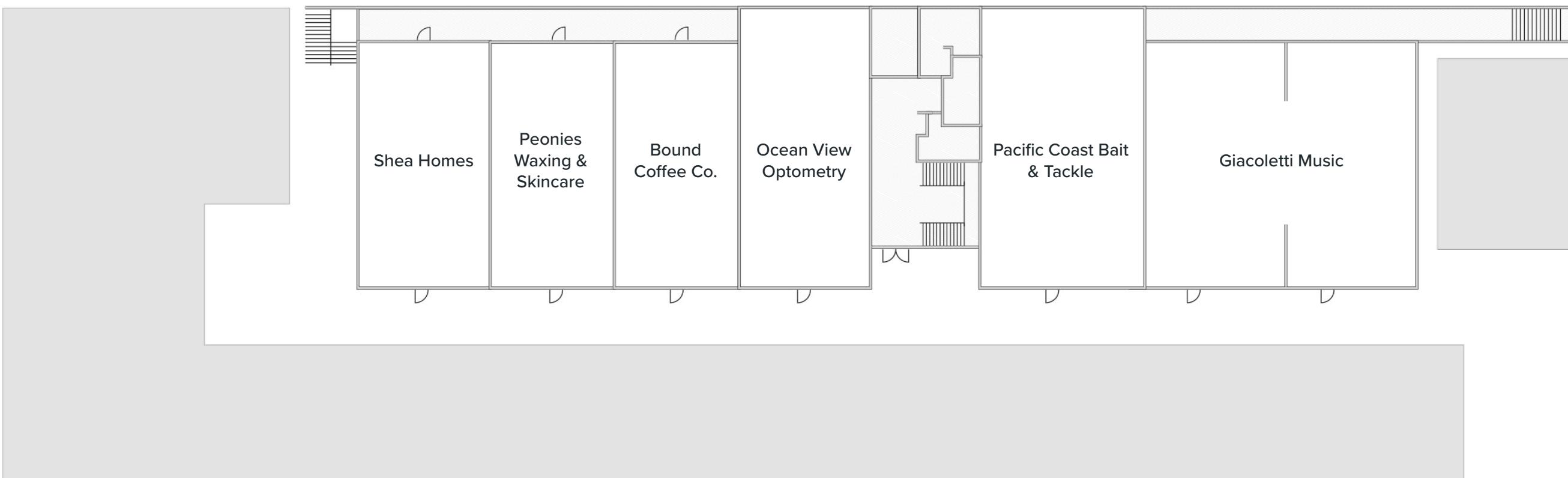


## Second Floor

- Available Space
- Parking
- Balcony



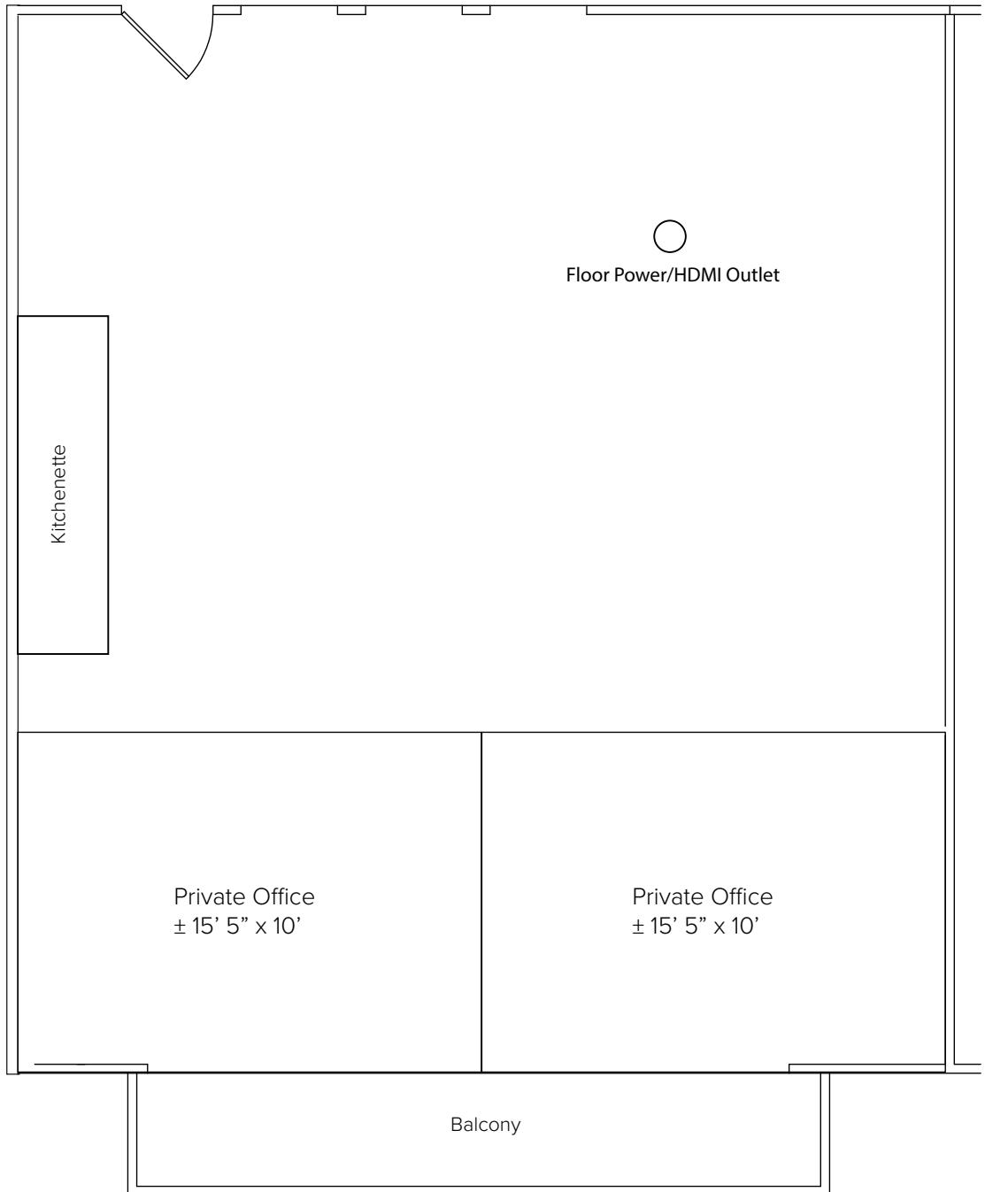
## First Floor



**S COAST HWY**

**Available** Space

## Suite L

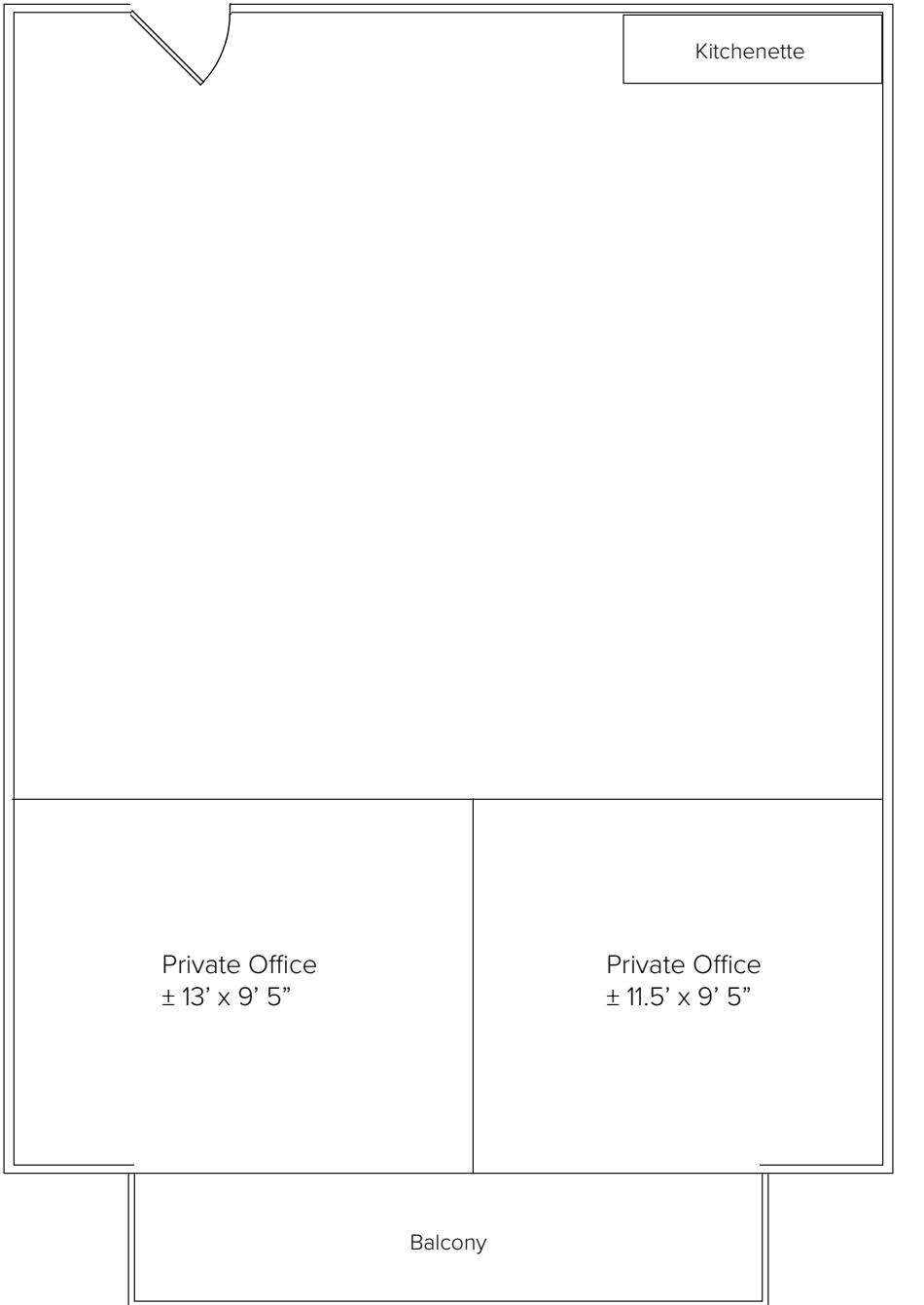


Available Now

$\pm 1,174$  SF



## Suite O



Available Now

±984 SF



1. Angelo's Burgers  
 2. SoCal Bike  
 3. Hill Street Brewery  
 4. Corner Pizza  
 5. Lagree + Versa Fit  
 6. Little Fox Cups + Cones  
 7. Tanner's Prime Burgers  
 8. Home State  
 9. Hill Street Donut House  
 10. Verve Studios  
 11. Johnson Interiors  
 12. And Breakfast Burritos  
 13. Rose Cafe  
 14. Merenda  
 15. Coastal Core Pilates  
 16. Therapy Social Fitness  
 17. Oceanside Florist Inc.  
 18. Surf Ride Boardshop  
 19. Pour House  
 20. Otterlei Coastal  
 21. Lofty Coffee  
 22. Nicks on State  
 23. Pure Taco  
 24. Jeune et Jolie  
 25. Kiln Coworking  
 26. NCTD Transit Station

The Neighbors



# In the Path of Development

## Regal Cinemas Redevelopment

Regal Cinemas will be replaced by a vibrant seven-story mixed-use development in downtown Oceanside, featuring 321 residential units, retail shops, and restaurants. The project will include three levels of parking and modern living spaces, designed to enhance the area's appeal. This transformation will boost housing availability, increase foot traffic, and support local businesses, turning the site into a dynamic destination.



## Seagaze | 179 Units Proposed



## Moderna Neptune | 360 Units Proposed



## Revitalized Oceanside Transit Center

The reimagined Oceanside Transit Center (OTC) is set to become a vibrant, mixed-use destination that will benefit both locals and visitors. With enhanced bus and train connections, as well as improved bicycle and pedestrian access, the OTC will make getting around easier and more efficient. This project also promotes sustainable transportation and introduces new housing options, bringing fresh energy and convenience to the community.



## Hope | 156 Units Proposed

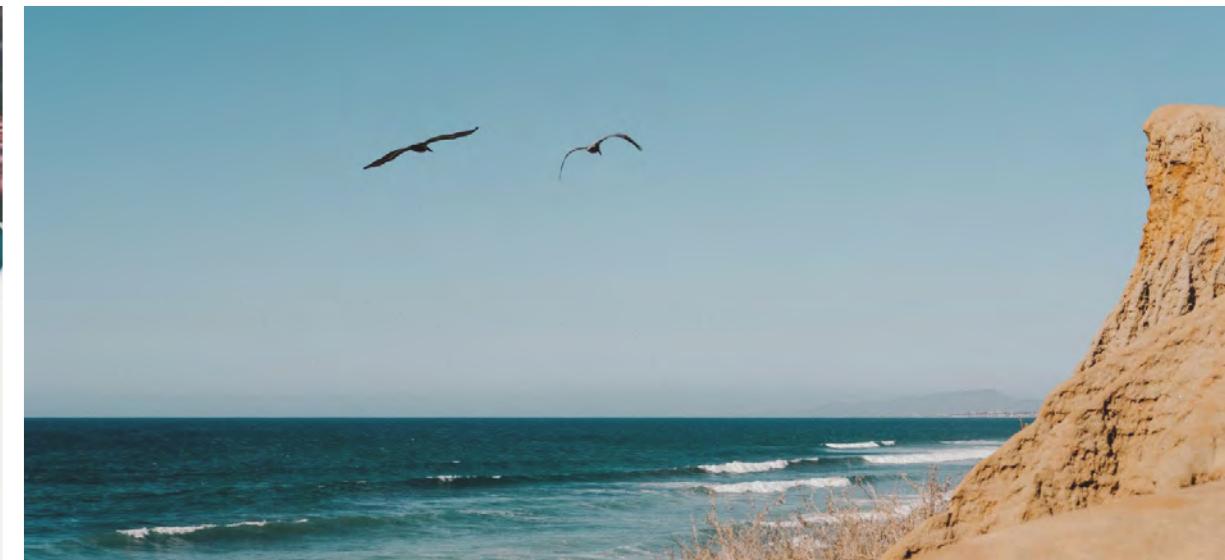
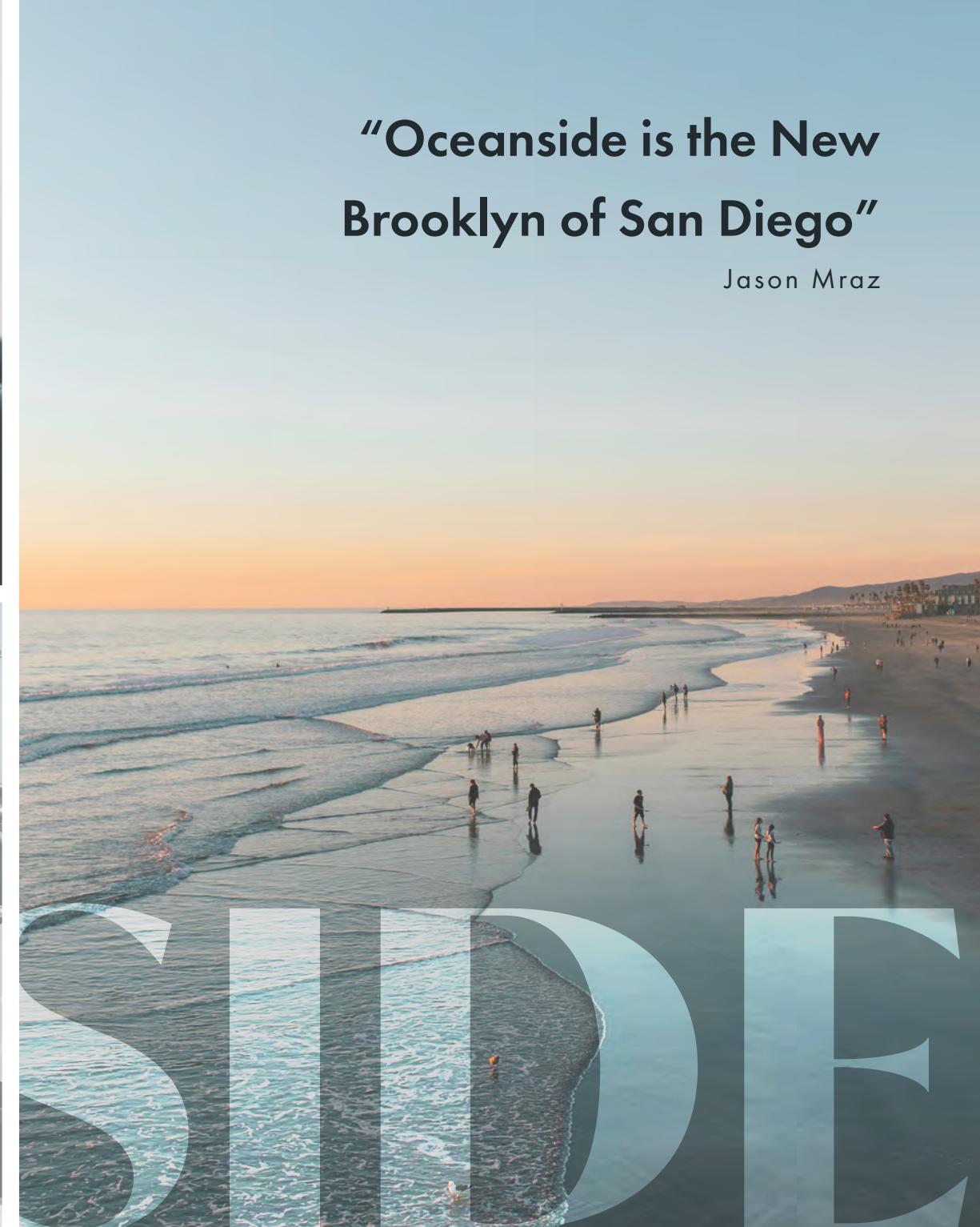
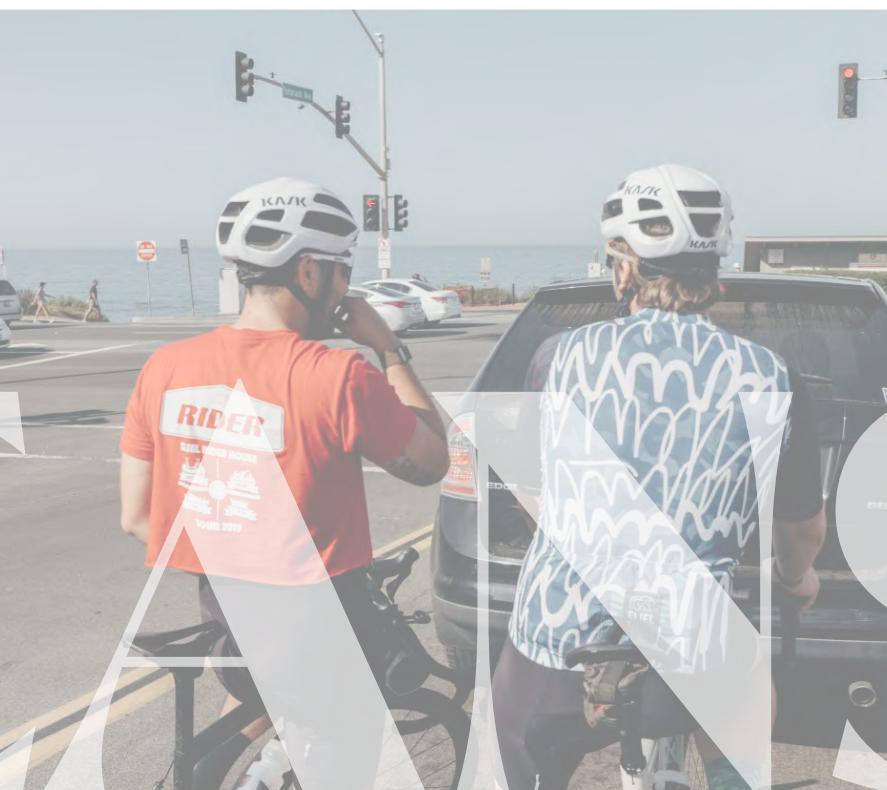


## Sunsets | 180 Units Proposed



## The New Vibe of O'Side

Oceanside is undergoing a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels that are transforming the coastal city into a vibrant hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment options, Oceanside is solidifying its role as a premier destination between Los Angeles and San Diego.



## Home to Some of San Diego's Newest Hotels and Residences

Oceanside is Southern California's most authentic beach town, offering wide sandy beaches, a historic pier, and vibrant neighborhoods alongside a rich blend of surf culture, ocean adventures, and diverse culinary experiences. Known for its creativity and laid-back vibe, O'side invites visitors to explore, express, and enjoy everything from skateboarding to skydiving.

# Discover Oceanside



## Attractions

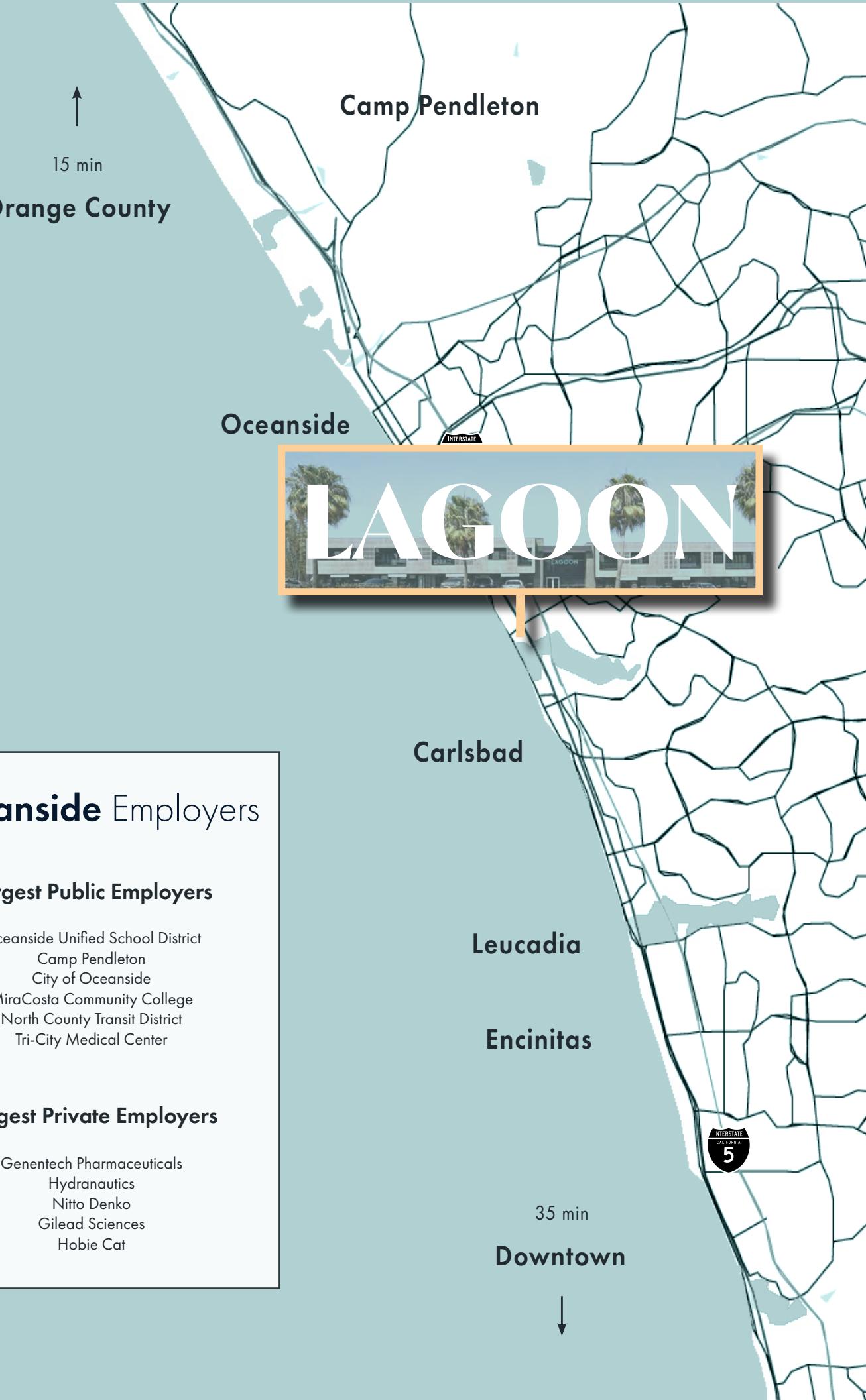
Over three miles of some of the widest, sandy beaches in Southern California naturally becomes the landing spot for locals and visitors alike. Alongside the beaches, the 1,000-slip harbor, multiple shops and restaurants, and the longest wooden pier on the western United States, makes Oceanside a popular and prestigious city.

## Local Trade

A collection of quirky antiques and beachy boutiques can be found along Highway 101, the main road through town. Among the restaurants and surf shops, shoppers can find trendy and designer merchandise, independent local brands, souvenirs, seashells, and other curios.

## Coastal Events

Oceanside hosts a multitude of events including the Annual World Bodysurfing Championships - bodysurfers compete for the prestigious championship title. The city also hosts one of the oldest of the Ironman's, the Oceanside Ironman, attracting a large number of professional athletes.



## Oceanside Employers

### Largest Public Employers

Oceanside Unified School District  
Camp Pendleton  
City of Oceanside  
MiraCosta Community College  
North County Transit District  
Tri-City Medical Center

### Largest Private Employers

Genentech Pharmaceuticals  
Hydranautics  
Nitto Denko  
Gilead Sciences  
Hobie Cat

# The Demographics

Oceanside is one of the fastest-growing coastal cities in Southern California, home to over 170,000 residents with a diverse and youthful population. Its strategic location between San Diego and Orange County, combined with strong military, tourism, and local business sectors, supports a dynamic and resilient economy.



# BACKSTAGE



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