

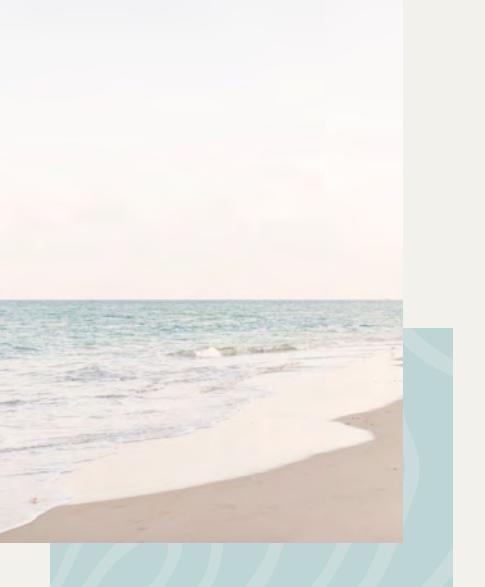


FREEMAN STREET COMMERCIAL

Coastal Oceanside Retail/Office For Lease

±366 - 521 SF





578 SPORTFISHER DR +
513 N FREEMAN ST
Oceanside, CA 92054

± 366-521 SF

Available Space

RETAIL/OFFICE

Space Type

Q4 2025

Delivery Timing

CONTACT BROKER

Asking Rate



COMMERCIAL SPACE 1



COMMERCIAL SPACE 2

Brand-new retail space in a prime Downtown Oceanside location

Situated beneath 5 residential units and over 680 units within a 1-mile radius

Just one block from N Coast Hwy - San Diego County's main coastal corridor

Only three blocks from the Oceanside Transit Center, where the NCTD redevelopment will deliver 70+ new residential units and hotel rooms

Minutes to the beach, Oceanside Pier, and Oceanside Harbor

Steps away from award-winning restaurants, boutique hotels, and craft breweries

Join neighborhood favorites such as Jitter Coffee Pub, Beer Town, Stone Brewing, Petite Madeline Bakery, The Oceanside Gym, and more!

"OCEANSIDE IS AMONG THE
HAPPIEST CITIES IN THE COUNTRY"

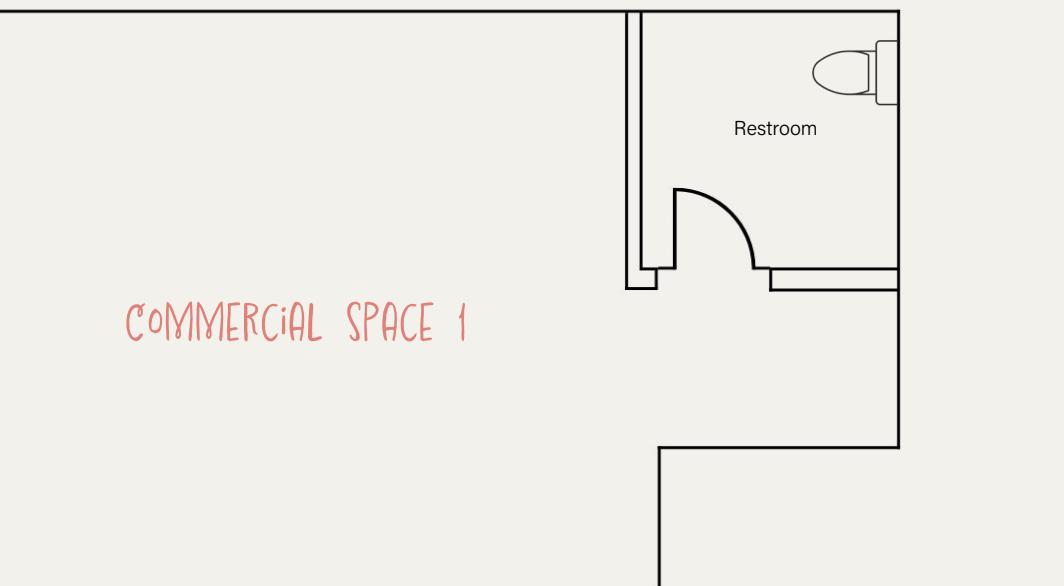
W WalletHub



COMMERCIAL SPACE 1

578 Sportfisher Dr | ±366 SF

A ground floor commercial space with access to Sportfisher Street less than one block from Pacific Coast Highway. With 366 square feet, this space would make a great barbershop or blowout salon.



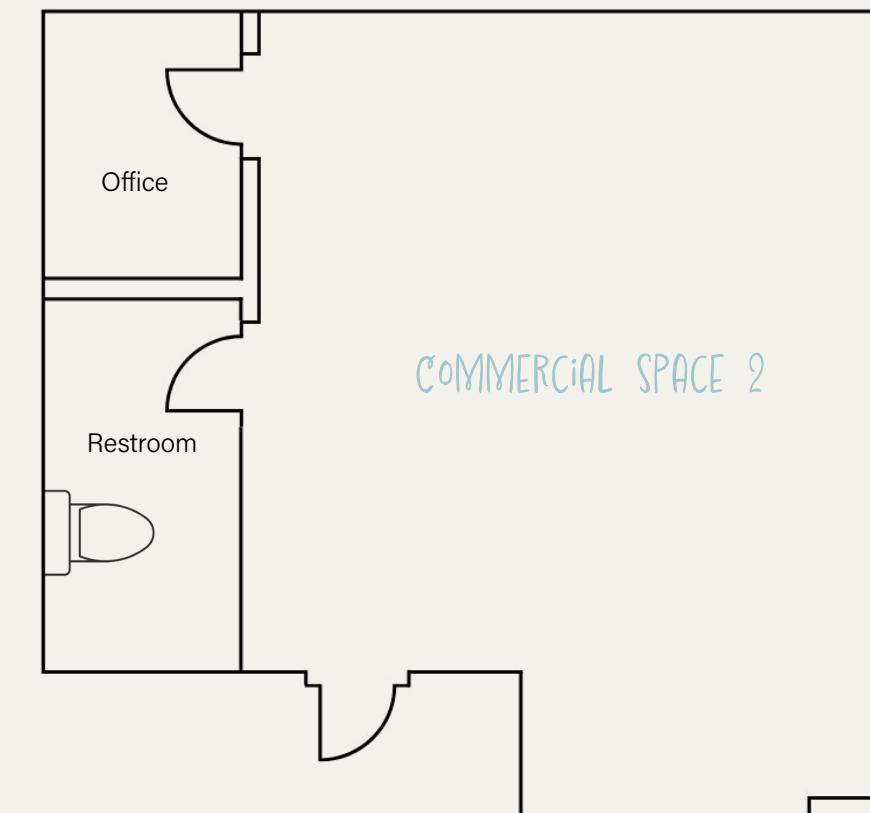
COMMERCIAL SPACE 1



COMMERCIAL SPACE 2

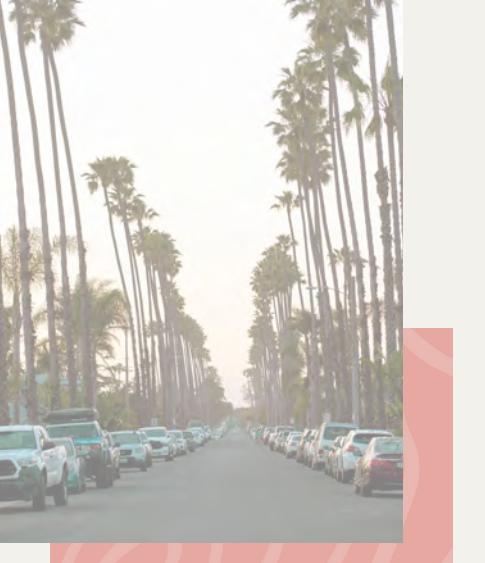
513 N Freeman St | ±521 SF

A larger 521-square-foot space with ground-level access to Freeman Street. This space includes a bathroom with a shower and would make a great space for a pilates, yoga, or fitness studio.



COMMERCIAL SPACE 2





THE NEIGHBORS

Situated in the heart of Oceanside's vibrant downtown, this location is surrounded by local restaurants, pubs, breweries, and high-end dining options—all within a short stroll. Whether you're grabbing a casual bite, enjoying craft brews, or exploring boutique shops, everything is within easy reach. Many neighborhood favorites have earned awards and been featured in top publications, further cementing Oceanside's reputation as a coastal destination on the rise.



"OCEANSIDE IS THE NEW BROOKLYN OF SAN DIEGO"

Jason Mraz



SAN DIEGO
MAGAZINE

MUSICIAN JASON MRAZ IS NOW CO-OWNER OF NORTH COUNTY'S SAN DIEGO COFFEE HOUSE WHERE HIS CAREER FIRST BEGAN

As a new investor in Jitters Coffee Pub, the Grammy-winning artist is helping revitalize the over 30-year locale with an upgraded look, food, and live-music stage

URBAN REVIVAL

Downtown Oceanside has undergone a remarkable transformation over the past decade. Once overlooked, the district now buzzes with activity with mixed-use developments, boutique hotels, and residential towers reshaping the skyline. Outpacing other coastal towns, this urban momentum is rebranding Oceanside into a vibrant coastal city.



THE NEW VIBE OF o'SIDE

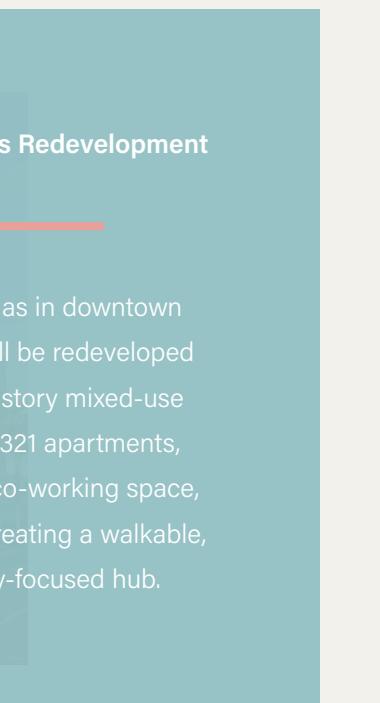
LIFESTYLE APPEAL

Fueled by Michelin-recognized restaurants, national media buzz, and the lively Sunset Market, the city is rapidly emerging as a cultural and culinary destination. With new galleries, murals, and creative events adding to the momentum, it is redefining itself as a cool, coastal hub that rivals San Diego's trendiest neighborhoods.



Regal Cinemas Redevelopment

Regal Cinemas in downtown Oceanside will be redeveloped into a seven-story mixed-use project with 321 apartments, dining, retail, co-working space, and parking, creating a walkable, community-focused hub.



TRANSIT & ART

Through investments in transit and art, the city is enhancing livability and identity. The Sprinter rail line, hailed as "California's best-kept transit secret", offers affordable connectivity and is slated for service upgrades, while bold new murals downtown celebrate surf culture and creativity, reinforcing its image as a culturally vibrant, connected hub.



Oceanside Transit Center

The re-imagined Oceanside Transit Center will feature improved transit connections, better pedestrian access, new housing, and sustainable transportation, creating a vibrant hub for the community.



Oceanside is making waves with a major downtown revitalization fueled by large-scale mixed-use projects, transit improvements, and luxury hotels. These developments are reshaping the coastal city into a dynamic hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment venues, Oceanside is strengthening its position as a premier destination between Los Angeles and San Diego.

6,800+

Existing Units

680+

Units Under Construction/Proposed

1,700+

Rooms

60+

Rooms Under Construction/Proposed



BY THE NUMBERS

*Within 1 mi. of site



BY THE NUMBERS

Tourism in Oceanside continues to thrive, fueled by steady visitor spending growth and a diverse demographic base with leisure travelers ages 25–44 from Los Angeles, Orange County, and Arizona. The city itself is home to more than 175,000 residents, a mix of military families, young professionals, and multi generational households that reflect Oceanside's rich cultural diversity.

POPULATION

17,639 (1 mile)
43,443 (2 mile)

AVG. HOUSEHOLD INCOME

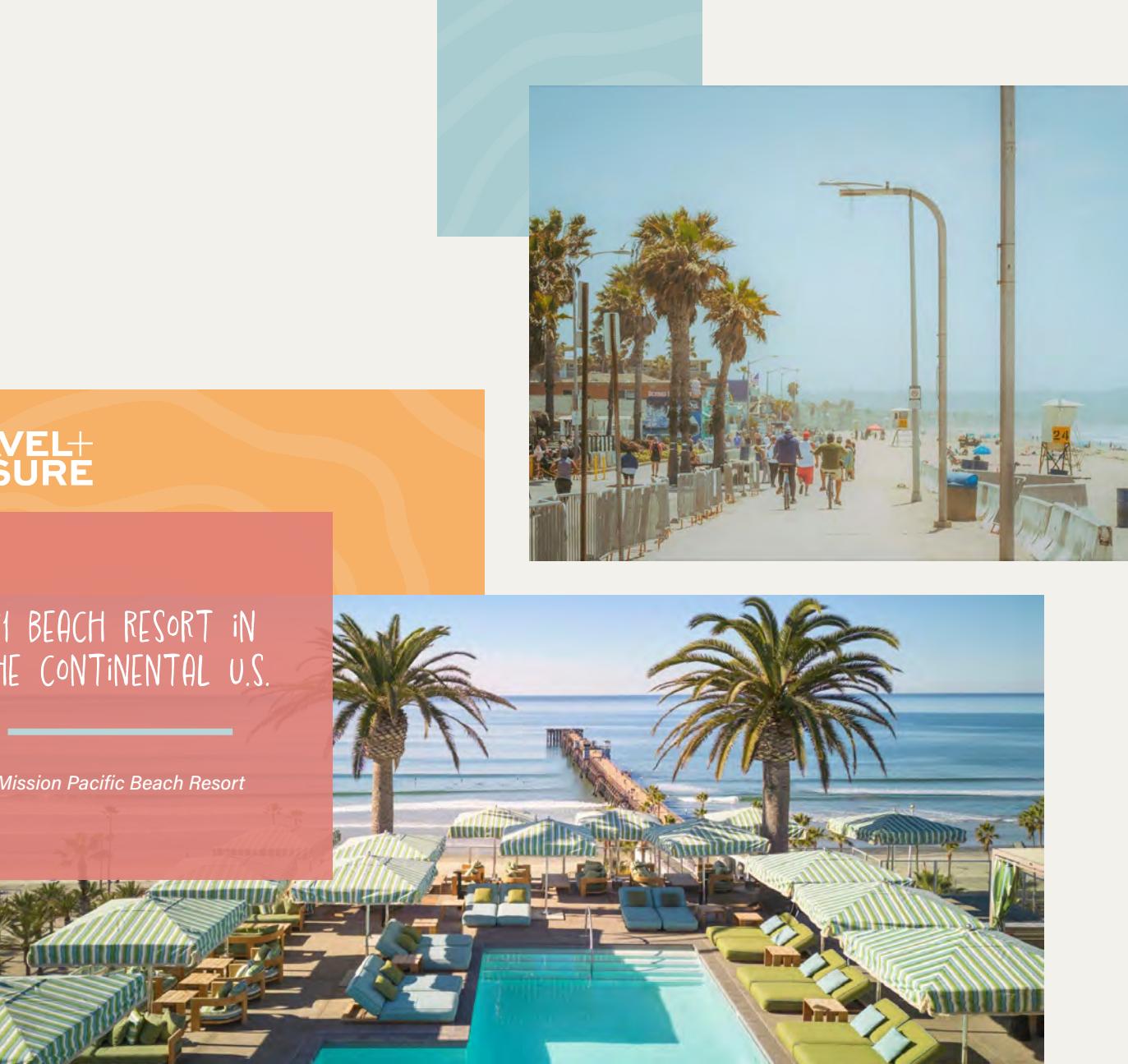
\$91,973 (1 mile)
\$95,482 (2 mile)

CONSUMER SPENDING

\$225.9M (1 mile)
\$529.3M (2 mile)

DAYTIME EMPLOYEES

7,961 (1 mile)
15,309 (2 mile)



\$568M
Visitor Spending

\$266
Avg. Spending per Day

3.5M
Overnight Visitors to O'side

#1
Among Best Beaches in SoCal



20+ CITYWIDE EVENTS

Oceanside International Film Festival
IRONMAN 70.3 Oceanside
Asian & Pacific Islander Festival
Manchester City Soccer Tournament
Beach Soccer Championships
USYS Elite National Girls Final
Pride by the Beach
Race Across America / Race Across the West
USA Surfing Championship
Plein Air Festival (annual)
Surf Cup Soccer Tournament
Oceanside Longboard Club Contest
Heiva
World Bodysurfing Championship
San Diego Senior Games - Pickleball
SoCal Blues Soccer Tournament
Super Girl Surf Pro Championships
US Open Adaptive Surfing Championships
Dia De Los Muertos
Girls Academy League Regionals
Bike the Coasts
O'side Turkey Trot
Surf Cup Soccer Tournament
Valley Arts Festival
Cardiff Soccer Club

*Partial Event List

DISCOVER OCEANSIDE

Oceanside is a vibrant coastal city at the northern tip of San Diego County, known for its wide sandy beaches, rich surf culture, and walkable downtown. With a booming culinary scene, award-winning breweries, boutique hotels, and endless coastal charm, Oceanside has become one of Southern California's most exciting beach destinations.



ATTRACTiONS

With over three miles of wide sandy beaches, a 1,000-slip harbor, diverse dining and shopping, and the West Coast's longest wooden pier, Oceanside shines as one of Southern California's most dynamic coastal cities.

#1 AMONG THE BEST BEACHES IN SOCAL

Ranker



LOCAL TRADE

Highway 101, the town's main strip, is lined with antique shops, beachy boutiques, surf stores, and eateries. Visitors can browse trendy designer pieces, local brands, unique souvenirs, seashells, and other coastal finds.

EVENTS

Oceanside hosts iconic events like the World Bodysurfing Championships, Ironman races, surf contests, festivals, and outdoor markets, making it a lively year-round destination.



OCEANSIDE SUNSET MARKET
IS SAN DIEGO COUNTY'S TOP
WEEKLY FOOD AND MUSIC
STREET FAIR!

0.3 Mi. from Site





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