



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 6,800 units within a 1-mile radius

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

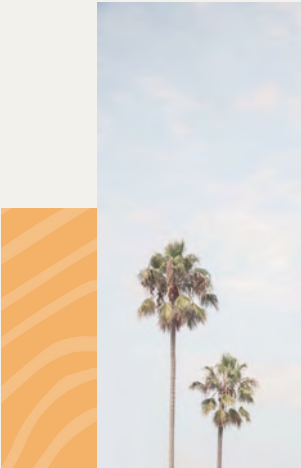
Only three blocks from the Oceanside Transit Center, where the NCTD redevelopment will deliver 700+ new residential units and hotel rooms

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 Jitters Coffee Pub, Beer Town, Stone Brewing, Petite Madeline Bakery, The Oceanside Gym, and more!

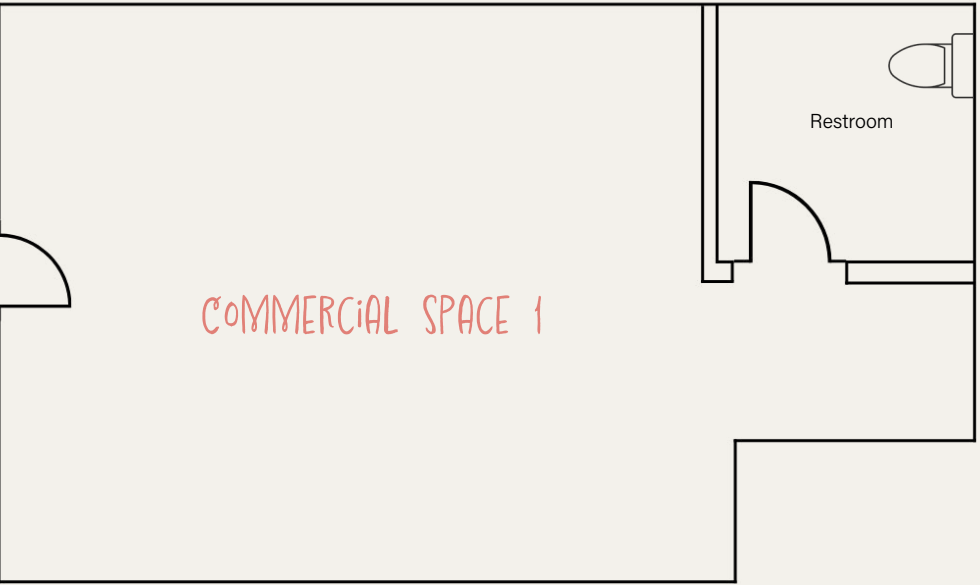
"OCEANSIDE IS AMONG THE
HAPPIEST CITIES IN THE COUNTRY"



COMMERCIAL SPACE 1

578 Sportfisher Dr | ±366 SF

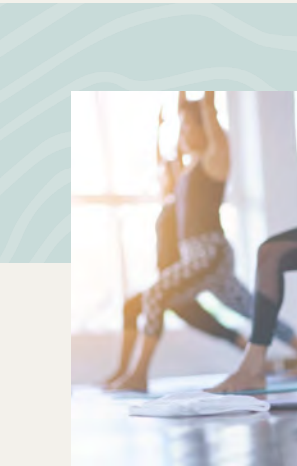
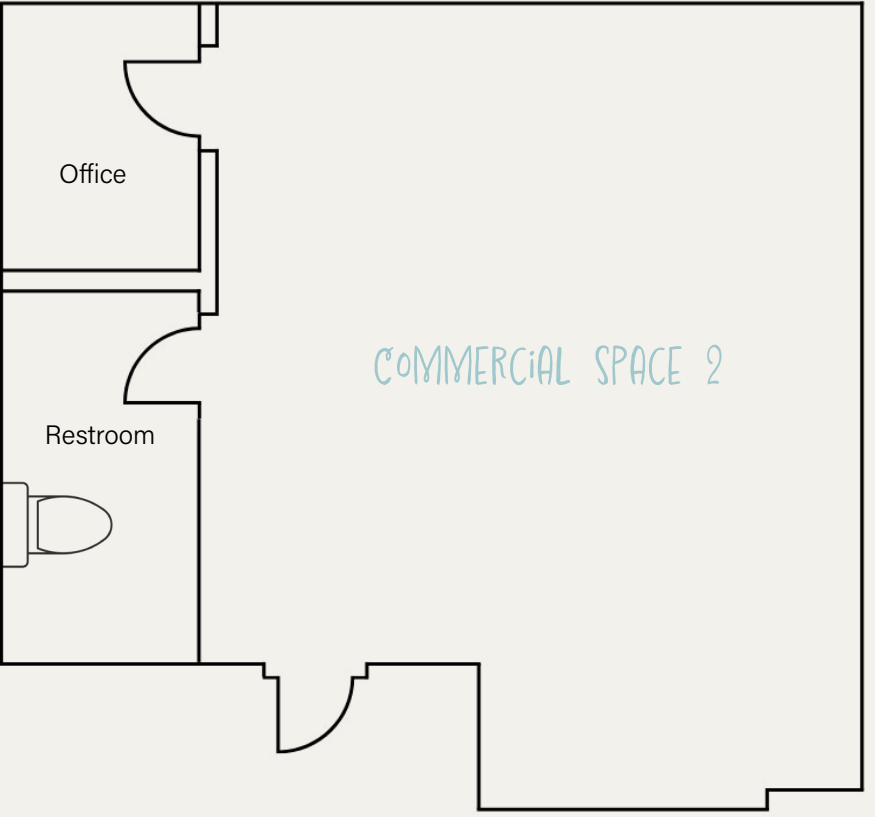
A ground floor commercial space with access to Sportfisher Street less than one block from Pacific Coast Highway. With 366 square feet, this space would make a great barbershop or blowout salon.



COMMERCIAL SPACE 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.





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 MRIZ IS NOW
CO-OWNER OF NORTH COUNTY SAN
DIEGO COFFEE HOUSE WHERE HIS
CAREER FIRST BEGAN

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

513 NORTH FREEMAN STREET

Logos shown: succulent, TZONE, petite madeline, HANDEL'S, OCEANSIDE 101 BAGELS, BEER TOWN, ANGLO'S BURGERS, JITTERS, Brown Cup Cafe, EAT CRISPY BURGER, Cosmos, BEFORE MOON, maddie moon, 10 22 CAFE & GELATERIA, BOOZE BROTHERS BREWING CO., CURRY & MORE INDIAN BISTRO, ROSEWOOD, ANGRY CHICKS, DQ.

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 re-branding Oceanside into a vibrant coastal city.



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.

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.



THE NEW VIBE OF O’SIDE

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)

TRAVEL+ LEISURE

#1 BEACH RESORT IN
THE CONTINENTAL U.S.

Mission Pacific Beach Resort



TOURISM AT A GLANCE

\$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 Finals

Pride by the Beach

Race Across America / Race Across the West

USA Surfing Championship

Plein Air Festival (bi-annual)

Surf Cup Soccer Tournament

Oceanside Longboard Club Contest

Heiva

World Bodysurfing Championships

San Diego Senior Games – Pickleball

SoCal Blues Soccer Tournament

Super Girl Surf Pro Championships

US Open Adaptive Surfing Championships

Día De Los Muertos

Girls Academy League Regional West

Bike the Coast

O'side Turkey Trot

Surf Cup Soccer Tournament

Valley Arts Festival

Cardiff Socker's 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.



#1 AMONG THE BEST
BEACHES IN SoCAL

Ranker



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

0.3 Mi. from Site



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.

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.





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