

OFFERING SUMMARY

1708 - 1710 MISSION AVENUE | OCEANSIDE CA 92058

RARE COASTAL OCEANSIDE
OWNER/USER OPPORTUNITY



**\$100K PRICE
REDUCTION**



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ASSET
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Highlights



PRIME LOCATION: Prime Mission Ave., Oceanside location



FREESTANDING BUILDING: ± 4,599 SF
LOT SIZE: ± 10,413 SF



PARKING: Twelve (12) off-street parking spaces



FLEXIBLE SPACE: Suitable for retail, office, medical and industrial use



WALK SCORE: The property boasts a prime location with a Walk Score of 87, indicating it is "Very Walkable"



ACCESSIBILITY: Easily accessible to/from I-5 freeway



PROXIMITY TO ATTRACTIONS: Within close proximity to Oceanside Transit Center, Oceanside Pier and beachfront, restaurants, shopping and more!



GROWING OPPORTUNITY: Close to new development with surging foot traffic and revitalization in the immediate area



ASKING PRICE: ~~\$1,600,000 (\$347/SF)~~
PRICE REDUCED! \$1,500,000 (\$326/SF)

\$100K PRICE REDUCTION

Positioned along the high traffic Mission Avenue corridor, 1708-1710 Mission Avenue offers a rare opportunity to acquire a freestanding commercial property in one of Oceanside's most active east-west arteries. Located just outside of Downtown, the property benefits from strong daily traffic counts and excellent visibility while maintaining convenient access to the city's core amenities.

The building features dual storefronts with expansive display windows, prominent signage along Mission Avenue, and a functional grade-level roll-up door that enhances usability for retail, service, showroom, or light industrial-style operations. High ceilings create an open and adaptable interior environment, and the side-by-side configuration of 1708 and 1710 allows for flexibility—occupy one suite and lease the other, combine both spaces for a larger footprint, or maintain separate tenants for diversified income.

Surrounded by established neighborhood businesses and residential density, the property is just minutes from the beach, Oceanside Pier, and the Transit Center. With continued growth and redevelopment occurring throughout the Mission Avenue corridor, 1708-1710 Mission Avenue is well positioned to capture long-term demand, visibility, and appreciation in one of Oceanside's key commercial corridors.



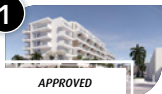
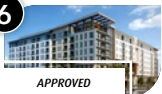








A COASTAL MARKET IN THE MIDDLE OF A STRUCTURAL RE-RATING

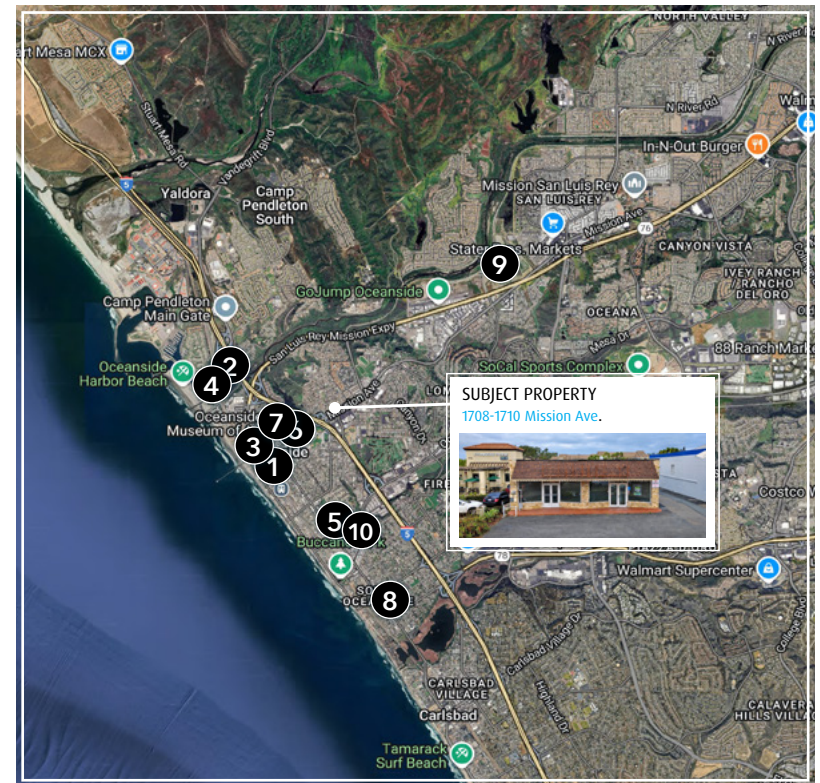
Oceanside is no longer an emerging coastal city—it is an actively re-priced market undergoing a multi-year structural transformation. Over the last decade, the City has executed a deliberate strategy to reposition downtown Oceanside from a drive-through beach town into a walkable, mixed-use, tourism and lifestyle destination. That transition is now materially underway, with the bulk of entitlement risk behind it and the economic benefits only beginning to flow through to income-producing real estate.

Public and private investment exceeding \$1 billion has already been deployed or approved in and around the downtown core, with a concentration of high-density residential, hotel, and mixed-use projects within walking distance of Pacific Coast Highway. These developments are delivering thousands of new residents, visitors, and employees directly into a submarket where retail supply is structurally constrained by coastal regulations, land scarcity, and replacement cost.

The result is a widening imbalance between demand growth and retail availability, particularly for modern, well-located neighborhood-serving retail—exactly the product type represented by 1708-1710 Mission Avenue.

APPROVED AND UNDER REVIEW NEARBY REDEVELOPMENT & REVITALIZATION MAP

- | | |
|--|--|
| <p>1</p>  <p>NORTH COUNTY TRANSIT CENTER
MIXED-USE
547 Apartments, 165 Room Hotel + Extra SF Commercial
<i>APPROVED</i></p> | <p>6</p>  <p>901 MISSION AVE
MIXED-USE
272 Units, 4,006 SF Commercial
<i>APPROVED</i></p> |
| <p>2</p>  <p>MODERNA
MIXED-USE
360 Residential Units + 62 Hotel Rooms
<i>UNDER REVIEW (EIR)</i></p> | <p>7</p>  <p>801-815 MISSION AVE
MIXED-USE
230 Units, 5,473 SF Commercial
<i>UNDER REVIEW</i></p> |
| <p>3</p>  <p>REGAL OCEANSIDE
MIXED-USE
332 Units + 19,420 SF Commercial.
<i>UNDER REVIEW</i></p> | <p>8</p>  <p>1602 S COAST HWY
MIXED-USE
54 Residential + 3,244 SF Commercial
<i>UNDER CONSTRUCTION</i></p> |
| <p>4</p>  <p>ALTA OCEANSIDE
MIXED-USE
309 Units + 5,516 SF Retail
<i>BUILT</i></p> | <p>9</p>  <p>OCEAN KAMP MIXED-USE
Development with Commercial and Residential and an event center. Planned Surf Pool
<i>UNDER CONSTRUCTION</i></p> |
| <p>5</p>  <p>COAST VILLAS
AFFORDABLE HOUSING
Proposed 56 Units
<i>APPROVED</i></p> | <p>10</p>  <p>THE BREEZE
APARTMENT COMPLEX
Approved 146 units with 15 OF THE UNITS DEDICATED TO LOWER INCOME QUALIFYING RESIDENTS
<i>APPROVED</i></p> |

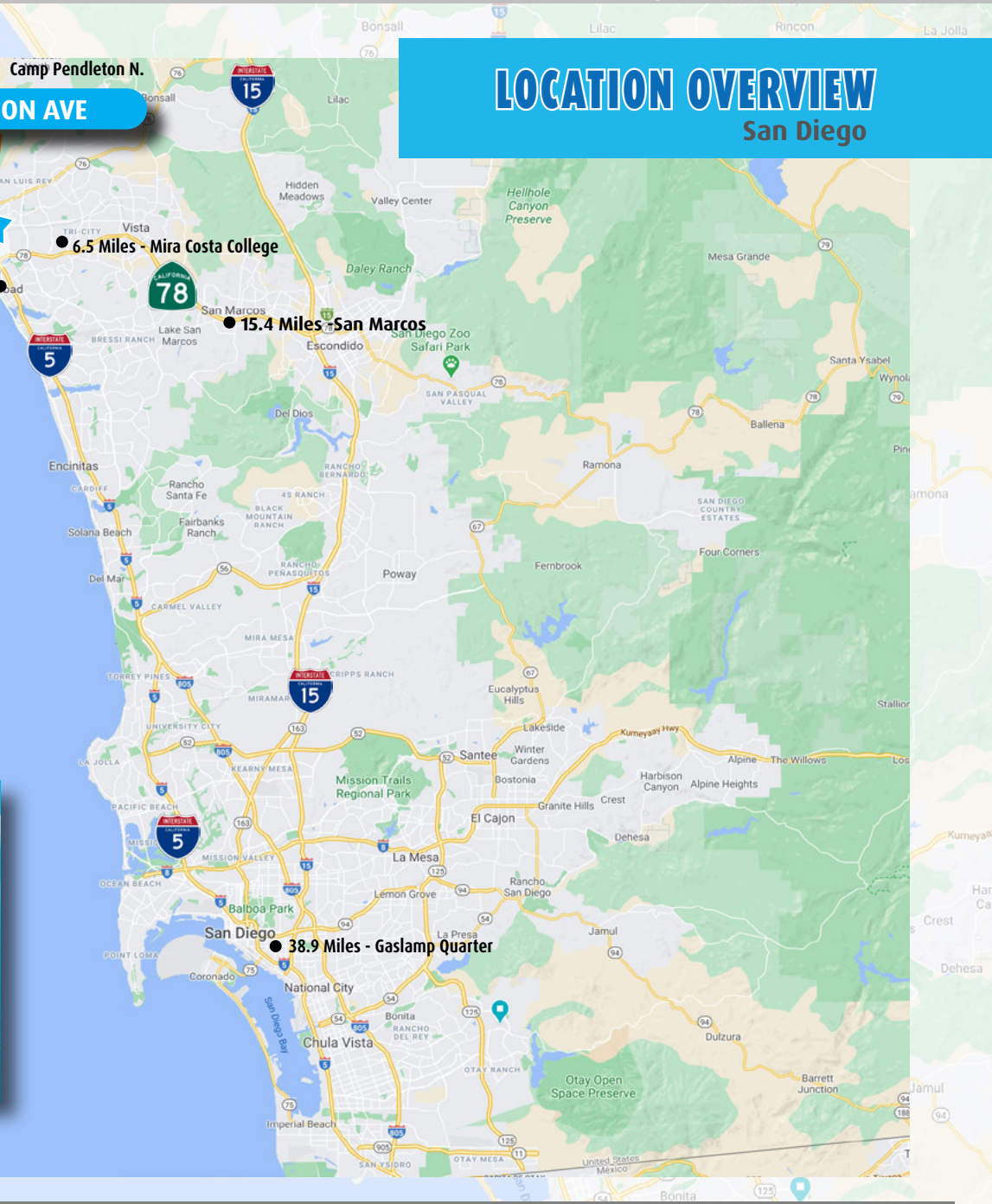




LOCATION OVERVIEW San Diego

- 3.7 Miles - Camp Pendleton S.
- 0.7 Miles - Oceanside Pier
- 0.5 Miles - Oceanside Transit Cntr
- 0.6 Miles - Beach
- 3.3 Miles - Carlsbad Village
- 6.5 Miles - Mira Costa College
- 15.4 Miles - San Marcos
- 38.9 Miles - Gaslamp Quarter

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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\$ 86,701

*AVG. HOUSEHOLD INCOME



170,020

*POPULATION



37.5

*AVG. AGE



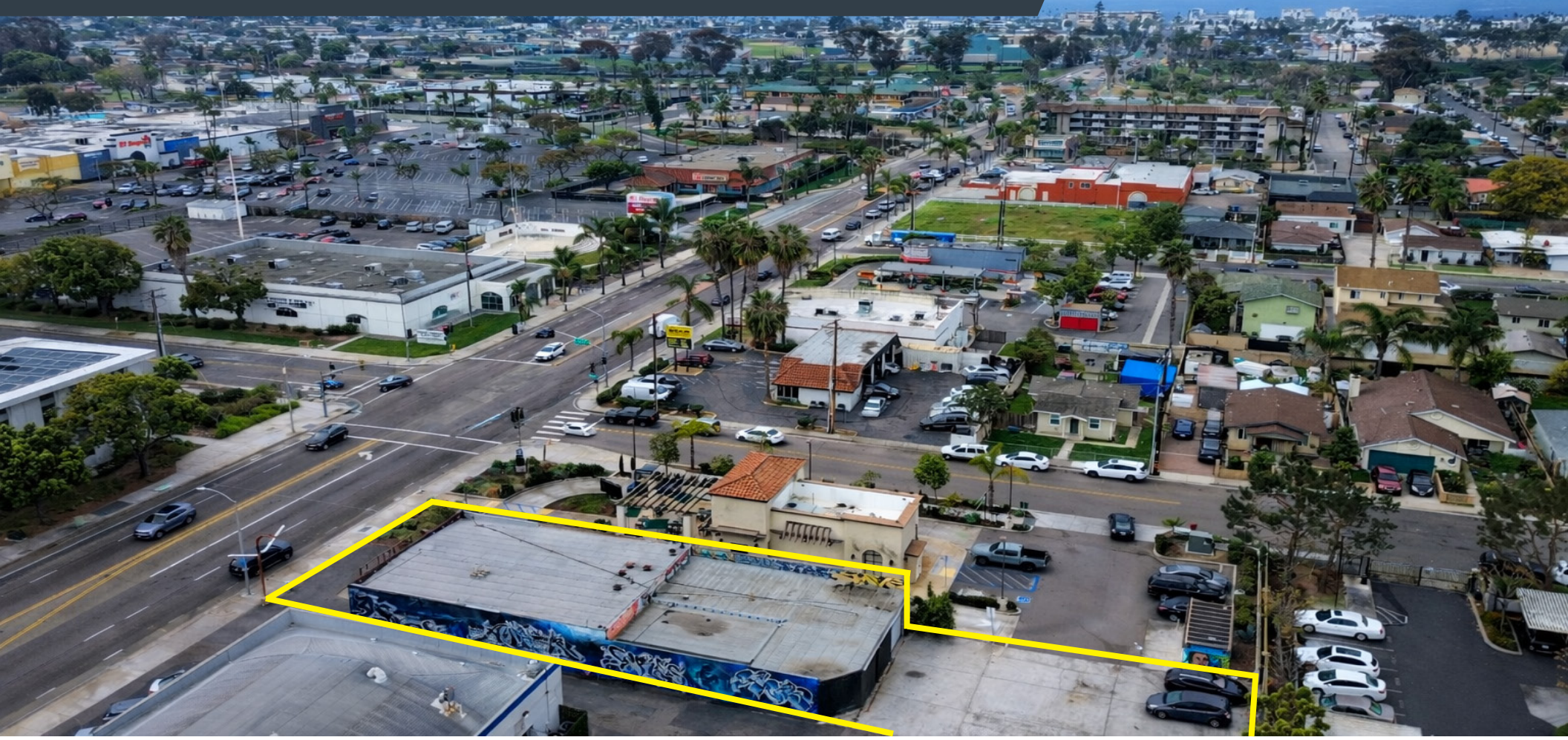
\$837,000

AVG. HOME VALUE

*2023 census.gov

DEMOGRAPHICS

Oceanside



LOCATION OVERVIEW

Oceanside



MARKET SUMMARY



Oceanside, California: A Thriving Hub for Commercial Real Estate

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 commercial real estate investment. 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 own commercial real estate and participate in a dynamic business economy.

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