

OFFERING SUMMARY

401 N. COAST HIGHWAY | OCEANSIDE CA 92054

RARE COASTAL OCEANSIDE OWNER/USER OR
INVESTMENT OPPORTUNITY



**IN PLACE
7.50% CAP!**

**UP TO 5,962 SF
AVAILABLE FOR
OWNER/USER**



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

858.360.3000 | caacre.com

Highlights

Asking Price: Undisclosed



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.



SPACIOUS BUILDING: Accommodates 10 units, ideal for various commercial uses.



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



PARKING: Includes 29 rare off street dedicated parking



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.



OWNER/USER OPPORTUNITY: Potential to occupy up to 5,962 square feet and generate tenant income.



IN-PLACE RENTS: High rental income potential from existing tenants.



INVESTMENT POTENTIAL: 7.50% In place capitalization rate with opportunities to add value.

Located at 401 N. Coast Highway, Oceanside, CA, this prime commercial property offers an exceptional opportunity for businesses seeking a strategic and vibrant location. The property, situated on North Coast Highway, benefits from high foot and vehicle traffic, making it an ideal spot for various commercial uses, including retail and office spaces. The spacious building accommodates 10 units, providing flexibility for different business types and sizes. The property features 29 rare off-street parking spots and is highly accessible from major highways and public transportation, making it easy for clients and staff to reach. Close to popular attractions such as the Oceanside Pier, beaches, restaurants, and shopping centers, this location enhances the property's appeal.

This property offers an Owner/User the opportunity to own their building while also offsetting their mortgage with tenant income, with up to 5,962 square feet becoming available to occupy within a year of acquisition. The exceptional in-place rents will allow them to collect top-of-market tenant income while enjoying the benefits of owning real estate.

Additionally, this property boasts an in-place 7.50% capitalization rate with two vacancies, allowing for an investor to purchase and add value upon lease up



PROPERTY SPECS



12,669
TOTAL SQ. FT.



2008
YEAR BUILT



10
NO. OF UNITS



29
PARKING SPACES

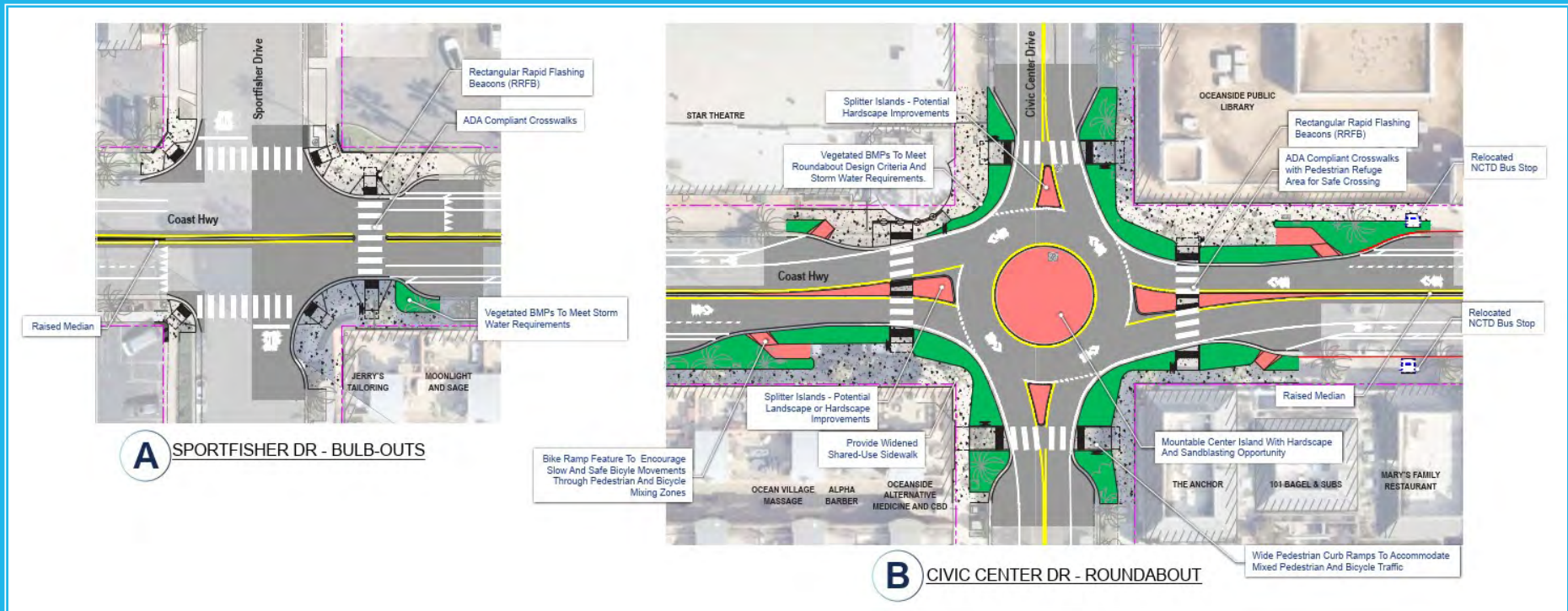


COAST HIGHWAY CORRIDOR VISION

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



HOA PLANNED REMODEL



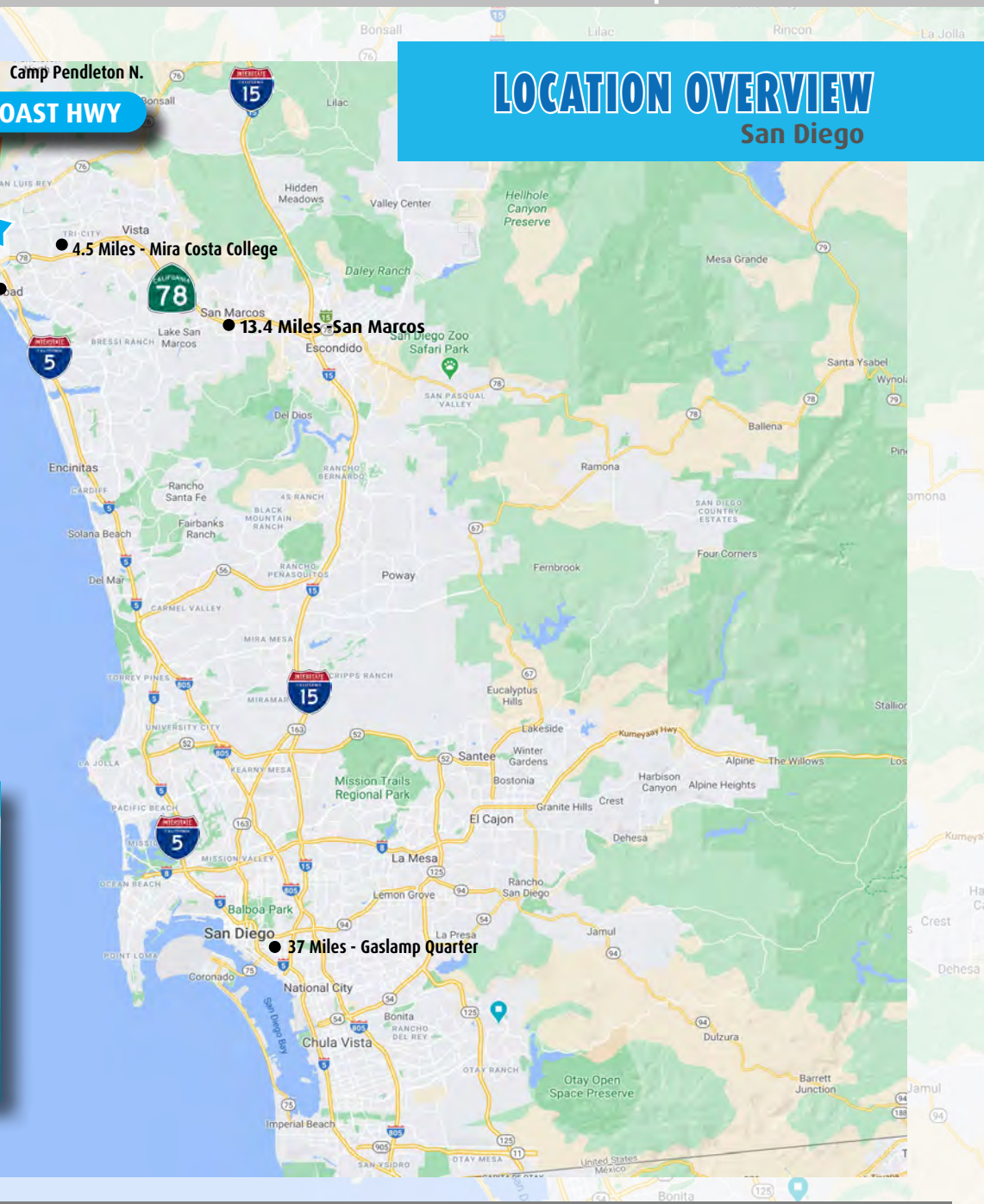
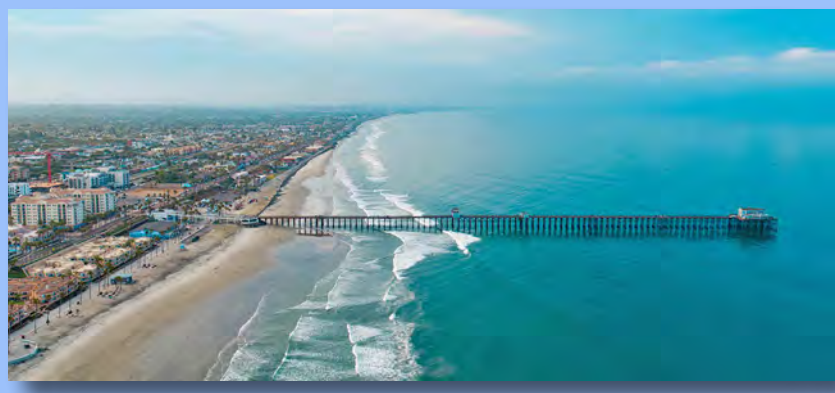
OVER \$750,000 IN HOA PLANNED CAPITAL IMPROVEMENTS



- 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

LOCATION OVERVIEW San Diego

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.



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

LOCATION OVERVIEW

Oceanside



OCEANSIDE PIER

Alta Oceanside
309 Unit Apartment
Project

OCEANSIDE HARBOR VILLAGE

CARLSBAD VILLAGE

FREEMAN COLLECTIVE NOW OPEN!

FORMER PIZZA
COSTA MEXICAN RESTAURANT
ARTIFEX

HomeState
Coca-Cola
ARTIFEX

REGAL CINEMAS

OCEANSIDE CIVIC CENTER



CAMP PENDLETON MAIN GATE



Walmart

BEST BUY

RED BATH & BEYOND

POST CITY WORLD MARKET

STAPLES



The Shoppes at Carlsbad

LA FITNESS

BARNES & NOBLE

ROSS DRESS FOR LESS

Michaels

BIG 5 Burlington



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy or completeness of the information contained herein, and same is subject to change without notice. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



\$ 86,701
AVG. HOUSEHOLD INCOME



173,722
POPULATION



37.5
AVG. AGE



\$644,600
AVG. HOME VALUE

DEMOGRAPHICS

Oceanside



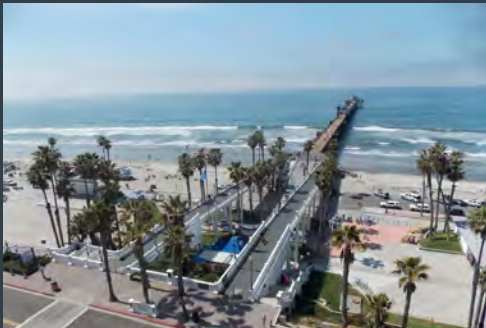
Highlights Source: <https://datausa.io/profile/geo/oceanside-ca/>

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



858.360.3000 | caacre.com

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.

OFFERING SUMMARY

401 N. COAST HIGHWAY | OCEANSIDE CA 92054



OCEANSIDE ALTERNATIVE MEDICINE & CBD



TODD SIMONSEN
Sales Associate
Todd@caacre.com
Lic # 02131564

BRIAN JENKINS
Principal
Brian@caacre.com
Lic # 01814828

858.360.3000 | caacre.com

All information above was obtained from sources deemed reliable. No representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that any purchase, rental or leasing of the property described herein shall be conducted through Commercial Asset Advisors.