

OCEANSIDE COLLECTIVE

417 S Coast Hwy, Oceanside, CA 92054





RETAIL FOR LEASE

on Highly Visible Coastal Thoroughfare

417 S COAST HWY
Oceanside, CA 92054

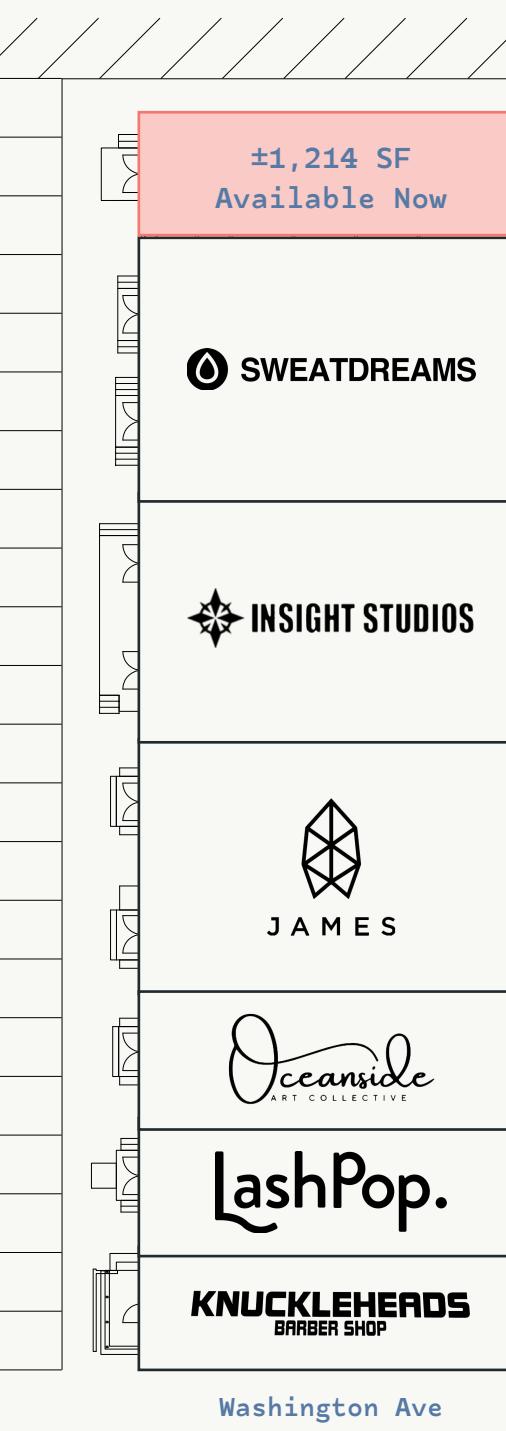
±1,214 SF
Available Space

RETAIL/CAFE
Space Use

AVAILABLE NOW

Timing

A yellow circular icon with a white seashell symbol is positioned in the top right corner of the blue box.



S Coast Hwy - 17,725 ADT

Prime retail space on South Coast Highway, San Diego's main coastal thoroughfare, ideal for retail or light food concepts

On-site parking behind building and additional street parking

High visibility and signage opportunity - over 17,500 vehicles pass this site per day

Minutes to the beach, pier, and Oceanside Harbor

Two blocks to the Oceanside Transit Center - NCTD redevelopment will bring over 700 units and rooms to this location

Neighboring tenants include James Brand, SweatDreams Fitness, Vital Climbing Gym, Communal Coffee, Local Tap House, and many more!



- 1 Fat Joes
- 2 The Mill Room *
- 3 High Tide Coffee
- 4 Sound by the Sea
- 5 Carillo Pottery
- 6 Local Tap House
- 7 Dija Mara
- 8 Vela Jewelry
- 9 Senor Pancho
- 10 Coastal Core Pilates
- 11 Evolve Skateboard
- 12 Ace Republic
- 13 Allmine
- 14 Banana Daig
- 15 Blade 193
- 16 Flying Pig & Pub
- 17 Craft Coast
- 18 Beach Hut Deli
- 19 Fugu Ice Cream
- 20 Swami's Cafe

- 1 The Seabird | 226 Rooms
- 2 Springhill | 149 Rooms
- 3 Pier Resort | 158 Rooms
- 4 Pierside South | 110 Units
- 5 Salt | 52 Units
- 6 Beldevere | 273 Units Proposed
- 7 Ten Ten | 32 Units
- 8 Condos | 40 Units

*Coming Soon



THE NEW VIBE

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.



BY THE NUMBERS

8,000+

Existing Units

1,350+

Units Under Construction & Proposed

2,100+

Existing Rooms

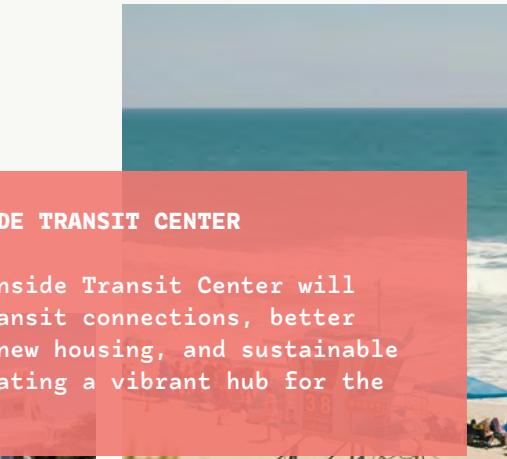
160+

Rooms Under Construction & Proposed

*Within 2 mi.



REVITALIZED OCEANSIDE TRANSIT CENTER
The reimagined Oceanside Transit Center will feature improved transit connections, better pedestrian access, new housing, and sustainable transportation, creating a vibrant hub for the community.

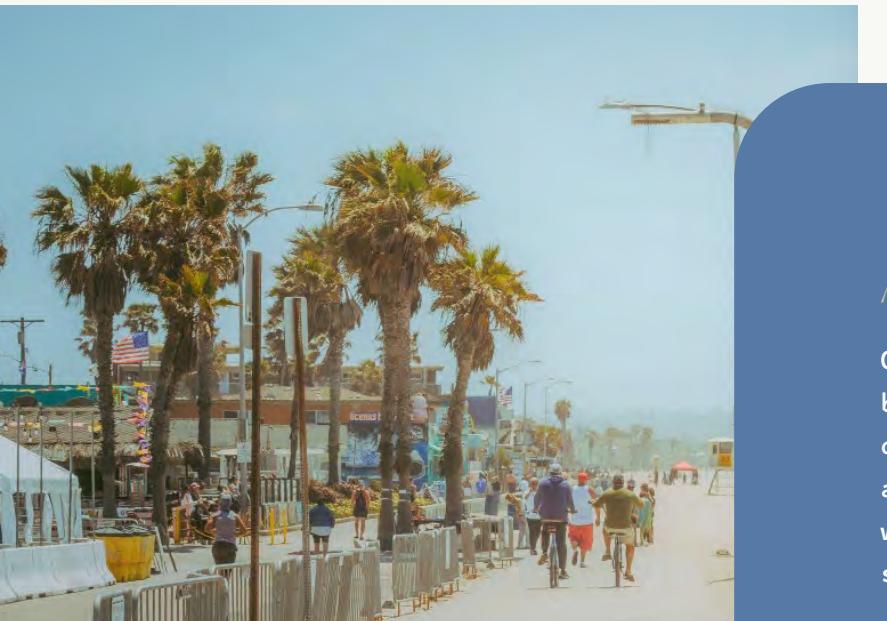


OF
O'SIDE

DISCOVER O'SIDE

Oceanside offers a quintessential California coastal lifestyle with wide sandy beaches, a small craft harbor, a historic wooden pier, and charming bungalow neighborhoods, all paired with a playful and creative energy. Known for its adventurous spirit through surfing, skateboarding, biking, and boating, the city has also emerged as a leading foodie destination in San Diego County, celebrated for its relaxed yet elevated flip flop fine dining culture and a flourishing craft beer scene that reflects Oceanside's originality and entrepreneurial vibe.

Where coastal beauty
meets culture and
world-class cuisine



ATTRACTI0NS

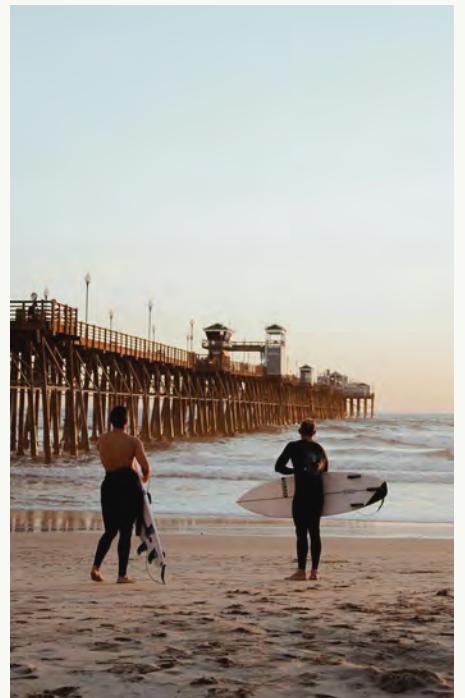
Over three miles of sandy beaches, a 1,000-slip harbor, diverse dining and shopping, and the West Coast's longest wooden pier make Oceanside a standout coastal city.

LOCAL TRADE

S Coast Hwy is lined with antique shops, beach boutiques, surf stores, and local eateries offering unique coastal finds.

COASTAL EVENTS

Year-round events include the World Bodysurfing Championships, Ironman races, surf contests, festivals, and outdoor markets.



POPULATION

1 Mile	16,758
2 Miles	42,457
3 Miles	72,908



CONSUMER SPENDING

1 Mile	\$218.7M
2 Miles	\$533.9M
3 Miles	\$861.7M



DAYTIME EMPLOYEES

1 Mile	7,845
2 Miles	15,182
3 Miles	31,668



AVG. HOUSEHOLD INCOME

1 Mile	\$93,378
2 Miles	\$95,776
3 Miles	\$95,888



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