

1105-1107 S COAST HWY

OCEANSIDE, CA 92054

INVESTMENT OPPORTUNITY | 3,519 SF MIXED-USE OFFICE/RETAIL



TRENT FRANCE

760-929-7838

tfrance@lee-associates.com

DRE# 00984842



CHRISTIAN THOMPSON

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DRE# 02105771

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LEE & ASSOCIATES IS PLEASED TO PRESENT A 3,519 SF MIXED-USE OFFICE/RETAIL SITE + POTENTIAL PORTFOLIO SALE OF ADJACENT 2,971 SF PROPERTY.

1105-1107 S Coast Hwy offers an excellent opportunity for passive investment, benefiting from the growing residential community, increasing tourism, and a prime location just steps away from the beach and pier.

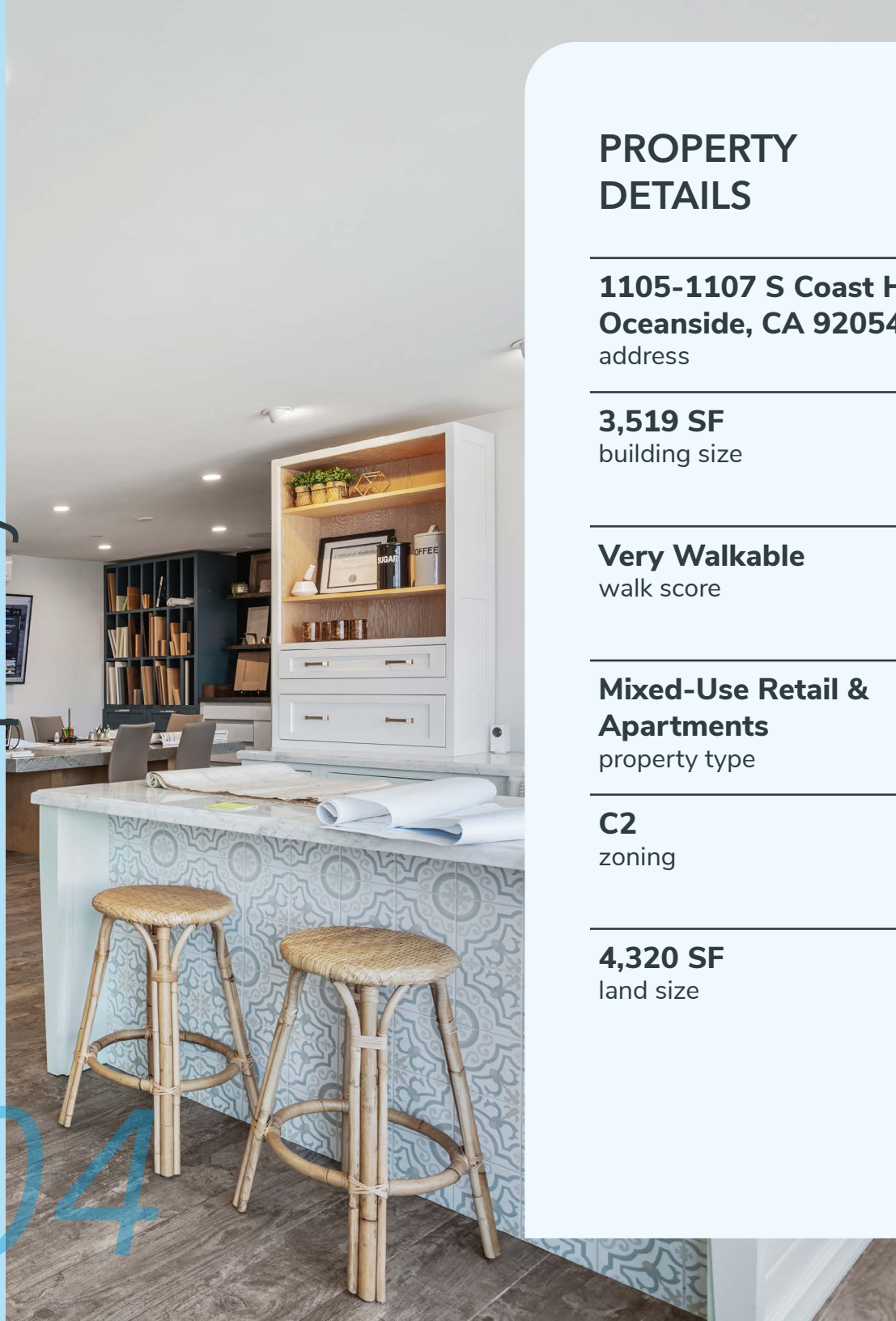
Situated at the northernmost end of San Diego's coastline, Oceanside is renowned for its expansive beaches, historical landmarks, and vibrant Southern California surf culture. This classic beach town is a major transportation hub, providing multiple public transportation options and easy highway access. Oceanside features 3.5 miles of wide, sandy beaches and a picturesque harbor with 1,000 boat slips, shops, and restaurants. The city's year-round events and attractions draw a significant number of annual visitors.



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PROPERTY
DETAILS

1105-1107 S Coast Hwy
Oceanside, CA 92054
address

3,519 SF
building size

Very Walkable
walk score

**Mixed-Use Retail &
Apartments**
property type

C2
zoning

4,320 SF
land size

INVESTMENT
SUMMARY

\$2,000,000
asking price

\$101,367
net operating income (NOI)

\$161,778
proforma NOI

\$568.34
price psf

N/A
vacancy

5.07%
cap rate

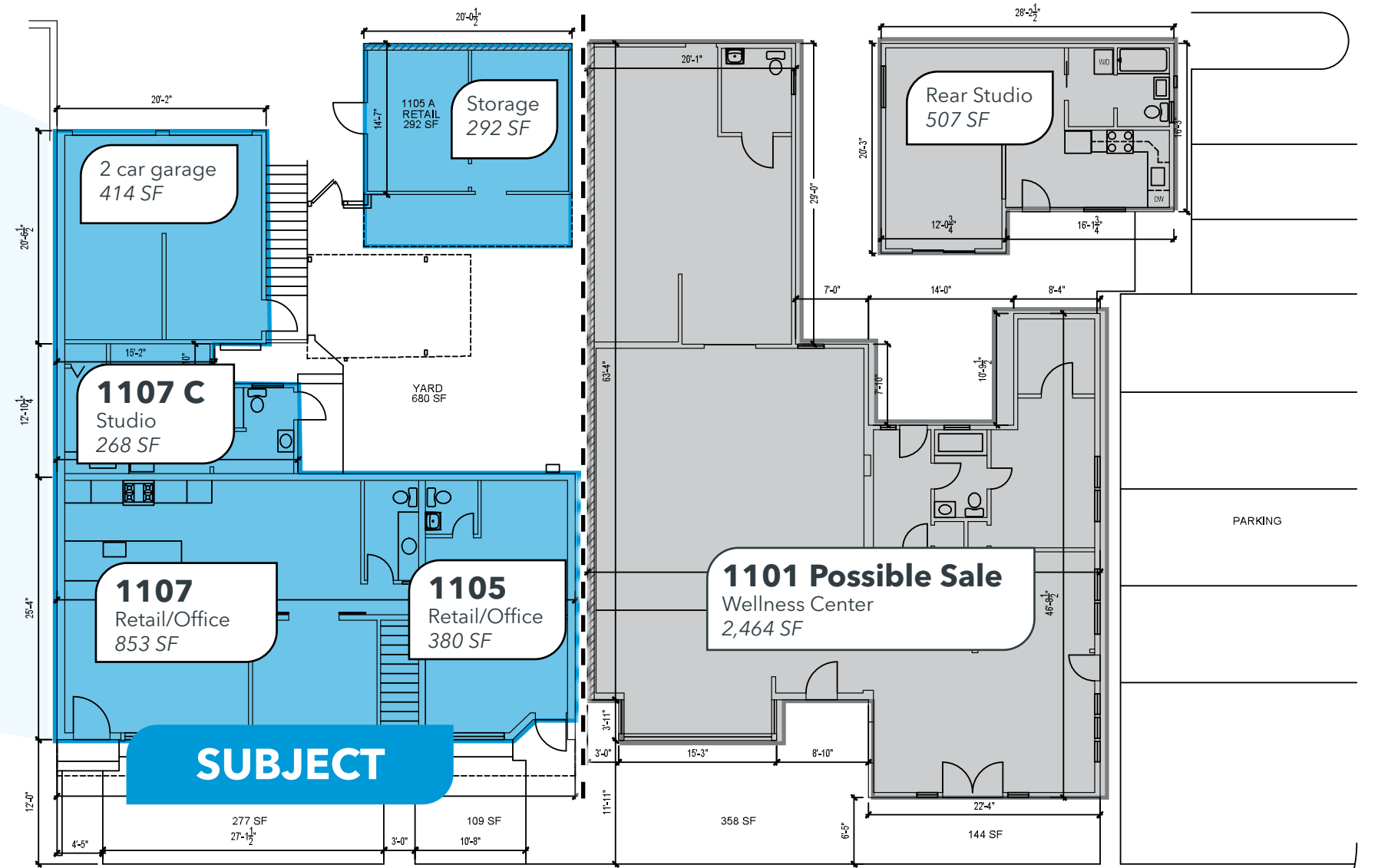
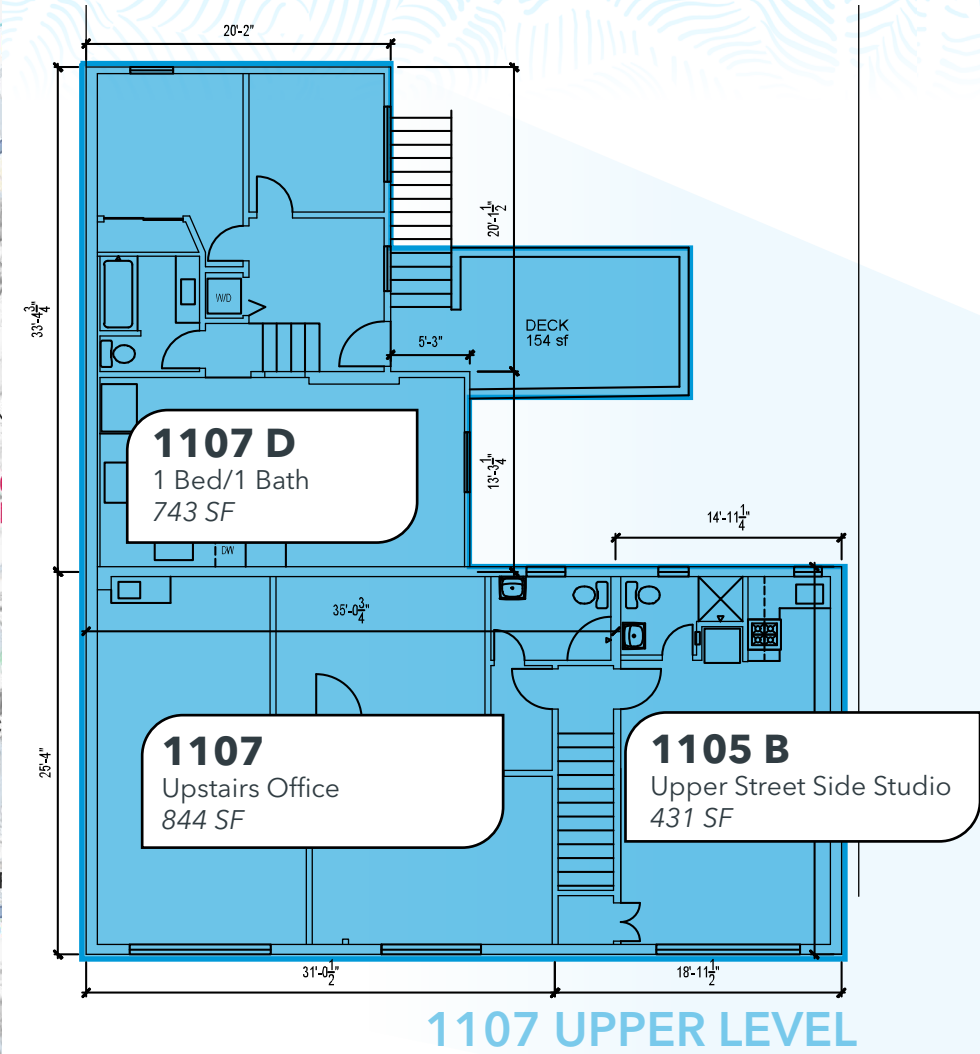
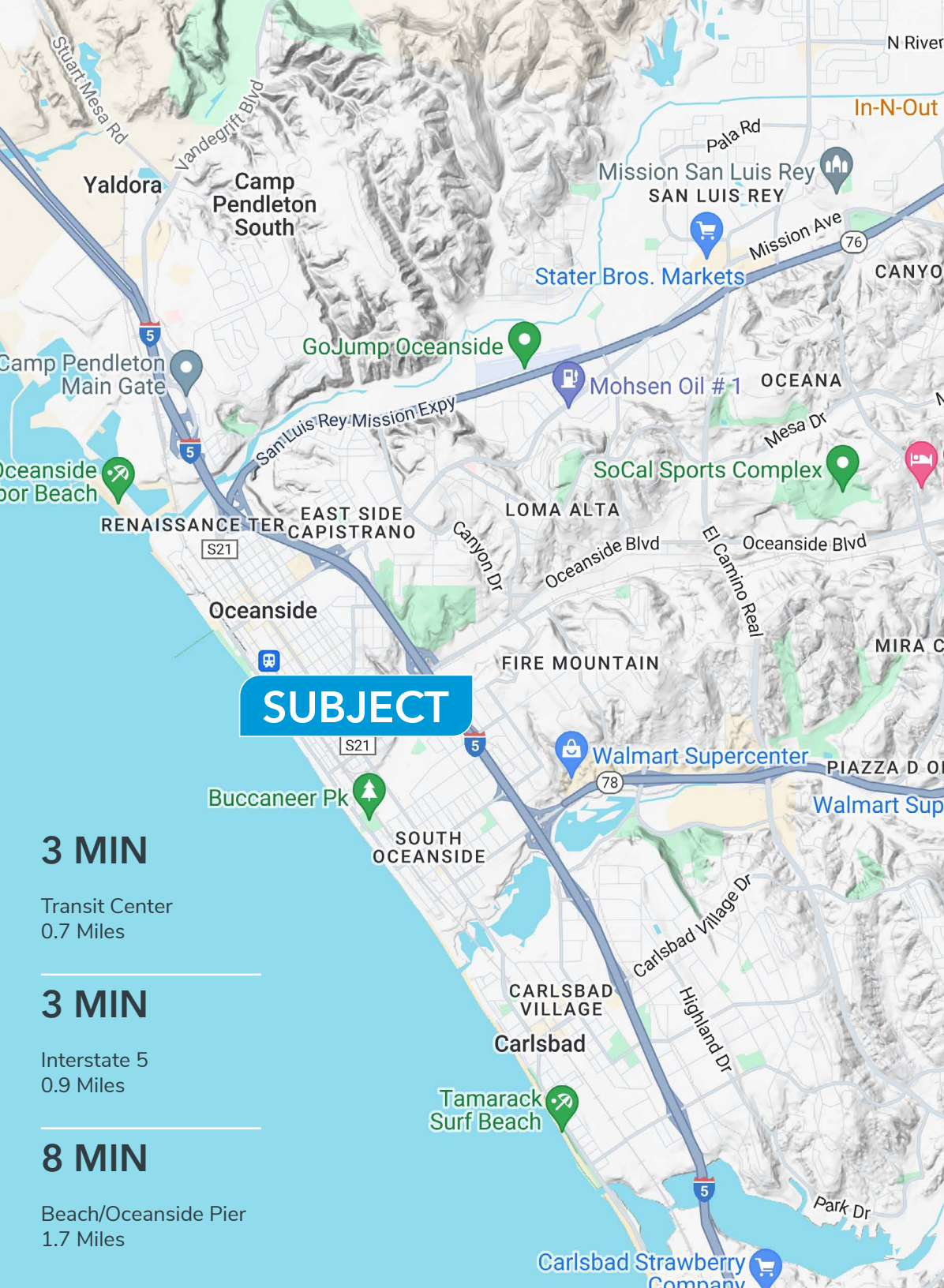
6.07%
proforma cap rate

POSSIBLE SALE:
1101 S Coast Hwy
Properties can be purchased
together or separately

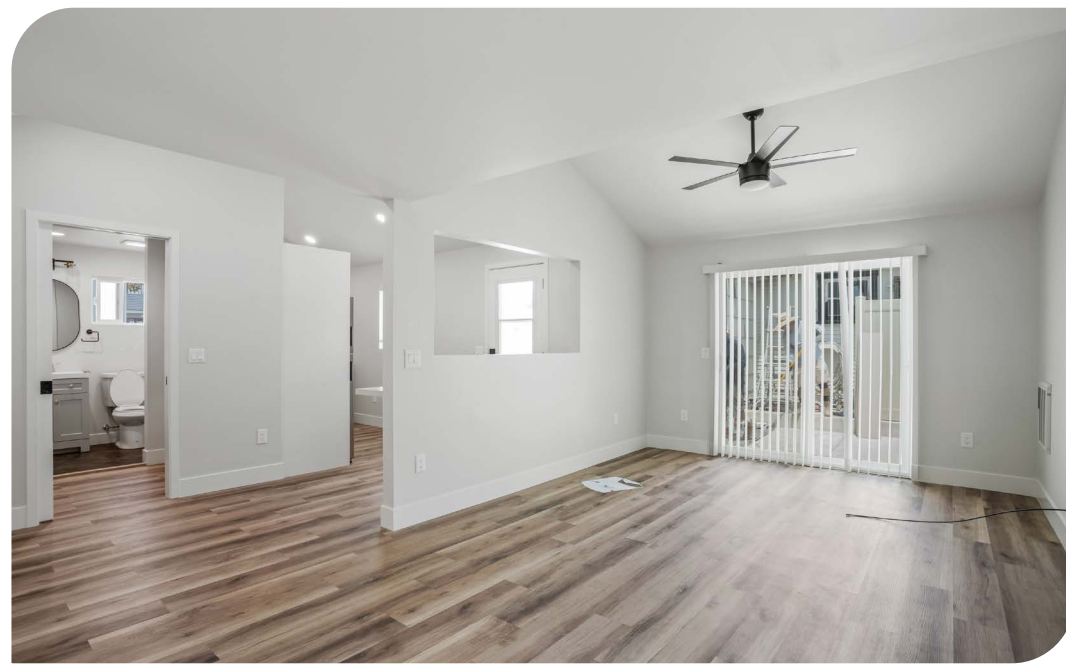
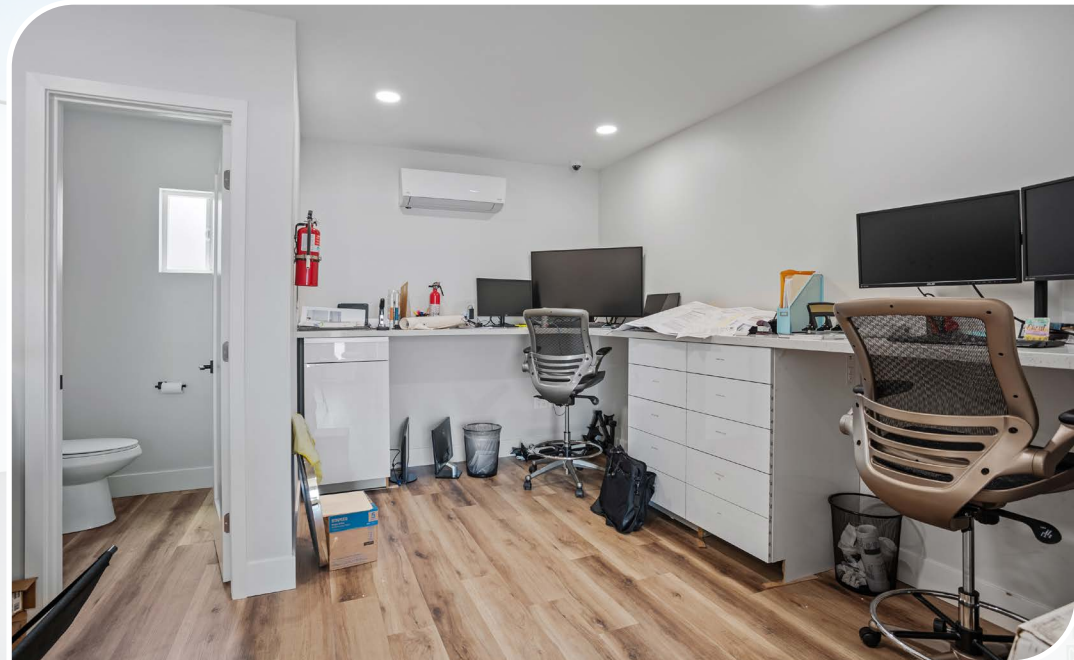


SUBJECT
1105-1107
FOR SALE: 3,519 SF

1101
POSSIBLE SALE: 2,971 SF



Interior Photos





| Unit | Tenants | Square Footage | Lease Start | Lease End | Bed/Bath | Escalations | Current Rent | 2026 Proforma | \$/SF |
|--|------------------|----------------|-------------|-----------|----------------|-------------|--------------|---------------|---------|
| 1101 South Coast Highway - POSSIBLE SALE | | | | | | | | | |
| A | Vacant | 2,464 | - | - | Retail/ Office | - | - | Negotiable | \$ - |
| B | Apartment Tenant | 507 | 8/21/2024 | 8/31/2025 | -/1Bath | - | \$2,100 | \$2,205 | \$ 4.14 |
| Total for 1101 South Coast Highway | | | | | | | \$2,100 | \$2,205 | |

| Unit | Tenants | Square Footage | Lease Start | Lease End | Bed/Bath | Escalations | Current Rent | 2026 Proforma | S/SF |
|------------------------------------|--------------------|----------------|-------------|-----------|----------------|-------------|--------------|---------------|--------|
| 1105 South Coast Highway | | | | | | | | | |
| A | Spaces Renewed - A | 380 | 3/1/2023 | At will | Retail/ Office | - | \$1,800 | Negotiable | \$4.74 |
| B | Apartment Tenant | 431 | 2/1/2024 | 1/31/2026 | -/1Bath | - | \$1,540 | \$1,617 | \$3.57 |
| Total for 1105 South Coast Highway | | | | | | | \$3,340 | \$1,617 | |

| | | | | | | | | | |
|--|---------------------------|-----|----------|-----------|----------------|-----------------|----------|------------|--------|
| 1107 South Coast Highway | | | | | | | | | |
| A | Worth Property Management | 844 | 4/1/2023 | 3/31/2026 | Office | 3% esscalations | \$3,183 | \$3,278 | \$3.77 |
| B | Spaces Renewed - B | 853 | 6/1/2022 | At-will | Retail/ Office | - | \$1,260 | Negotiable | \$1.48 |
| C | Apartment Tenant | 268 | 6/1/2022 | 8/31/2025 | -/1Bath | - | \$1,080 | \$1,134 | \$4.02 |
| D | Apartment Tenant | 743 | 8/9/2020 | 8/31/2025 | 1Bed/1Bath | - | \$2,400 | \$2,520 | \$3.23 |
| Total for 1107 South Coast Highway | | | | | | | \$7,923 | \$6,932 | |
| Total for 1105 -1107 South Coast Highway | | | | | | | \$11,263 | \$13,481 | |

Annual Rent

1105-1107

\$135,156

\$161,778

OFFICE/RETAIL LEASE COMPARABLES

713 MISSION AVE, OCEANSIDE, CA



1

Go With Flo Barbers
tenant

1,650 SF
unit size

208 N COAST HWY, OCEANSIDE, CA



2

Flip Flop Shop
tenant

750 SF
unit size

603 MISSION AVE, OCEANSIDE, CA



3

1022 Group
tenant

1,052 SF
unit size

609 VISTA WAY, OCEANSIDE, CA



4

Zito Hat Co
tenant

871 SF
unit size

427 S COAST HWY, OCEANSIDE, CA

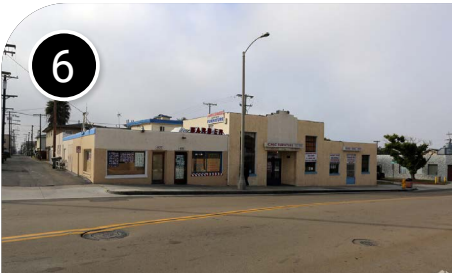


5

Private
tenant

1,204 SF
unit size

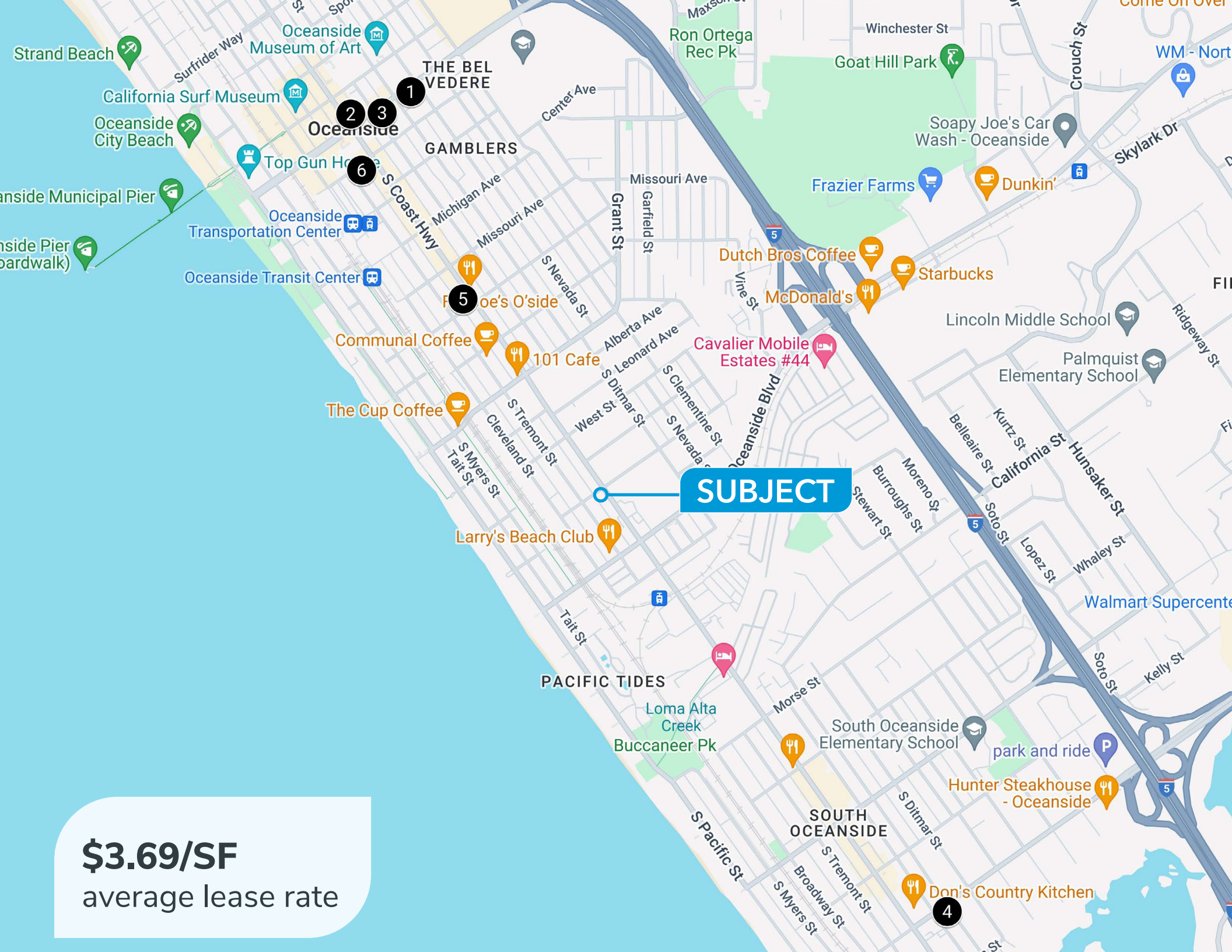
405 SEAGAZE DR, OCEANSIDE, CA

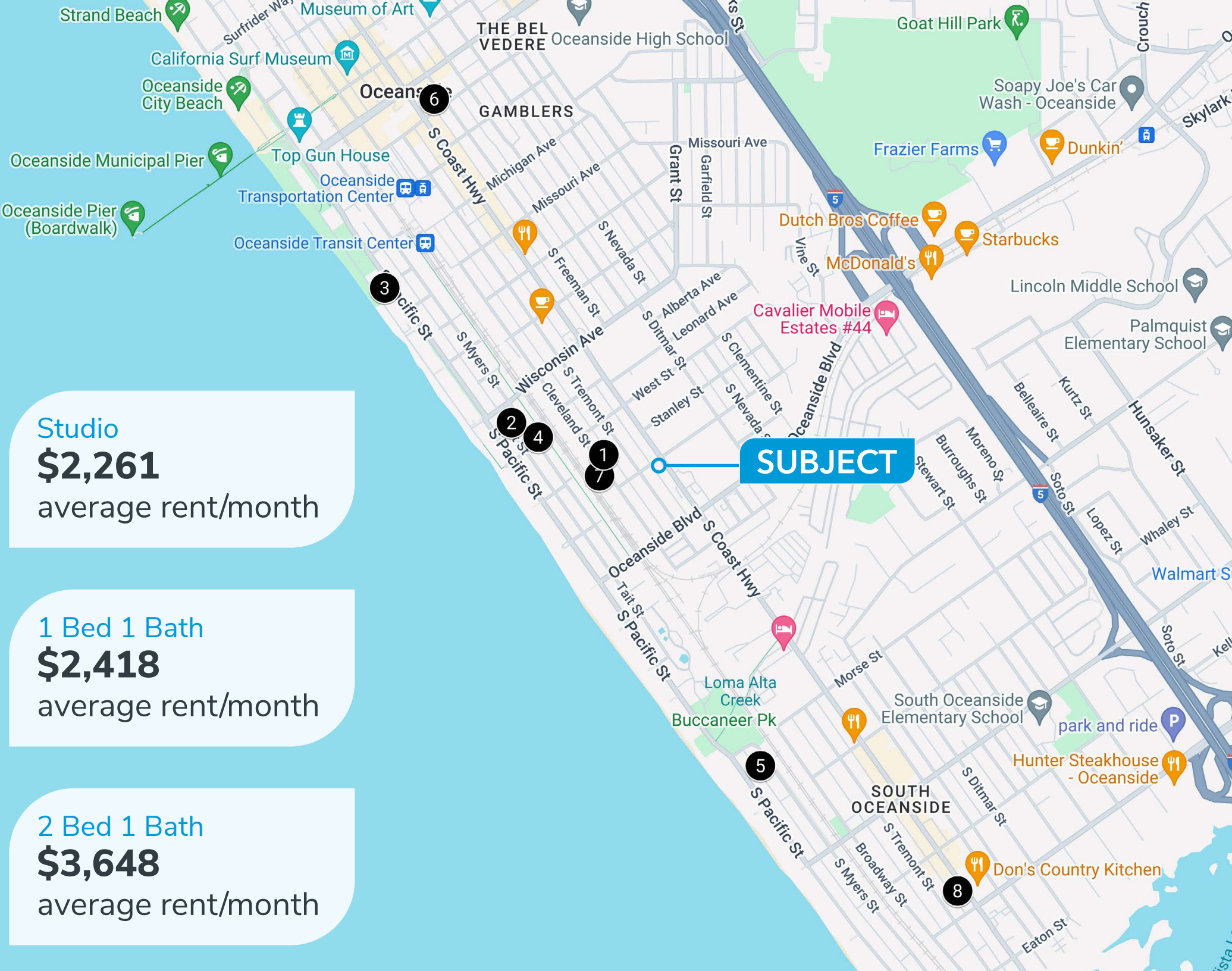


6

Metal & Stone Body Piercing
tenant

740 SF
unit size





APARTMENT COMPARABLES

1024 S CLEVELAND ST, OCEANSIDE, CA



| | | |
|----------------|--------------------|-----------------|
| 0 beds | 1 baths | \$1,850 rent |
| 360 SF size | \$5.14 price/sf | |

812 TAIT ST, OCEANSIDE, CA



| | | |
|----------------|--------------------|-----------------|
| 0 beds | 1 baths | \$1,800 rent |
| 380 SF size | \$4.74 price/sf | |

302-306 S THE STRAND, OCEANSIDE, CA



| | | |
|--------------------------|------------------------------|----------------------------|
| 0 1 beds | 1 baths | \$1,995 \$2,995 rent |
| 380 SF 700 SF size | \$5.25 \$4.28 price/sf | |

838 S MYERS ST APT B, OCEANSIDE, CA



| | | |
|----------------|--------------------|-----------------|
| 2 beds | 1 baths | \$2,450 rent |
| 900 SF size | \$2.72 price/sf | |

1615 S MYERS ST #B, OCEANSIDE, CA



| | | |
|----------------|--------------------|-----------------|
| 1 beds | 1 baths | \$2,495 rent |
| 500 SF size | \$4.99 price/sf | |

TENTEN OCEANSIDE, OCEANSIDE, CA



| | | |
|----------------|--------------------|-----------------|
| 0 beds | 1 baths | \$3,400 rent |
| 774 SF size | \$4.39 price/sf | |

1037 S CLEVELAND ST, OCEANSIDE, CA



| | | |
|------------------------------------|--|---------------------------------------|
| 2 2 3 beds | 2 2 2 baths | \$3,495 \$3,795 \$3,895 rent |
| 856 SF 875 SF 900 SF size | \$4.08 \$4.34 \$4.33 price/sf | |

1931 S COAST HWY, OCEANSIDE, CA



| | | |
|--------------------------------------|--|---------------------------------------|
| 1 1 2 beds | 1 1 1 baths | \$3,300 \$3,300 \$4,850 rent |
| 688 SF 906 SF 1,277 SF size | \$4.80 \$3.64 \$3.80 price/sf | |

AERIAL NORTH

Oceanside Municipal Pier

PROMINENT
DOWNTOWN LODGING

THE
SEABIRD
226 Rooms

pierside
176 Units

MISSION
PACIFIC
161 Rooms

CLUB
WYNDHAM
158 Rooms

SPRINGHILL
SUITES®
BY MARRIOTT
149 Rooms

SALT
52 Units

the
brick
hotel
10 Rooms

REGAL DEV.
321 Units +
20,000 SF of Retail

NORTH COUNTY
AUTO

Proposed 56 Unit
Development

fix
AUTO COLLISION

Two Brothers from Italy
PIZZA • PASTA • SUBS
ECHO

VITAL
CLIMBING GYM

enterprise
DISCOUNT
TIRE

SUBJECT
PROPERTY

S COAST HWY
14,700 VPD

DOWNTOWN RETAIL

33 PACIFIC The Reel Bar HELLO BETTY THE LAB
PARLO'S HARNEY 寿司 OCEANSIDE petite madeline HANDEL'S
Breakwater Brewing Co. TYS BURGER HOUSE ANGRY CHICKS MISSION- AVENUE

...and many more!

FAT JOES

DIEGO'S
MEXICAN FOOD

U-HAUL

Start Fresh
Cafe

usbank

Better Buzz®
COFFEE ROASTERS

BR BASKIN • ROBBINS

metro
by T-Mobile

Roberto's
TACO SHOP

O'Reilly
AUTO PARTS

Little
Caesars







L&L
Hawaiian Barbecue

Pho
OCEANSIDE

G&M

PLAY IT AGAIN
SPORTS

LOCAL DEMOGRAPHICS (2025)

| | 1 mi | 3 Mi | 5 Mi |
|---|-----------|-----------|-----------|
|  Population | 16,182 | 72,353 | 154,271 |
|  Households | 7,096 | 29,084 | 59,097 |
|  Average HH Income | \$123,692 | \$122,427 | \$134,888 |
|  Median HH Income | \$122,383 | \$121,142 | \$133,237 |
|  Total Businesses | 876 | 4,323 | 7,196 |
|  Total Employees | 5,010 | 28,994 | 58,545 |

COASTAL OCEANSIDE DEMAND

 Residential Units
±4,383

 New Retail
±308,464 SF

AERIAL SOUTH



3 Min Away
Via Oceanside Blvd
207,000 VPD



Better Buzz
COFFEE ROASTERS

S COAST HWY
14,700 VPD

**SUBJECT
PROPERTY**

POSSIBLE SALE



OCEANSIDE BLVD
11,200 VPD

**NORTH COUNTY
AUTO**
Proposed 56 Unit
Development



TREMONT ST

EUCALYPTUS ST

CARLSBAD
1.5 MILES AWAY

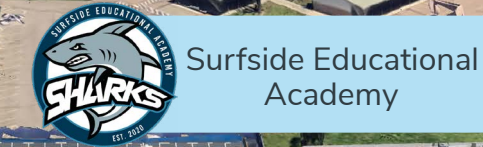
AERIAL EAST



207,000 VPD



S COAST HWY
14,700 VPD



**SUBJECT
PROPERTY**

**NORTH COUNTY
AUTO**
Proposed 56 Unit
Development

**SK'S
DONUTS**



OCEANSIDE BLVD
11,200 VPD

EUCALYPTUS ST


POSSIBLE SALE



...and many more!


APPROVED AND UNDER REVIEW: NEARBY REDEVELOPMENT & REVITALIZATION MAP | 1101-1107 S COAST HWY

- 1




APPROVED

North County Transit Center Mixed-Use
547 Apartments, 165 Room Hotel + Extra SF Commercial
- 2



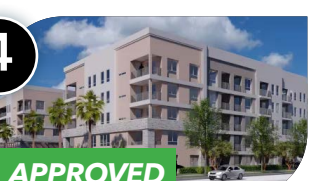
UNDER REVIEW

Moderna Mixed-Use
360 Residential Units + 62 Hotel Rooms
- 3



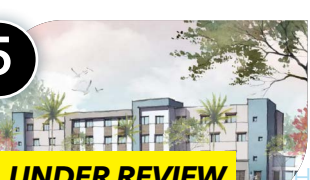
UNDER REVIEW

Regal Oceanside Mixed-Use
332 Units + 19,420 SF Commercial.
- 4




APPROVED

Alta Oceanside Mixed-Use
309 Units + 5,516 SF Retail
- 5



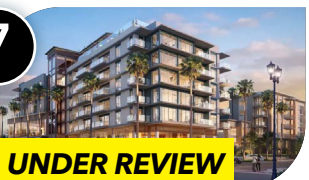
UNDER REVIEW

Coast Villas Affordable Housing
Proposed 56 Units
- 6




UNDER REVIEW

901 Mission Ave Mixed-Use
272 Units, 4,006 SF Commercial
- 7



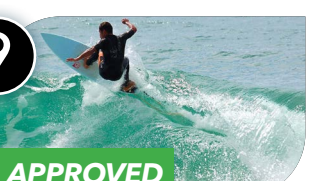
UNDER REVIEW

801-815 Mission Ave Mixed-Use
230 Units, 5,473 SF Commercial
- 8




APPROVED

1602 S Coast Hwy Mixed-Use
54 Residential + 3,244 SF Commercial
- 9



APPROVED

Ocean Kamp Mixed-Use
Development with Commercial and Residential and an event center. Planned Surf Pool
- 10



APPROVED

The Breeze Apartment Complex
Approved 146 units with 15 of the units dedicated to lower income qualifying residents



OCEANSIDE

THE O'ORIGINAL SOCAL BEACH TOWN | COASTAL CHARM AND ENDLESS FUN

Breweries & Eateries

On the western edge of San Diego's famed "Hops Highway," Oceanside is craft beer nirvana with nine brewers and more on the horizon. Visit a taproom to taste the local brew scene, with rotating regional beers and tap-takeover events. The tight-knit O'side culinary community supports its own, with produce from local farms driving menus all over town. Taste the bounty and meet our farm folk at the Oceanside Farmer's Market, held Downtown every Thursday morning, 9am-1pm.

Beaches

Ask an O'side local about their favorite beach, and they'll likely ask, "For doing what?" Yup, each locale has its own vibe and offers its own type of adventure, from beach walking and building sandcastles, to swimming and bodysurfing, to shredding gnarly waves. Whatever kind of beach mood you're in, we've got a great beach for you.

Arts, Culture & Attractions

O'side has been keepin' it real since 1888, and that genuine, o'iginal spirit has long made it a haven for artists, makers, and performers. Through its vibrant murals, world-class museums, street markets, historic landmarks, and eclectic live events, Oceanside weaves together stories of our past, present, and future. Art for everybody, that's O'side. That's what you want once you've mastered location, location, location (and O'side is all about location). Stay here and your vacation itinerary can include day trips and getaways to some of SoCal's most famed attractions and coveted destinations, easily reached by car or train. Popular nearby San Diego attractions include Legoland, the San Diego Zoo, the San Diego Safari Park, & Sea World.



LEARN MORE



LEARN MORE



LEARN MORE



VISITOR SPENDING

\$266/Person

Avg Daily Hotel Visitor
Spending Per Day

3 Nights

Avg Length of Stay

1.4 Million

Room Nights Consumed

3.5 Million

Overnight Visitors to
Oceanside

[Source: Visit Oceanside 2023 Annual Report](#)



SAN DIEGO

SUN, SURF, AND SOUTHERN CALIFORNIA VIBES | AMERICA'S FINEST CITY

Weather, Activities, Business Opportunity

San Diego is renowned for its near-perfect weather, boasting over 260 days of sunshine a year and mild temperatures that rarely dip below 60°F. This idyllic climate makes it a paradise for outdoor enthusiasts and beach lovers alike. From surfing the waves at Pacific Beach to hiking the scenic trails of Torrey Pines, there's no shortage of activities to enjoy under the sun. For those who prefer a more laid-back experience, a leisurely stroll along the historic Gaslamp Quarter or a visit to the world-famous San Diego Zoo provides a perfect blend of relaxation and entertainment. The city's vibrant cultural scene, including Balboa Park's museums and theaters, adds to its charm, making San Diego a place where there's always something to do.

But San Diego isn't just about fun and games; it's also a thriving hub for business and innovation. The city's strategic location near the US-Mexico border and major ports makes it a key player in international trade. San Diego is home to a burgeoning tech and biotech scene, with companies like Qualcomm and Illumina leading the charge. The presence of major universities and research institutions also fuels a highly educated workforce, attracting startups and established companies alike. Coupled with its stunning coastal backdrop, San Diego offers a unique blend of professional opportunities and a high quality of life, making it an appealing destination for both work and play.



LEARN MORE



VISITOR SPENDING

16.4 Million

Room Night Demand / Year

\$14.3 Billion

Visitor Spending (2023)

31.8 Million

Visitors / Year

>50%

Visitors Stay Overnight

Source: [San Diego Industry Research](#)



DEMOGRAPHICS (2024)

San Diego County



Population

3,279,385



Households

1,179,936



Average HH Income

\$145,661



Median HH Income

\$105,514



Total Businesses

150,816



Total Employees

1,353,199

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