

For Lease $\pm 3,866$ SF
OFFICE/CREATIVE SPACE/WAREHOUSE

1722 S Coast Hwy.
OCEANSIDE, CA



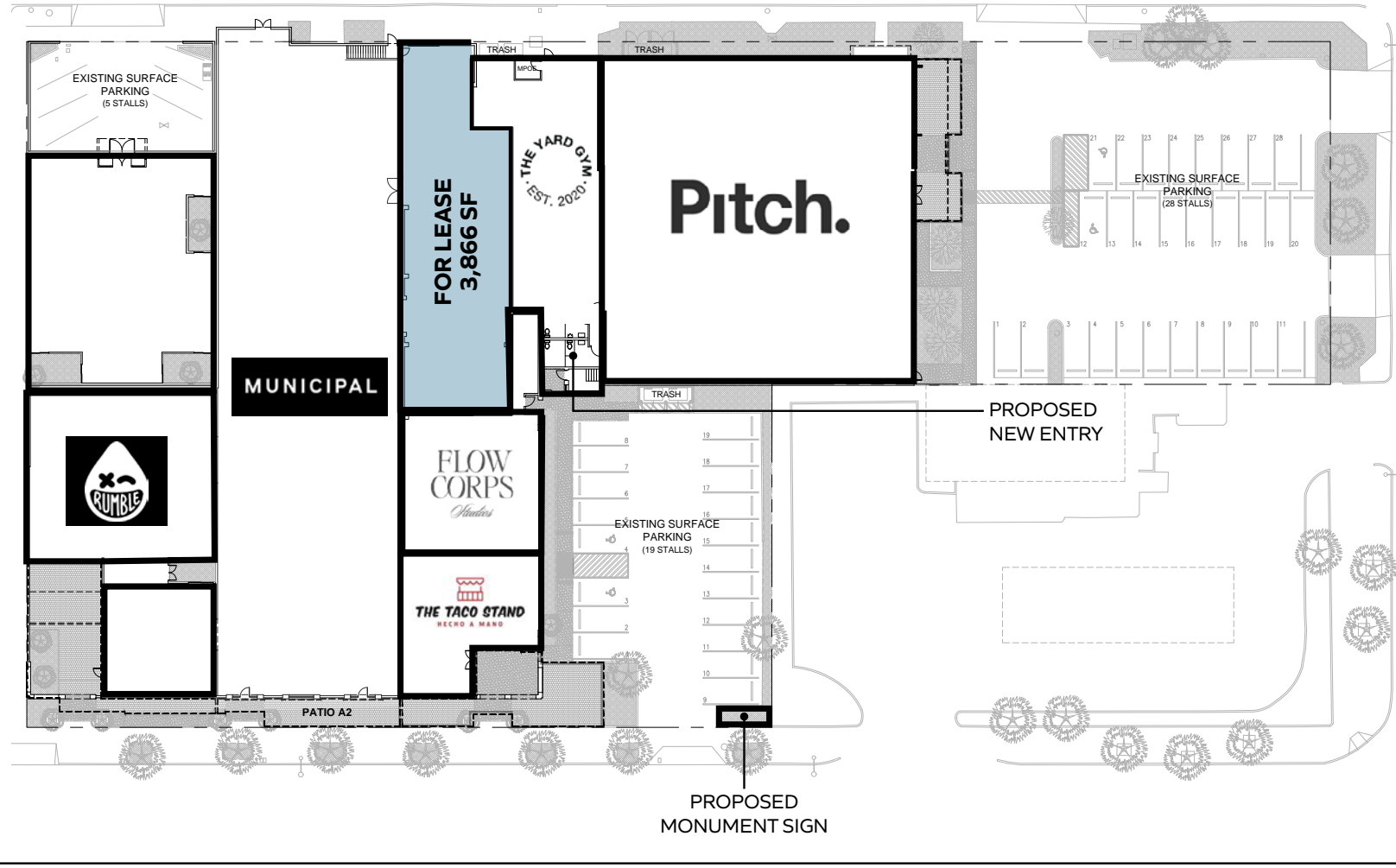
Project Overview & Site Plan

Coastal ±3,866 SF office/creative space/warehouse space available in South Oceanside

Onsite parking and frontage to S. Coast Hwy

Space features tall ceilings, roll up door, and mezzanine level

Strong co-tenancy with Municipal, Rumble Fitness, The Yard Gym, Pitch, Flow Coprs Studios and The Taco Stand



Join Oceanside favorites like Valle, Dija Mara, Matsu, Petite Madeline, O'side Bakery, and other award-winning destinations

Surrounded by a vibrant, walkable neighborhood with easy access to South Oceanside and Carlsbad Village

Located in one of Southern California's fastest-growing coastal cities, attracting residents and visitors with new restaurants, thriving businesses, and major development



±3,866 SF

Available Space

Office/Creative Space/Warehouse

Space Type

1722 S Coast Hwy

Oceanside, CA 92054

Contact Broker

Asking Rate





Position your brand at the center of South Oceanside's next chapter.

The iconic former North County Times building is being reimagined as the centerpiece of South Oceanside's dynamic revitalization. Positioned at the heart of one of North County San Diego's fastest-growing neighborhoods, this landmark redevelopment offers a rare opportunity to lease space in a thriving coastal community.

South Oceanside has quickly emerged as a premier culinary destination, anchored by celebrated favorites like Wrench and Rodent, The Privateer, Anita's Mexican Restaurant, Revolution Roasters, and Tanner's Prime Burgers. The neighborhood's vibrant mix of established favorites and emerging concepts continues to draw locals and visitors alike.

Positioned in a prime commercial location along South Coast Highway,

the property benefits from strong walkability and consistent pedestrian activity, features highly visible street frontage with direct access, and offers the convenience of onsite parking as part of the redevelopment.

**1722 S COAST HWY
3,866 SF FOR LEASE**

WALKABLE LIFESTYLE & RETAIL MIX



Restaurants, cafés, and boutique shopping line South Coast Highway, creating a lively street-level experience — including surf shops and local favorites like Beach Break Cafe just blocks away.

Excellent walkability with easy pedestrian access to local businesses and services.

URBAN & BEACH LIFESTYLE ACCESS



South Oceanside places tenants within minutes of the coast and beaches, bikeroutes, and scenic coastal trails.

Cultural attractions, including art galleries and the historic Oceanside Pier and boardwalk—are just a short drive away.

DINING & ENTERTAINMENT HUBS



Waterfront restaurants, shops, and events at the nearby Harbor district.

Sunset Market and weekly farmers markets that bring local culture and food vendors to life seasonally.



In the Path of Development

The New Vibe of O'Side

Oceanside is undergoing a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels that are transforming the coastal city into a vibrant hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment options, Oceanside is solidifying its role as a premier destination between Los Angeles and San Diego.



Seagaze | 179 Units Proposed



Moderna Neptune | 360 Units Proposed

Regal Cinemas Redevelopment

Regal Cinemas will be replaced by a vibrant seven-story mixed-use development in downtown Oceanside, featuring 321 residential units, retail shops, and restaurants. The project will include three levels of parking and modern living spaces, designed to enhance the area's appeal. This transformation will boost housing availability, increase foot traffic, and support local businesses, turning the site into a dynamic destination.



Tower 1888 | 57 Units Proposed



Jefferson Oceanside | 295 Units Proposed

Revitalized Oceanside Transit Center

The reimagined Oceanside Transit Center (OTC) is set to become a vibrant, mixed-use destination that will benefit both locals and visitors. With enhanced bus and train connections, as well as improved bicycle and pedestrian access, the OTC will make getting around easier and more efficient. This project also promotes sustainable transportation and introduces new housing options, bringing fresh energy and convenience to the community.



Sunsets | 180 Units Proposed



Hope | 156 Units Proposed

Discover Oceanside



Attractions

Over three miles of some of the widest, sandy beaches in Southern California naturally becomes the landing spot for locals and visitors alike. Alongside the beaches, the 1,000-slip harbor, multiple shops and restaurants, and the longest wooden pier on the western United States, makes Oceanside a popular and prestigious city.

Local Trade

A collection of quirky antiques and beachy boutiques can be found along Highway 101, the main road through town. Among the restaurants and surf shops, shoppers can find trendy and designer merchandise, independent local brands, souvenirs, seashells, and other curios.

Coastal Events

Oceanside hosts a multitude of events including the Annual World Bodsurfing Championships - bodysurfers compete for the prestigious championship title. The city also hosts one of the oldest of the Ironman's, the Oceanside Ironman, attracting a large number of professional athletes.



15 min
Orange County

35 min
Downtown

The Neighbors

- | | |
|--|------------------------------------|
| 1 Sea Hive Market Place | 12 Wrench and Rodent Seabastropub |
| 2 Vigilante Coffee | 13 Pilates V Studio |
| 3 The Garage Salon | 14 The Station Coworking |
| 4 Best Pizza & Brew | 15 Resolve Sports Therapy |
| 5 Privateer Marketplace & Wine Bar | 16 Ocean Acupuncture |
| 6 Anita's Mexican Restaurant & Cantina | 17 Boom Boom Brazil Beach Boutique |
| 7 Rumble Boxing | 18 Captin's Grounds Coffee |
| 8 The Taco Stand | 19 Revival Eyewear |
| 9 Municipal | 20 Revolution Roasters |
| 10 The Plot | 21 Pour House |
| 11 Beach Break Cafe | |

Oceanside Employers

Largest Public Employers

- Oceanside Unified School District
- Camp Pendleton
- City of Oceanside
- MiraCosta Community College
- North County Transit District
- Tri-City Medical Center

Largest Private Employers

- Genentech Pharmaceuticals
- Hydranautics
- Nitto Denko
- Gilead Sciences
- Hobie Cat



RUMBLE BOXING



MUNICIPAL



ANITA'S

Know your Neighbors

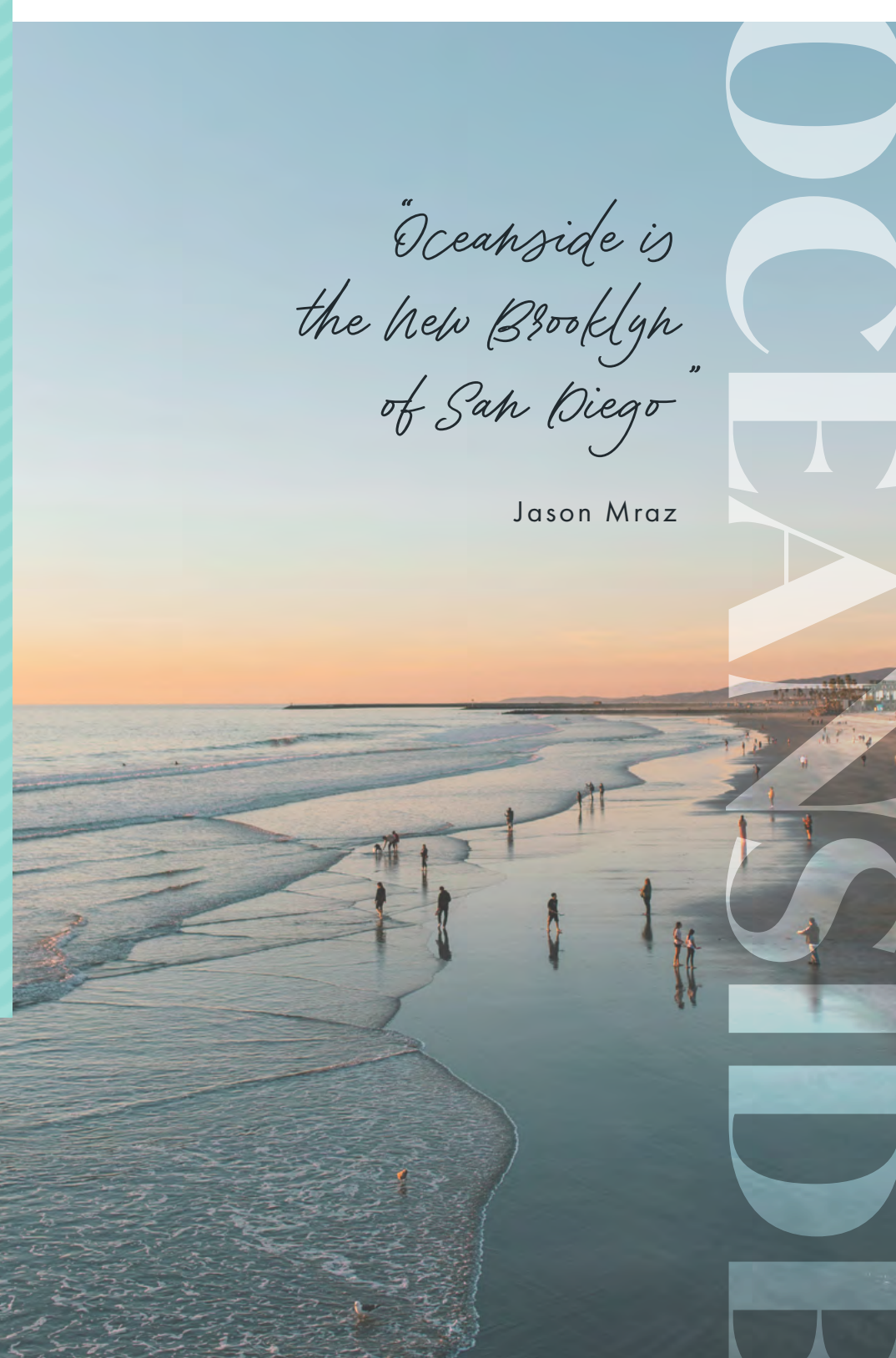
WRENCH AND RODENT




SEABASSTROPUB




MUNICIPAL



"Oceanside is the New Brooklyn of San Diego"

Jason Mraz

Join the Urban Coastal Buzz

Oceanside is Southern California's most authentic beach town—where wide sandy beaches, a historic pier, and vibrant coastal neighborhoods meet a rich blend of surf culture, ocean adventures, and diverse culinary experiences. Known for its creativity and laid-back energy, O'side invites visitors to explore, express, and experience everything from skateboarding to skydiving.

The property is strategically positioned among an exciting mix of co-tenants, including Pitch, Lucky Street Productions, Rumble Boxing, The Taco Stand, and Mason Ale Works—creating a dynamic environment that blends fitness, creativity, dining, and community in one of North County's most energetic corridors.



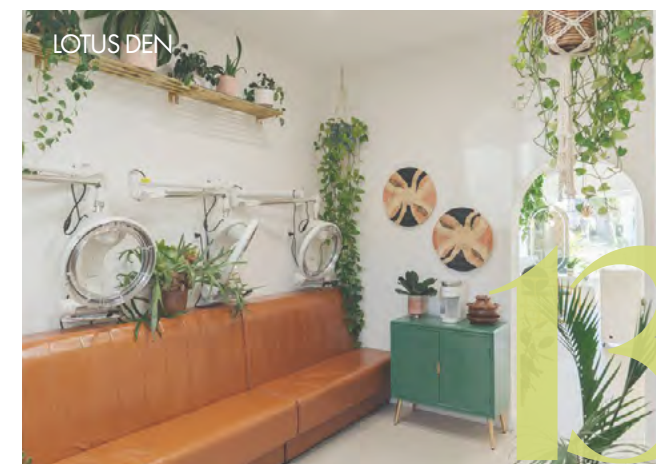
THE TACO STAND



THE POT



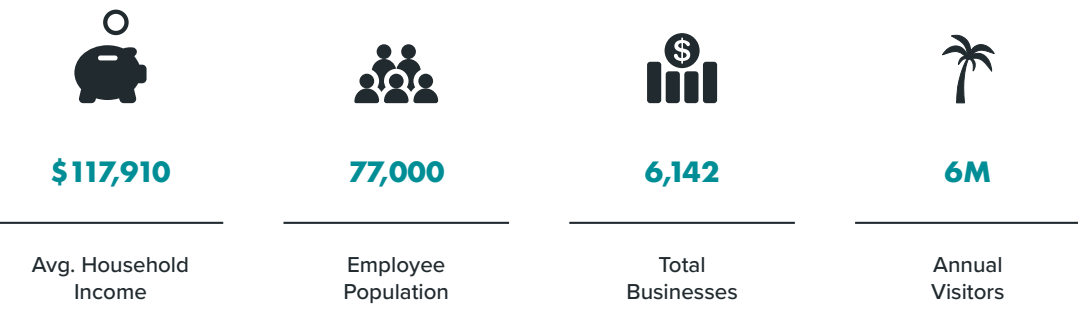
FLOW CORPS



LOTUS DEN

The Demographics

Oceanside is one of the fastest-growing coastal cities in Southern California, home to over 170,000 residents with a diverse and youthful population. Its strategic location between San Diego and Orange County, combined with strong military, tourism, and local business sectors, supports a dynamic and resilient economy.



For leasing information:

Amy McNamara

760 889 2127

amy@upgsocal.com

Lic No 01083491

Ashley Tiefel

913 961 4529

ashley@upgsocal.com

Lic No 01984741

