



OFFICE/RETAIL FOR LEASE | OCEANSIDE, CA

1012 - 1014

S. Coast Highway

PRIME COASTAL LOCATION • SCENIC OCEAN VIEWS • MAJOR RETAIL DISTRICT

 **LEE &
ASSOCIATES**
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Highlights



Highly Visible Location on South Coast Hwy
(24,000 CPD)



(3) Multi-Tenant Retail/Office Buildings Totaling
11,534 SF



Open Office Floor Plan



2nd Story Offices
Have Excellent Ocean Views



Parking:
3.3/1,000 SF



Blocks to Beaches, Restaurants, and
Transportation



1 Mile from I-5 Freeway, Central Location
Between San Diego & Orange Counties

Overview & Availability



Prime Oceanside Location



Blocks from the Beach



Visibility to 24,000+ CPD



Ample On-Site Parking



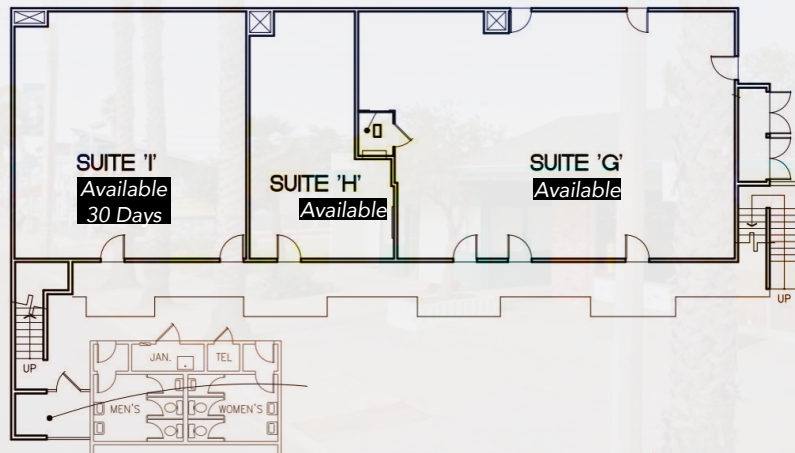
Walk Score: 85



Close to Bars & Restaurants

Bldg / Suite	Size	Price	Notes	Available
1012 - Suite G	± 1,600 SF	\$1.75/SF + CAM*	Ground floor space	Now
1012 - Suite H	± 550 SF	\$1.75/SF + CAM*	Ground floor space	Now
1012 - Suite I	± 1,050 SF	\$1.75/SF + CAM*	Ground floor space	30 Days
Combined	± 3,200 SF	\$1.75/SF + CAM*	Ground floor space	30 Days

*CAM's estimated to be \$0.40/SF





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THE SHOPPES AT CARLSBAD

EL CAMINO NORTH

5

San Diego 36 Mi

1012 - 1014 S. Coast Hwy

SOUTH OCEANSIDE

Oceanside Blvd

Oceanside Blvd

5

San Clemente 22 Mi

Oceanside High School

-Umi- Japanese Grill & Cafe
REGAL CINEMAS
COLD STONES
KNOCKOUT

MASTERS
BLADE
THE SWITCHBOARD
THE FIN HOTEL

MUNICIPAL TACO
SUNRISE
Anita's
PRIVATEER
the plot
BEST PIZZA & BREW
Beach Break Cafe

Mission Ave

DOWNTOWN OCEANSIDE

Wisconsin Ave

S Ditmar St

Oceanside Transit Center

S Pacific St

N Home St

Oceanside Civic Center

LTH & Kitchen
VITAL CLIMBING QVS
LANDMARK PLANT CO
PACIFIC COAST SPIRITS

BOOZE BROTHERS
Sunshine
petite mitching
THE GREEN HOUSE

OUTPOST
CAMP COFFEE
BEACH HUT
ORFILA
pierside

Surfrider Way

STONE BREWING CO
SENIOR GRUBBYS
California Surf Museum

Pacific Ocean

N Coast Hwy

N Pacific St

33 PHOTIE
HELLI BETTY
THE STAB RD
MISSION PACIFIC

North Coast Village

Area Overview

Coastal Oceanside Demand & Demographics

Oceanside is one of the most truly unique beach communities in the county. This authentic beach town has a tangible laid-back vibe and is known for its pristine 3.5 miles of beaches, iconic pier, and quaint harbor. Surfing, skateboarding and bike riding have always been the most popular pastimes here. In recent years Coastal Oceanside has become a hot-spot for farm-to-table dining experiences, along with new breweries, cafes, boutiques, coffee shops, surf shops and skate shops.

Oceanside is having a resurgence thanks to new development that's happened over the past few years. The growth has brought in new beachfront hotels like the Mission Pacific Hotel & The Seabird Resort, eateries such as Craft Coast Beer & Tacos and The Plot, coffee roasteries such as Vigilante Coffee, and an influx of retail shops like Rais Case and Brixton.

New Development Proposed &
Under Construction for the

City of Oceanside



Residential Units
±4,383



New Retail
±308,464 SF



Population
178,021



Avg HH Income
\$87,744



Housing Units
65,426



Residential Units
Under Construction
227



Annual Visitors
>6 Million



Visitor Spending
\$382M



Businesses
6,198

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