

FOR LEASE

# Showroom / Office Space in Downtown Oceanside

125 S TREMONT ST.  
OCEANSIDE, CA 92054

**2,400-5,050 SF**



LOCATION  
MATTERS

\*Please do not disturb employees



# The Space

/ **Size:** 2,400-5,050 SF  
**Rent:** \$2.50 + NNN

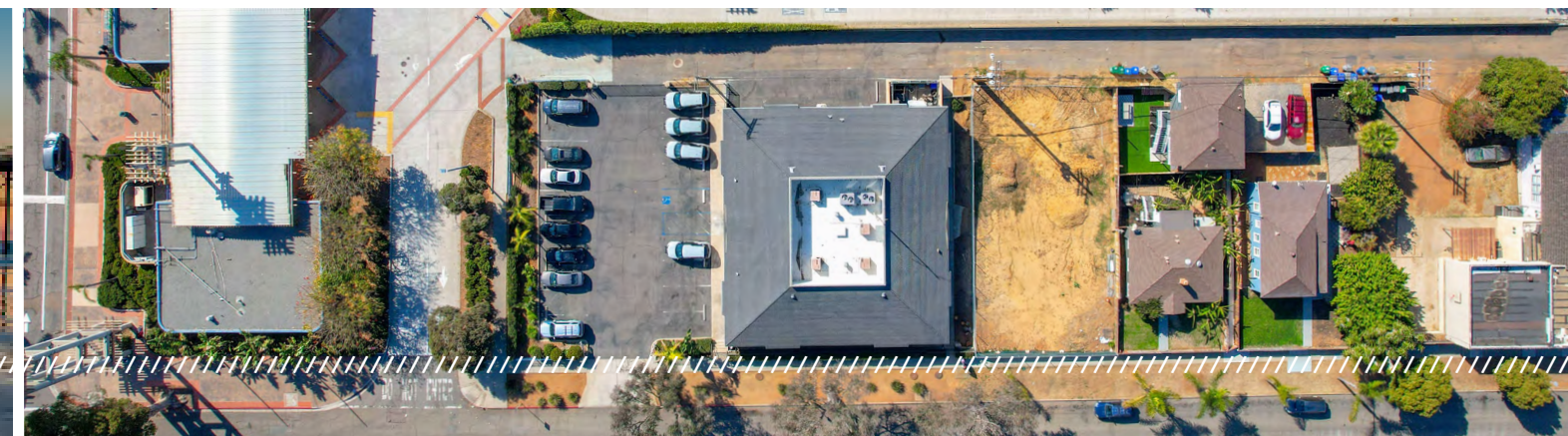
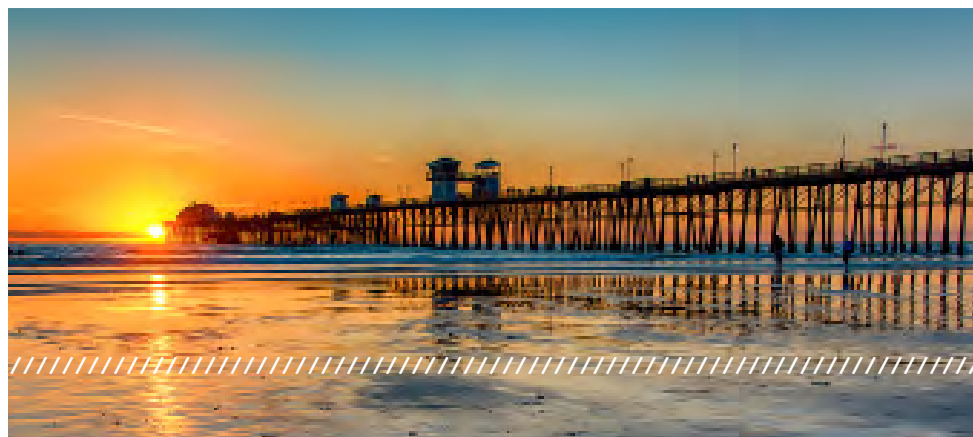
/ **Prime Showroom/Office Opportunity** on Tremont St. configured with a large open receptionist area, six private offices, kitchenette and restroom

/ **Unbeatable location** in Downtown Oceanside, adjacent to the North County Transit Station and a short walking distance to shops, restaurants and pier

/ **Adjacent to** North County Transit Station and the largest San Diego oceanfront redevelopment in the last decade attracting lots of attention from both locals and travelers alike

/ **High Tourism Area** situated within 3 blocks of Oceanside's Pier and its outdoor amphitheater, hotels, museums, the Top Gun House, plus many restaurant and cocktail bar hotpots

/ **Ample Parking** available onsite in parking lot



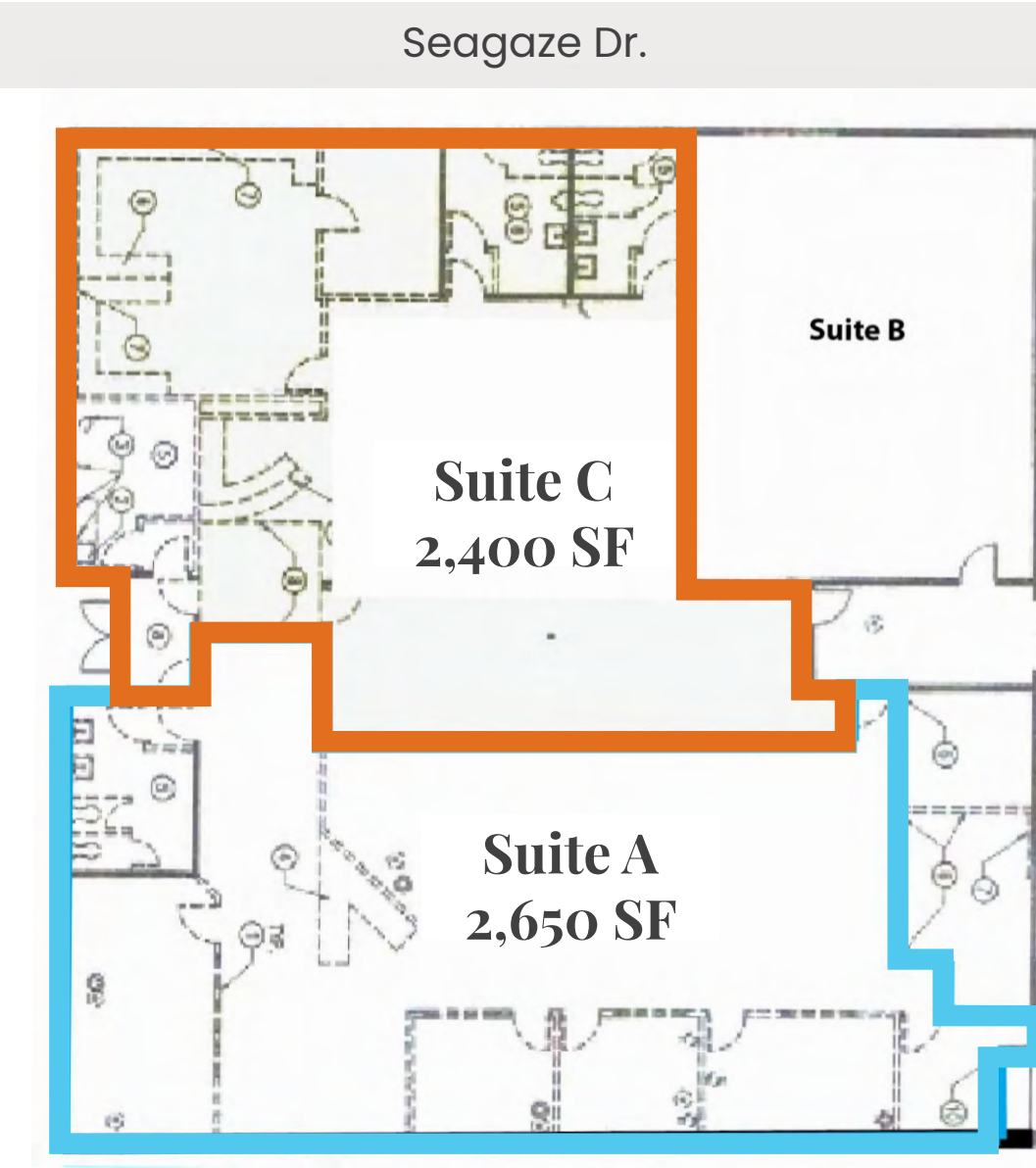
## FOR *LEASE*

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**LOCATION  
MATTERS** 

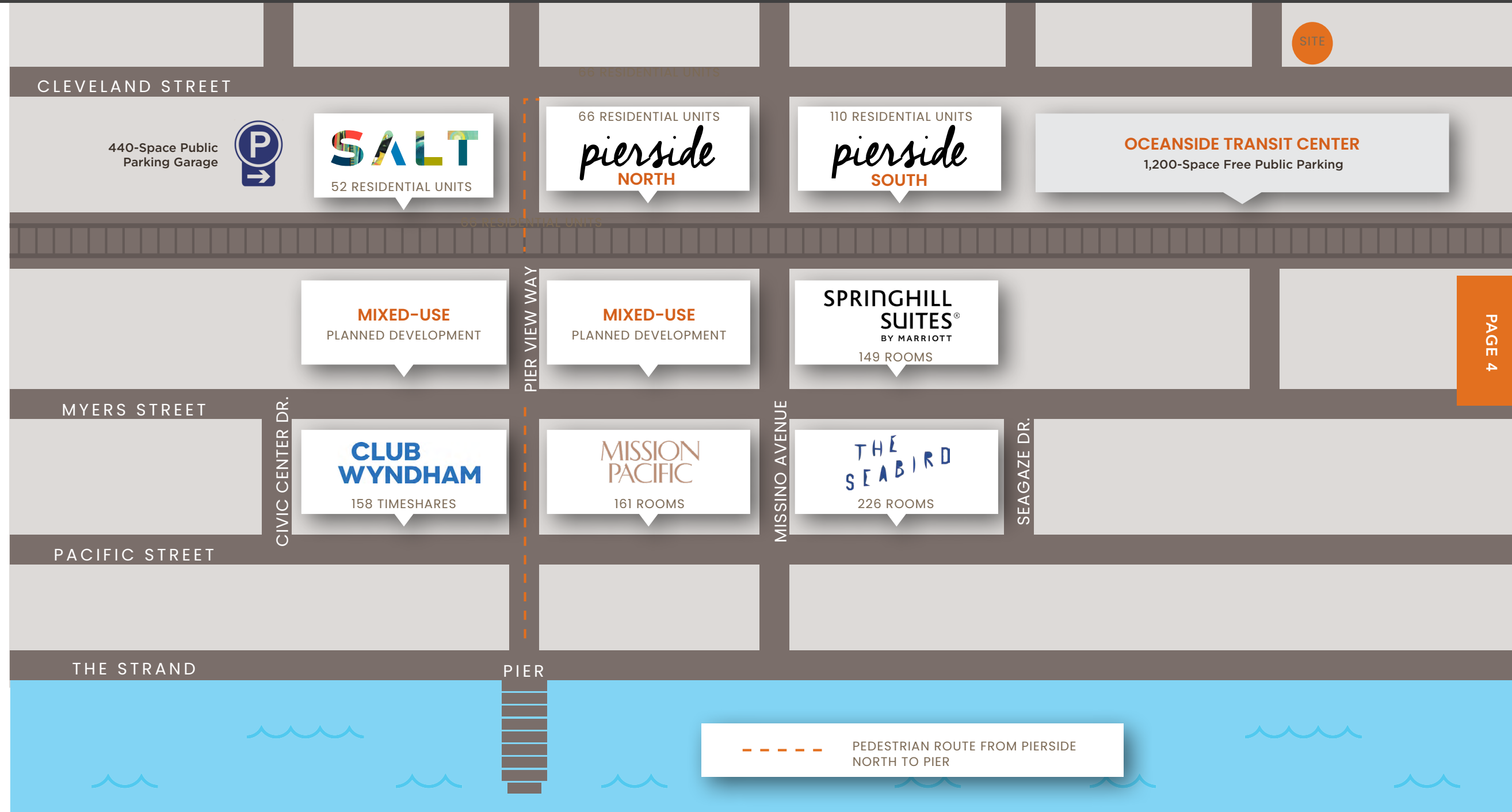


# Floor Plan



# The 9 Block Master Plan in *Oceanside*

- / The 9 Block Master Plan is comprised of 5 mixed-use projects, 2 refreshed operating hotels, and 2 new luxury hotel developments, contributing significantly to Oceanside's citywide growth
- / The Plan adds 283 residential units, boosting density and providing year-round built-in-clientele for local businesses and has kick-started more redevelopment projects throughout the city
- / The luxury hotels offer world class restaurants, impressive ocean views, rooftop pool and bar, 20,000 SF of meeting and event spaces, and other high-end amenities





# Redevelopment plans for the *Oceanside Transit Station*



In 2016, the North County Transit District (NCTD) initiated a plan to redevelop its real estate, including the Oceanside Transit Center (OTC), with the goals of:



**Reducing  
car dependence.**



**Increasing  
public transit usage.**



**Creating jobs and  
affordable housing.**

Toll Brothers Apartment Living was chosen to lead the OTC redevelopment, which aims to transform the center into a vibrant community hub with shops and dining, while also supporting broader efforts to reduce single-occupancy vehicle use in California.

**The revitalized OTC is envisioned as a vibrant, mixed-use hub for visitors and long-time locals. The Project will mix lifestyle elements with a modernized and efficient transit center, including bus and train connections and improved bicycle and pedestrian circulation.**



- 1 Revitalized OTC to include a 50,000 gross square foot (SF) NCTD headquarter building
- 2 Modern intermodal hub with customer service and mobility-focused public plaza.
- 3 New parking structure: replaces existing spaces and adds retail parking.
- 4 165-key luxury boutique hotel with amenities
- 5 Mixed-income residential apartments with 15% designated affordable housing
- 6 Existing Parking Structure to remain
- 7 206 mixed-income residential apartments at Mission site, with 15% for low-income households



# The Neighborhood



1

33PACIFIC

2

WALLE  
MICHELIN  
2023

3

HIGH  
Pie

4

The  
Rooftop Bar  
MISSION PACIFIC

5

Piper

6

HELLO  
BETTY  
fish house.

7

CRAFT  
COAST  
BEER & TACOS

8

Sublime  
TAP HOUSE

9

THE LAB

10

AYLUM  
BOARDSHOPS

11

Breakwater  
Brewing Co.

12

PARLOR  
DOUGHNUTS

13

F45  
TRAINING

14

STONE  
BREWING CO.

15

COCO  
CABANA

16

the  
brick  
hotel





# The Demographics

## 1 MILE

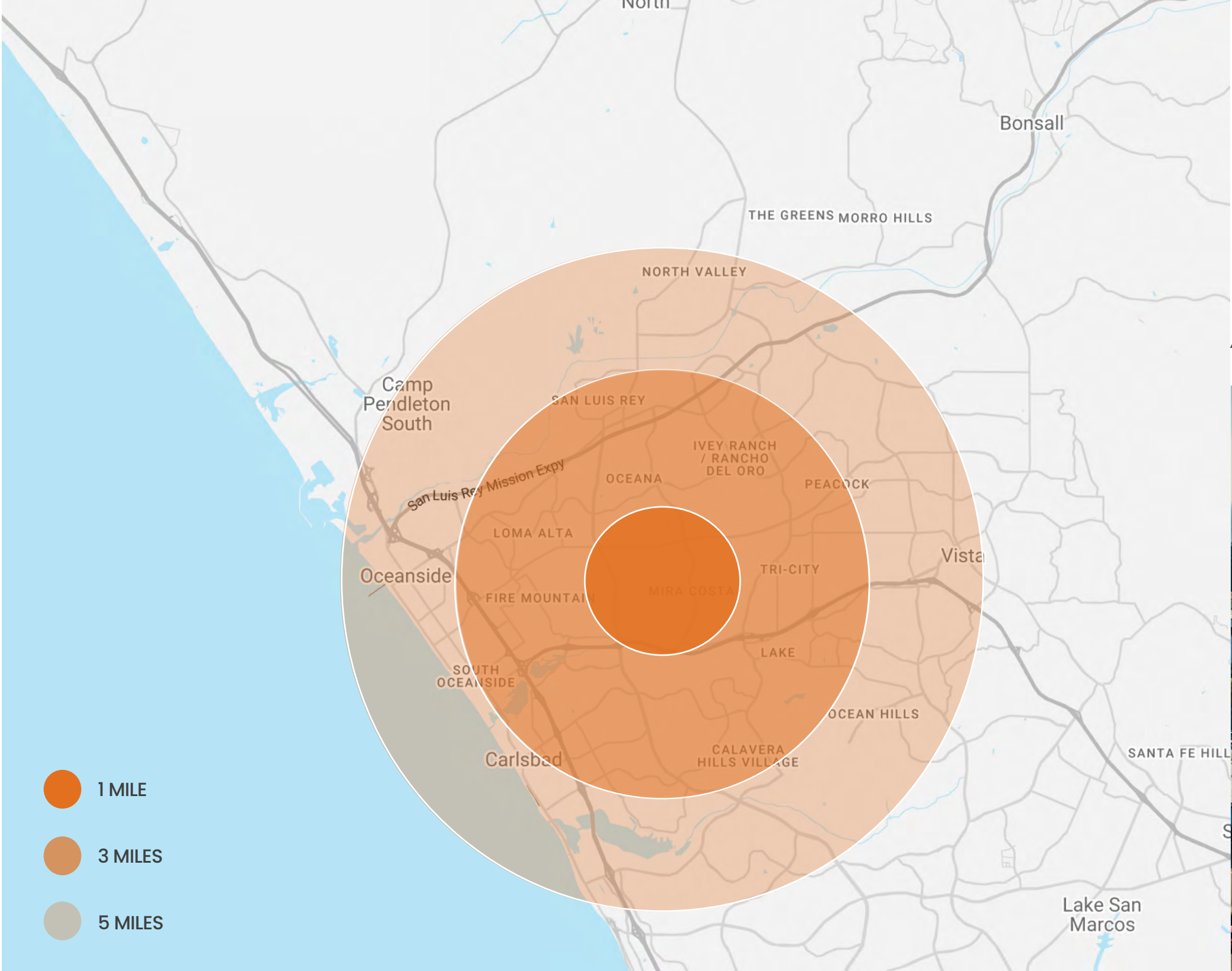
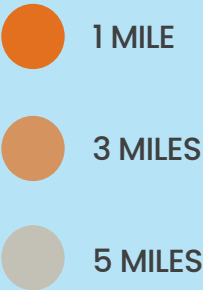
Daytime Population	7,001
Population	16,837
Average HH Income	\$91,309

## 3 MILES

Daytime Population	24,035
Population	72,170
Average HH Income	\$90,362

## 5 MILES

Daytime Population	43,907
Population	150,285
Average HH Income	\$99,698



*Oceanside*, a quintessential historical beach town that delivers a mix of residential and daytime traffic, in additon to travelers from both near and far. As the third largest city in San Diego county and considered among the most affordable, Oceanside has become increasingly popular for homeowners with a growing draw for travelers.





# What is Happening Around *Oceanside*

## Oceanside Pier



Oceanside represents the only city in the county to have a pier, harbor, and amphitheater. Stretching out at an impressive 1,954 feet, ***Oceanside's pier is the longest wooden over-water pier on the West Coast of the United States.*** Walking the length of the pier provides awe-inspiring views of the horizon and the downtown coastline.

## Harbor Village



***Docking up to 950 vessels***, Harbor Village boasts quaint village shopping at resort-style boutiques, top-name restaurants, and dining alfresco. Among the charming restaurants and retail, congenial people can be found strolling, jogging, embarking on high-sea adventures, or picnicking in mini-parks overlooking the harbor in this idyllic setting.

## Sunset Market



This event has been a bright light in downtown Oceanside since August 2007 and is so much more than a farmers market. ***Thousands of residents and visitors alike gather weekly to enjoy four city blocks of over 180 vendors*** selling varied cooked meals, eclectic merchandise, and gourmet packaged foods, among live entertainment.

## Local Museums



In the 1800s, Oceanside was merely a small coastal town. Slowly but surely people began laying roots. ***Today, visitors can see buildings and artifacts dating back to the 19th century.*** To honor the city's past and present, museums contain a collection of historical, cultural, and artistic exhibits. Most notable are Mission San Luis Rey, California Surf Museum, and Oceanside Museum of Art.



# Leasing Inquiries:



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