

BUILDING FOR SALE

# 1916

S. COAST HIGHWAY

OCEANSIDE, CA 92054



± 8,844 SF Freestanding Building | ±13,044 SF Lot

**REDEVELOPMENT OPPORTUNITY/RETAIL/OFFICE/WAREHOUSE**


# PROPERTY FEATURES


BUILDING SIZE  
**8,844 SF**


SALE PRICE  
**\$3,199,000**

 COAST HIGHWAY stand  
alone building


 Walk Score: 85 VERY WALKABLE

 Excellent Coast Hwy with 120' of  
street frontage

 Traffic Counts: 17,841 ADT on  
S Coast Hwy

 Onsite Parking ±8 Parking Spaces

 Immediate access to I-5 FREEWAY

 C-2 ZONING

 Entire Roof Replaced April 2024



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

- ±8,844 SF of total available space
- Lot Size: 13,044 SF
- Building contains large open area with small receiving/warehouse area
- Minimum 16' clear height
- One grade-level roll-up door to warehouse
- Rare stand alone building in coastal Oceanside
- Immediate access to I-5 & Hwy-78
- Current tenant's lease expires 8/31/26 *(Could potentially lease earlier)*

## MARKET HIGHLIGHTS

- Booming coastal city going through revitalization
- Walking distance to the beach, excellent restaurants, breweries, and wineries
- Oceanside tourism set record in 2023 at \$630 Million in revenue

**SALE PRICE: \$3,199,000**

## TRANSIT / BEACH

## DRIVE

## WALK

## DISTANCE

Oceanside Transit Center (Coaster, Sprinter)

7 min

10 min

1.8 mi

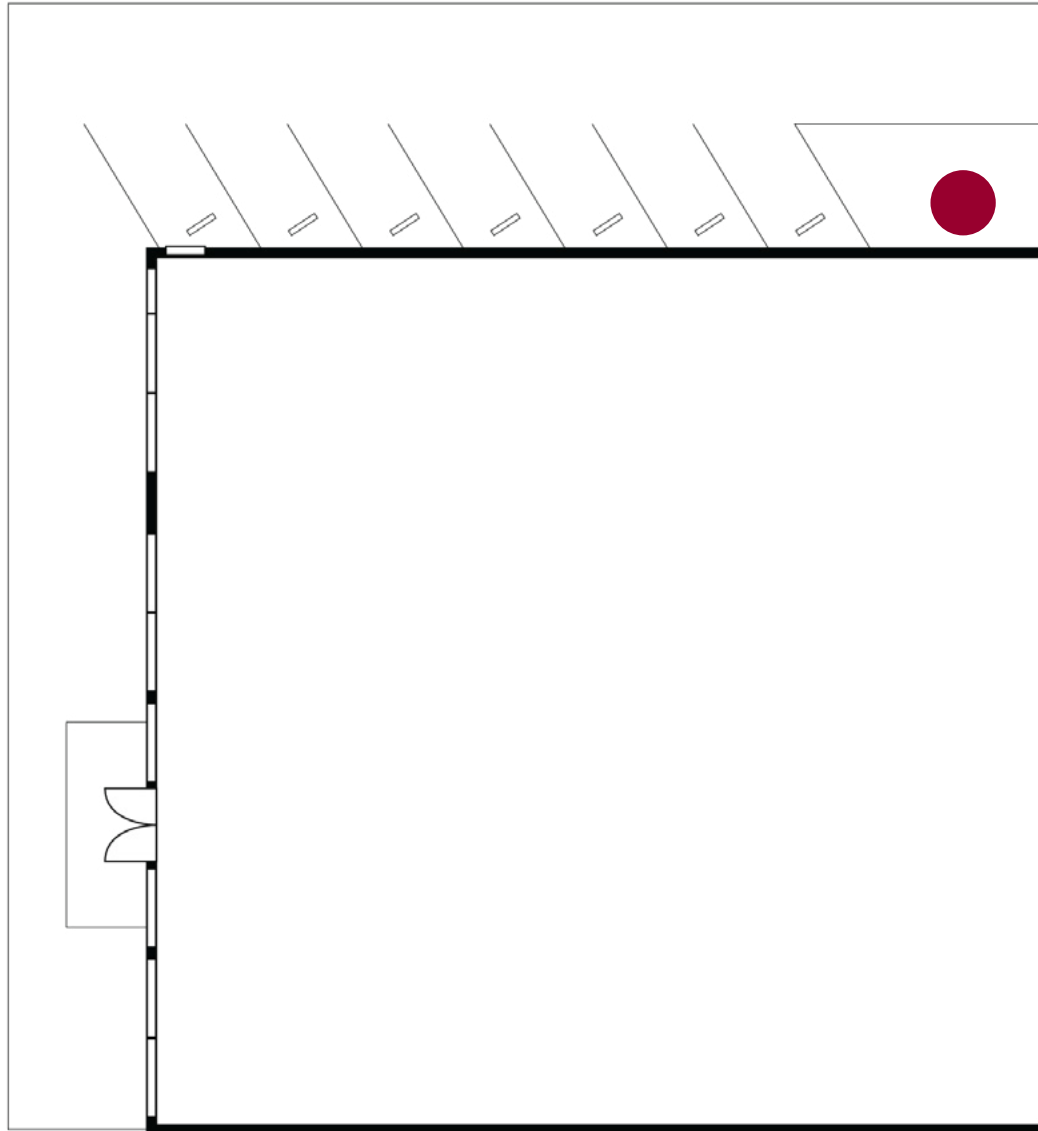
Pacific Ocean

1 min

8 min

0.4 mi

# FLOOR PLAN



● GRADE LEVEL DOOR

*\*Floorplan not to scale*

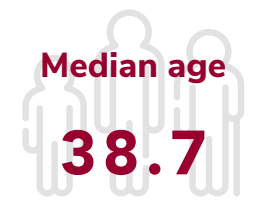
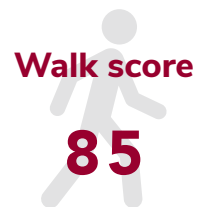
# PROPERTY PHOTOS



# DEMOGRAPHICS



\*3-Mile Radius



**S. Coast Highway**  
**17,841 ADT**  
\* Traffic Counts

**Vista Way**  
**17,470 ADT**  
\* Traffic Counts



**1916**

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OCEANSIDE, CA 92054



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ASSOCIATES**

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