

alta O'side



For Lease
Premier Coastal Restaurant/Retail

±2,000 - 5,422 SF

1001 North Coast Hwy, Oceanside



RIDE WITH US.



When you are a tenant at **altaO'side** you will encounter both locals and tourists in search of the full North County coastal experience.

Property Highlights

- New construction with flexible suite configuration
- Prime signage opportunity on North Coast Highway
- On-site and covered parking
- Outdoor patio potential and adjacent to complex 'outdoor public park' space
- Situated below 309 luxury residential units
- Direct access via the main coastal thoroughfare and I-5
- Capitalize on the growing residential and tourist population in the immediate vicinity
- Adjacent to the Oceanside Harbor, the only harbor between San Diego and Oceanside
- Steps to the beach, pier, and downtown Oceanside - a very walkable community
- Minutes to Camp Pendleton, with over 70,000 personnel



Alta Oceanside is an incredible opportunity to join one of North County's highly desirable coastal communities.

Located at the northernmost end of San Diego's coastline, Oceanside is home to some of Southern California's widest beaches, historical landmarks, and a distinct Southern California surf culture. A classic Southern California beach town, the city serves as a major transportation hub with multiple public transportation options, along with convenient highway access.

Oceanside boasts 3.5 miles of wide, sandy beaches as well as a picturesque 1,000-slip harbor with shops and restaurants. With year-round events and attractions, the city hosts a significant amount of annual visitors.



Oceanside is the new Brooklyn of San Diego.

JASON MRAZ



1001 N Coast Hwy
address

±2,000 - 5,422 SF
suite size

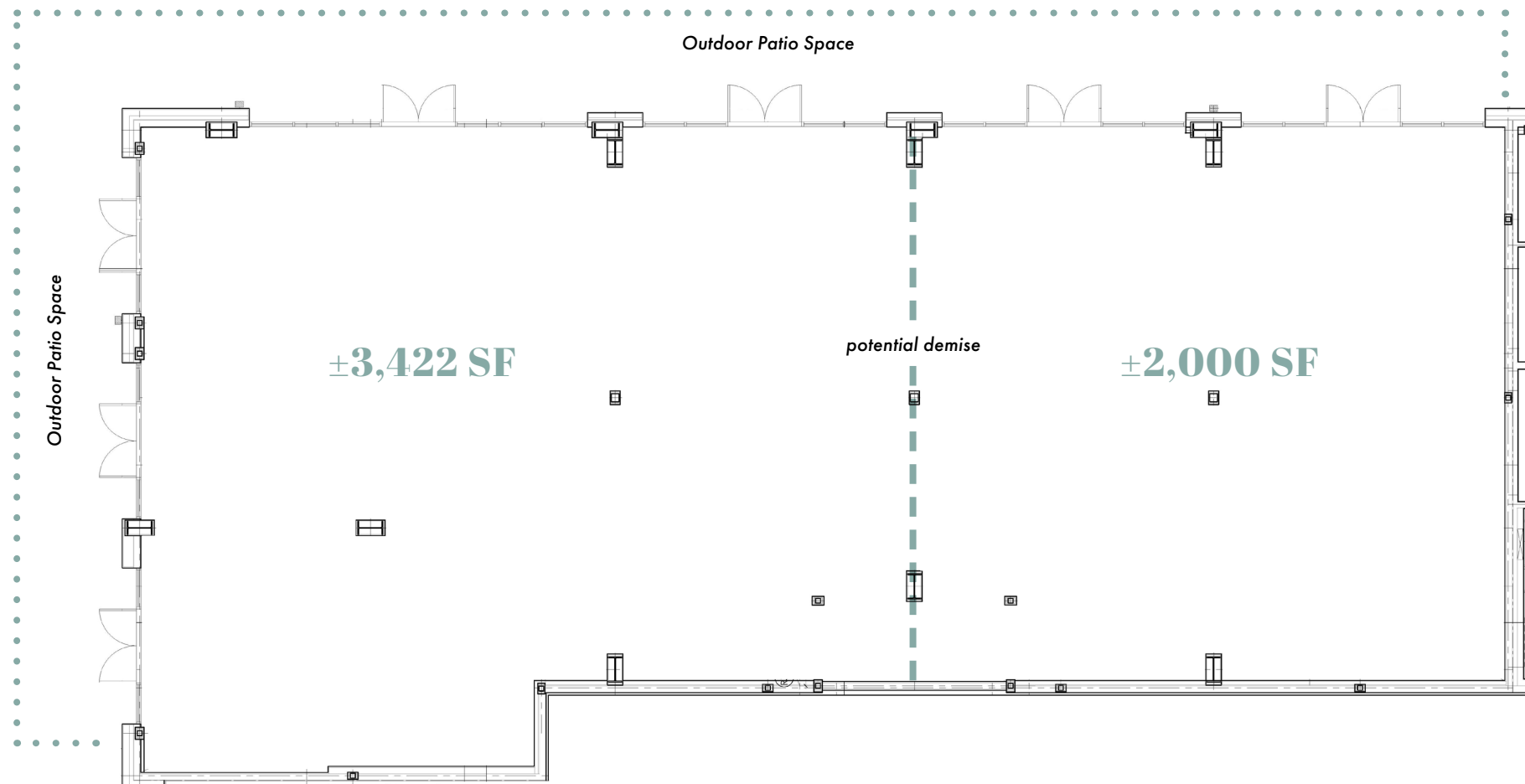
Restaurant/Retail
space type

Available Now
timing

\$3.50 psf, NNN
lease rate

N COAST HIGHWAY

Outdoor Patio Space





West of I-5



309 Residential Units



149,102 ADT on I-5
13,503 ADT on N Hill St



Outdoor Patio Space



Contemporary Features
and Design



Your Neighbors

- 1 In N Out Burger
- 2 Chamber of Commerce
- 3 Starbucks
- 4 Venetos Cucina Italiana
- 5 Jitters Coffee Pub
- 6 Star Theatre
- 7 Oceanside Public Library
- 8 Stone Brewing
- 9 Pannikin Coffee & Tea
- 10 Toasted Gastrobrunch
- 11 Parlor Doughnuts
- 12 Succulent Coffee
- 13 Frankie's
- 14 Handel's Ice Cream
- 15 Swami's Cafe
- 16 Rosewood Kitchen
- 17 Angry Chickz
- 18 Coomber Craft Wines
- 19 Flying Pig Pub & Kitchen
- 20 Breakwater Brewing
- 21 Harney Sushi
- 22 Craft Coast Beer & Tacos
- 23 Camp Coffee
- 24 Masters Kitchen & Cocktail
- 25 Diya Mara
- 26 Local Tap House
- 27 Seabourne Coffee

1 Modera Neptune
362 Units / 62 Hotel Rooms



2 Sea Cliff
96 Units



3 Marriot Residence
117 Units





OCEANSIDE

Southern California's most authentic beach town

0.7 mi

Strand Beach

0.1 mi

Interstate 5

2.8M

Overnight Visitors

0.9mi

Transit Center

4,000+

Hotel Rooms/Units

\$97,176

Avg. Income (5mi)

70,000

Daytime Population
Camp Pendleton

3 min

Drivetime to
Camp Pendleton

Enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. As a playful, fun, and diverse destination, Oceanside values personal expression and originality—take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.

Eateries

Over the last few years, Oceanside has developed a strong reputation for being a leading foodie and fine dining destination in San Diego County. Oceanside has a unique high-quality dining experience in a casual atmosphere that locals refer to as "flip-flop fine dining." San Diego County's place in the national craft brewery scene is well-known and Oceanside is a key player in the movement.

Beaches

For decades, surfers have been attracted to the beaches that form the Oceanside coast and waves that break along sands. Sport fishing provides anglers opportunities to catch bass, halibut, and other varieties of fish from Oceanside's 1,942-foot-long pier.

Attractions

Explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures. With visuals ranging from the Star Theatre's large iconic neon sign towering over the sidewalk, to the more contemporary Oceanplace courtyard, there is no shortage of things to do.





11 Million
Annual Passengers through
Oceanside Transit Center

Oceanside is turning heads - new developments are
brining new tenants and residents to the area

A surge of development is revitalizing Oceanside’s downtown right along the coast. The city’s nine-block master plan construction rapidly boosted business in the coastal community.

Along with the plethora of new units and hotel rooms, the North County Transit District station will be undergoing development. This transit hub is one of the most widely used in the state. It’s the southernmost stop for Metrolink, a Los Angeles commuter line, the northernmost stop for San Diego’s coastal commuter rail, the Coaster, and the westernmost stop for the Sprinter, North County’s light rail line. Development of the 10.2-acre transit center site will include construction of a 40,000-square-foot office building to replace the building the North County Transit District administration occupies in the 800 block of Mission Avenue, along with 547 market-rate apartments or condominiums and 101 affordable housing units.



alta O'side



SERENA PATTERSON
serena@upgsocal.com
Lic. No. 01721040

JULISSA BAXTER
julissa@upgsocal.com
Lic. No. 02166805

BILL SHRADER
bill@upgsocal.com
Lic. No. 01033317

858-874-1989 | upgsocal.com

©2024 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

