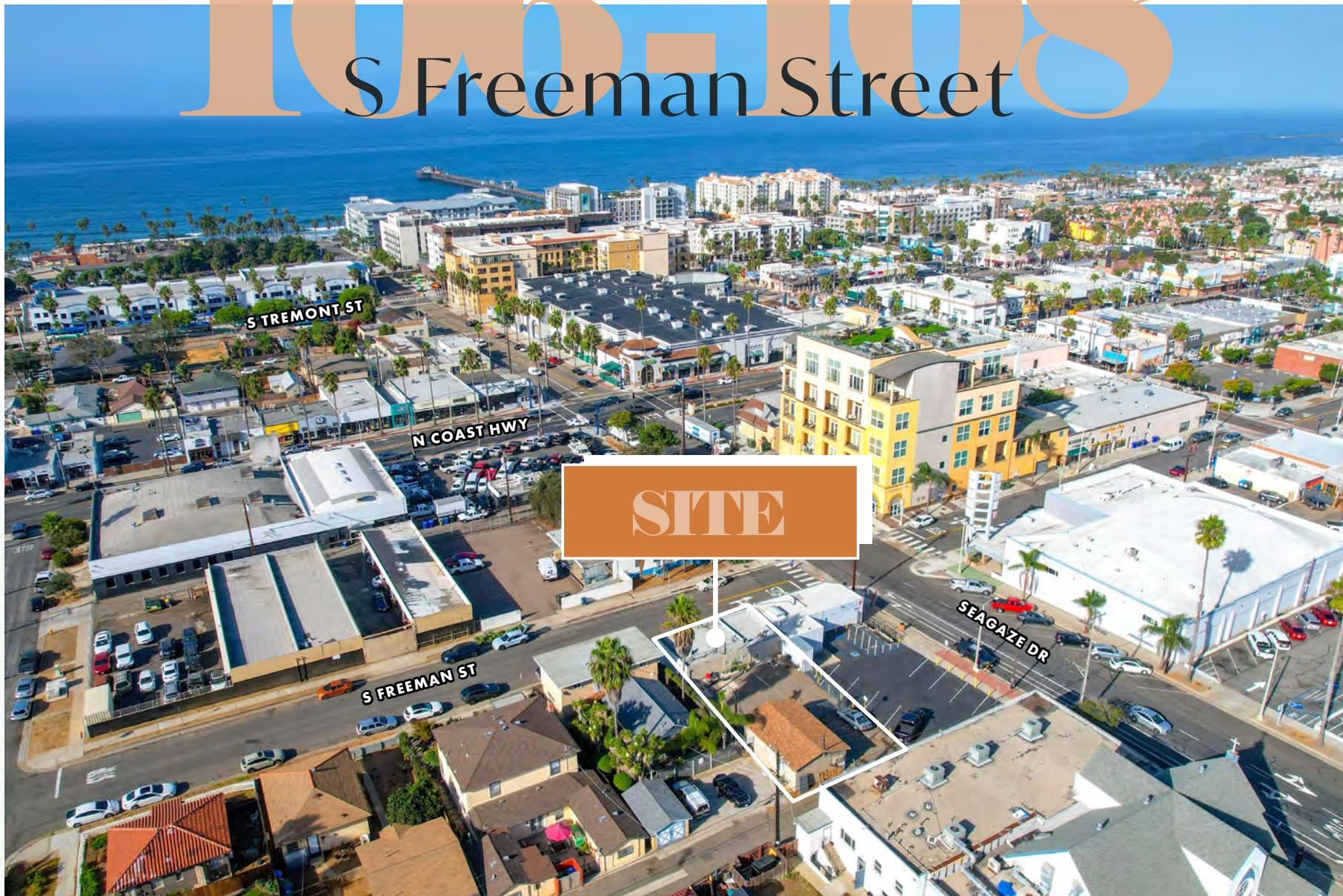


106-108

S Freeman Street



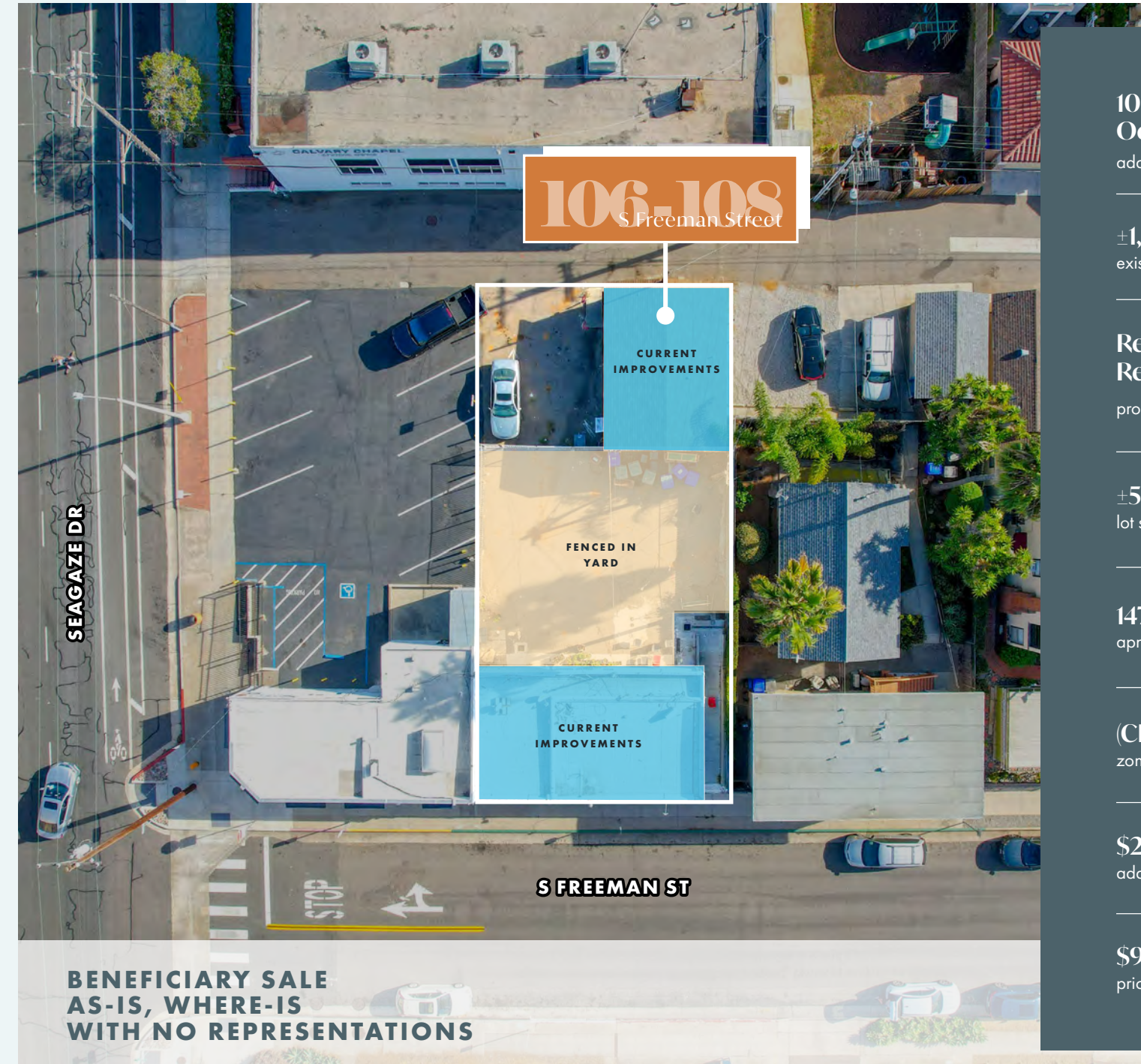
RARE OWNER-USER | REPOSITION | DEVELOPMENT
FOR SALE | RETAIL/OFFICE COASTAL OCEANSIDE



RETAIL/OFFICE OPPORTUNITY IN HIGHLY DESIRED OCEANSIDE FIRST TIME ON THE MARKET IN 25 YEARS!

106-108 S Freeman is a rare 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.



106-108 S Freeman St
Oceanside, CA 92054
address

±1,625 SF (BUYER TO VERIFY)
existing improvement(s) size

Retail/Office
Reposition | Development

property type

±5,149 SF
lot size

147-282-11
apn

(CP) - Commercial Professional
zoning

\$2,350 per month
additional income from MTM tenants

\$990,000
pricing

**BENEFICIARY SALE
AS-IS, WHERE-IS
WITH NO REPRESENTATIONS**

Property
Details

Property Highlights

COVETED LOCATION

Located in coveted Downtown Oceanside and one block from S Coast Hwy - San Diego's main coastal thoroughfare

PRIME SIGNAGE & PARKING

Prime signage opportunity and dedicated parking

FLEXIBLE CONFIGURATION

Multiple suite configuration allows for owner-user to expand or reduce their occupancy



OUTDOOR SPACE

Property features a fenced in yard

SYNERGYSTIC NEIGHBORS

Surrounding tenants include Blade 1936, Breakwater Brewing, Camp Coffee, Masters Kitchen, and many more

NEW DEVELOPMENTS

Three blocks to the Oceanside Transit Center - NCTD redevelopment will bring over 750 units to this location

COASTAL LOCATION

Minutes to the beach, pier, and Oceanside Harbor



[LINK TO ZONING ORDINANCE](#)

The Neighbors



106-108
S Freeman Street

LOCAL TAP HOUSE

MASTERS KITCHEN & COCKTAILS

BAGBY BEER CO

DIJA MARA

COMMUNAL COFFEE

USPS

SWITCHBOARD RESTAURANT & BAR

ALLMINE PIZZA

BANANA DANG COFFEE

TENTEN 32 UNITS

TY'S BURGER HOUSE

FLYING PIG PUB & KITCHEN

BREAKWATER BREWING

BLADE 1936

CVS

SWAMIS CAFE

NCTD REDEVELOPMENT 547 UNITS

PROPOSED REDEVELOPMENT 321 UNITS

OCEANSIDE TRANSIT CENTER

COSMOS BURGER

ALOHANA

CAMP COFFEE

VERIZON

PB POKE HOUSE

OCEANSIDE TERRACES 44 UNITS

KNOCKOUT PIZZA

EAT CRISPY BURGER

SEAVIEW APTS 45 UNITS

SANCHOS TACOS

PB POKE HOUSE

SPRINGHILL SUITES 149 ROOMS

PIERSIDE SOUTH 110 UNITS

BROOKS THEATER

CRAFT COAST

LOCAL DEMOGRAPHICS

3 MIN

Beach/Oceanside Pier

93

Walk Score

3 MIN

Interstate 5

2.8M

Overnight Visitors

2 MIN

Transit Center

4,000+

Residential Units/Hotel Rooms

6,198

Businesses

\$103,633

Average Income

*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



THE NEW VIBE OF O'SIDE

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.



REGAL CINEMAS REDEVELOPMENT ELEVATES OCEANSIDE

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.



DISCOVER OCEANSIDE



05 The Location

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



SOUTHERN CALIFORNIA'S MOST AUTHENTIC BEACH TOWN

Enjoy a quintessential California coastal escape that includes wide sandy beaches, a small craft 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.

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.

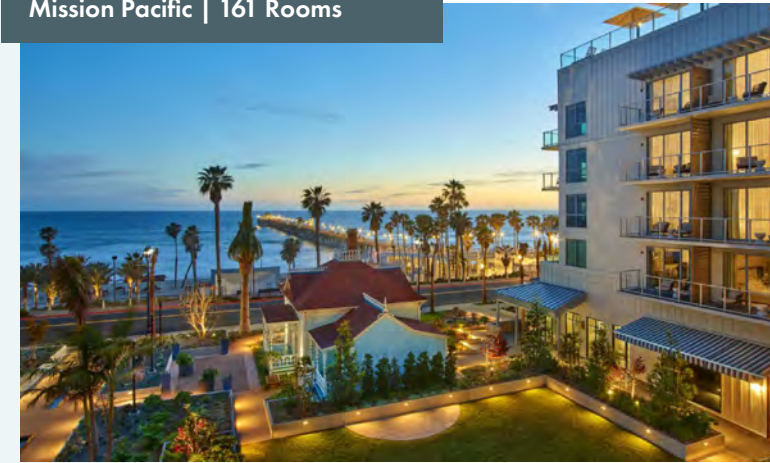
	2 Mile	5 Mile	10 Mile
Population (2022)	44,855	156,713	414,161
Project Population (2027)	45,159	157,748	416,009
Total Daytime Employment	13,098	43,931	161,157
Total Households	15,569	55,406	140,836
Avg. Household Income	\$89,267	\$98,312	\$110,007
Total Consumer Spending	\$495.1M	\$1.9B	\$5.4B

DOWNTOWN 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.

Mission Pacific | 161 Rooms



TENTEN | 124 Rooms & 90 Units



The Seabird | 226 Rooms



Pier Resort | 158 Rooms



Pierside South | 110 Units



SALT | 52 Units



11 Million

Annual Passengers
through Oceanside
Transit Center





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AMY MCNAMARA
amy@upsocal.com
Lic. No. 01083491

760-889-2127 | upsocal.com

