

MODERA MELROSE

Oceanside Retail Opportunity

±2,100 SF

NEW BUILD. PRIME LOCATION.

Join Oceanside's newest development - become the next must-visit retail destination.



5011-16 OCEANSIDE BLVD

Oceanside, CA 92056



±2,100 SF

Available Space



Q2 2026

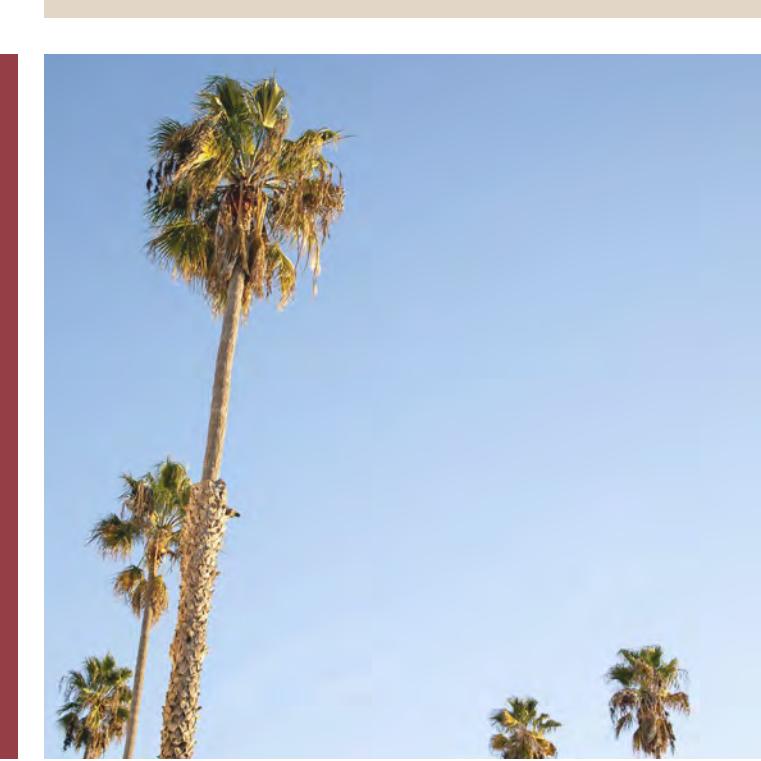
Est. Delivery



RETAIL/CAFE/FTNIES

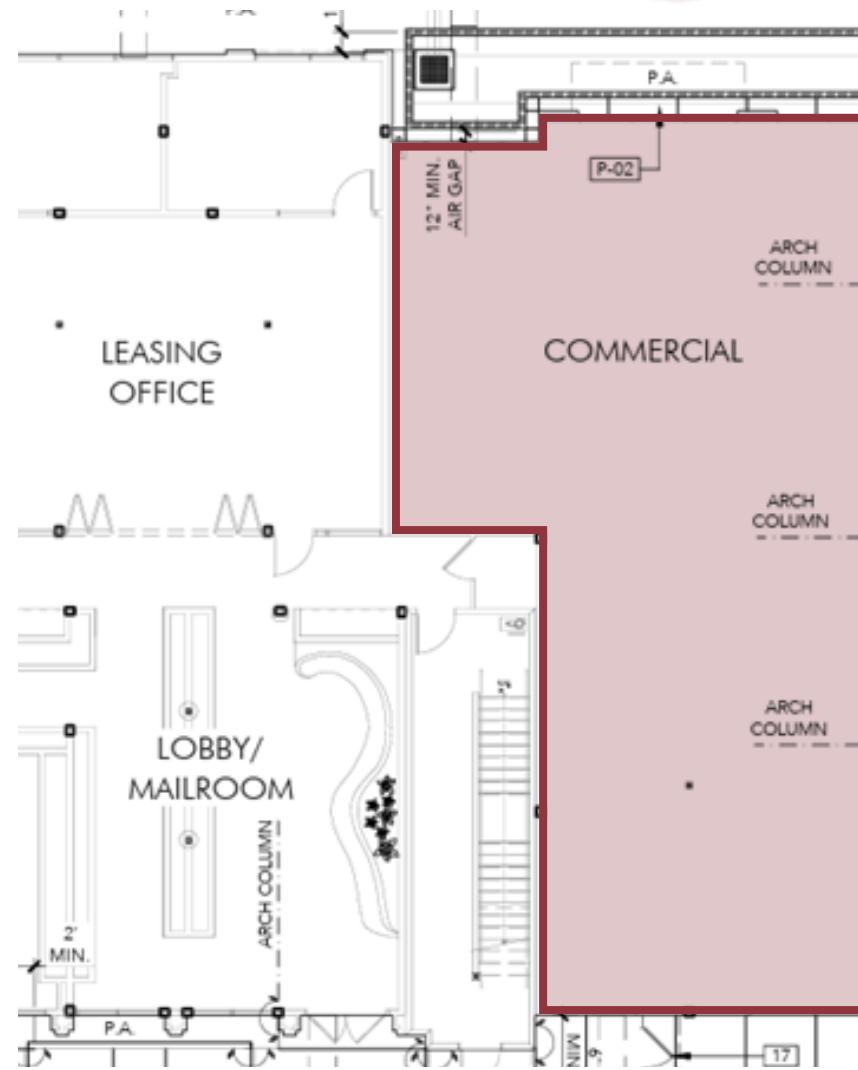
Space Use

Be among the first to lease retail space at Modera Melrose, a brand-new mixed-use community by Mill Creek Residential. Positioned at the high-traffic intersection of Oceanside Boulevard and Melrose Drive, this 2,100 SF commercial opportunity sits at the gateway between Oceanside and Vista, situated beneath 323 luxury residences and adjacent to the Inland Rail Trail. With completion slated for late summer 2026, this is a prime chance to establish your business in one of North County's most anticipated developments.





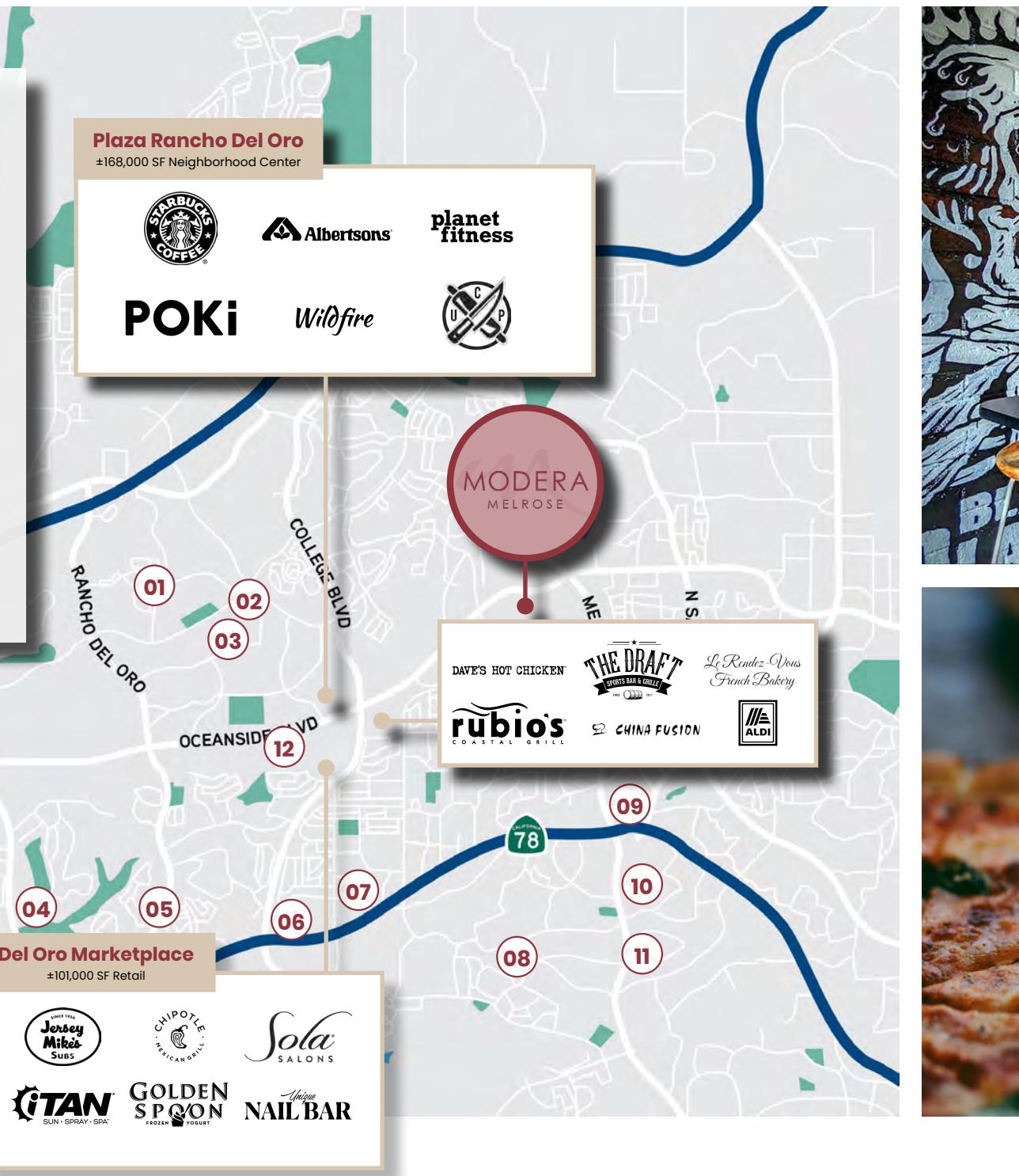
- Prime corner retail space located at the primary entrance of Modera Melrose, a new mixed-use, garden-style community at the intersection of Melrose Drive and Oceanside Boulevard
- Over 1,000 homes/apartments located within walking distance of the retail suite
- Brand new construction with flexible suite configuration and outdoor patio potential
- Situated beneath 323 units with over 3,000 additional units within a 1-mile radius
- Located along the Inland Rail Trail, a 21-mile Class I bikeway that stretches through Oceanside, Vista, San Marcos, Escondido and a portion of the unincorporated County of San Diego
- Adjacent to the Melrose Drive station, 1.8M annual boardings, and within 1.5 miles of Vista's revitalized historic district
- Just 2.3 miles from Downtown Vista – a vibrant hub known for its rich history, live music venues, outdoor art installations, open-air dining, and local craft breweries
- Capitalize on a densely populated, affluent coastal community with rapid growth, high foot traffic, and strong retail demand



Oceanside Blvd - 18,024 ADT

Melrose Dr.

- 01. Ocean Ranch Corporate Center
- 02. Pacific Coast Business Park
- 03. Kaiser Permanente
- 04. Pacific Gateway Towers
- 05. Ocean Terrace
- 06. Tri-City Medical
- 07. Vista Medical Plaza
- 08. La Tortuga Office Park
- 09. Melrose Plaza Office Park
- 10. The Atrium
- 11. Melrose Corporate Center
- 12. Rancho Del Oro Technology Park





THE LOCATION

Positioned at the energetic crossroads of Oceanside and Vista, this evolving North County San Diego hub offers a balanced mix of residential living, recreation, and connectivity. Anchored along Oceanside Boulevard near Melrose Drive, it links two vibrant cities through a corridor lined with shopping centers, dining spots, and essential services. Just 1.5 miles away, Vista's revitalized historic district adds character with its boutique shops, local eateries, and cultural draws.



	1 Mile	2 Mile	3 Mile
Population (2024)	5,773	9,960	16,549
Project Population (2029)	51,510	100,721	168,104
Total Daytime Employment	6,548	11,048	217,028
Total Households	2,765	4,828	7,590
Avg. Household Income	\$108,60	\$108,285	\$109,445
Total Consumer Spending	\$80M	\$153	\$2.5B

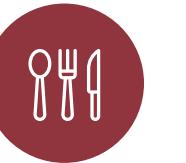
THE LIFESTYLE

This location blends coastal and inland lifestyles. With access to the Sprinter rail line and Inland Rail Trail, residents enjoy an active, commuter-friendly environment. Oceanside's beaches offer surf and sunset escapes, while Vista's brewery and arts scene bring weekend energy. A mix of parks, fitness studios, and community events create a relaxed yet connected neighborhood feel—appealing to professionals, families, and creatives.



75,000

Annual Visitors



40+

Places to Eat



6

Award Winning Breweries



DISCOVER DOWNTOWN VISTA

Just 1.5 Mi. from Site!

DINE

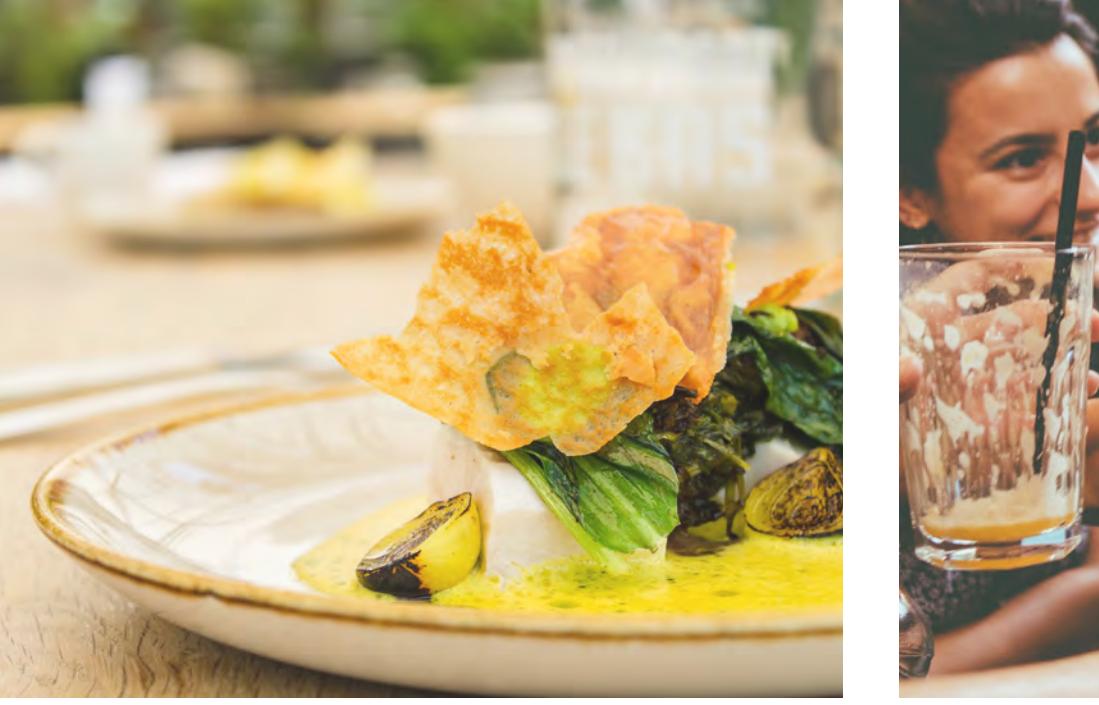
From acclaimed restaurants and award-winning breweries to cozy cafés, artisan pizzerias, and sweet bakeries, this lively district offers something for every palate. Whether you're stopping in for a quick bite or settling in for a night out, you'll find bold flavors, friendly faces, and a welcoming, walkable atmosphere.

SHOP

A hidden gem for shopping, this vibrant destination offers a unique retail experience full of character and charm. Discover everything from handmade crafts and vintage finds to curated florals, home goods, and thoughtful gifts—all from locally owned shops that reflect the creativity and spirit of

PLAY

Downtown Vista hosts family-friendly events year-round, from the Vista Strawberry Festival and Rod Run car show to the arts-focused Alley Art Festival. Seasonal favorites like Fright Night, the Christmas Parade, and Winterfest add festive charm to the lively calendar.



Today, Oceanside is a thriving community that provides all the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of outstanding location and multiple resources.



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