

FOR LEASE

Coastal Oceanside Street Retail

105 & 111 S. COAST HWY
OCEANSIDE, CA 92054

SPACE A: 2,837 SF
SPACE B: 2,192 SF



*Rendering of actual design plan to be completed Q1 2026

LOCATION
MATTERS 

The Spaces

- / **Highly visible Coast Hwy street retail opportunity** in the bustling downtown Oceanside district.
- / **Walking distance to the beach, Oceanside Pier**, and a variety of popular, vibrant retail shops and restaurants.
- / **Storefront Upgrades** to be completed Q1, 2026
- / **Appealing 12' ceiling height**, plus glass storefront and interior skylights offering abundant natural light.
- / **25'-30' of frontage on S. Coast Hwy**, providing excellent visibility and strong street presence.
- / **Abundant free public NCTD parking** just one block away for easy customer access.
- / **High Traffic count of 21,299 VPD** along S. Coast Hwy.
- / **Steps from the planned Regal redevelopment**, a future upscale mixed-use project featuring apartments, shops, and restaurants.
- / **Near the NCTD large-scale redevelopment**, poised to further transform the surrounding neighborhood.



**FOR
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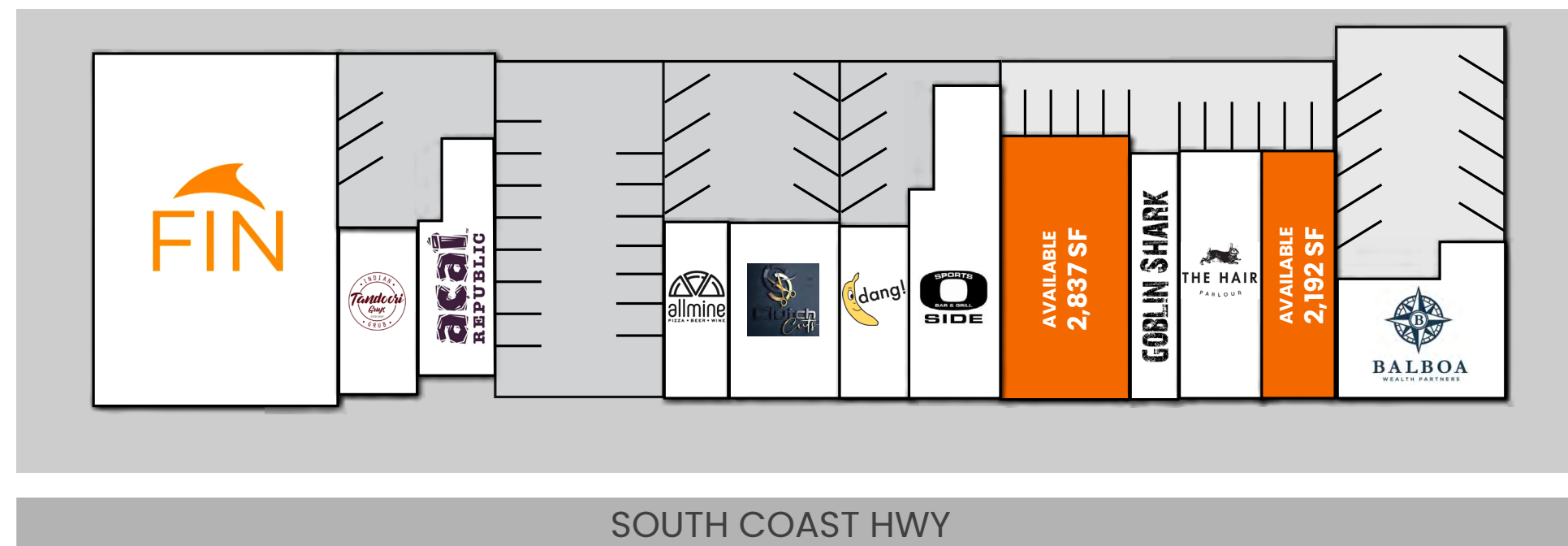
Site

Plan



2,192 SF

2,837 SF



The Neighborhood



1		7	
2		8	
3		9	
4		10	
5		11	
6		12	



The Demographics

1 MILE

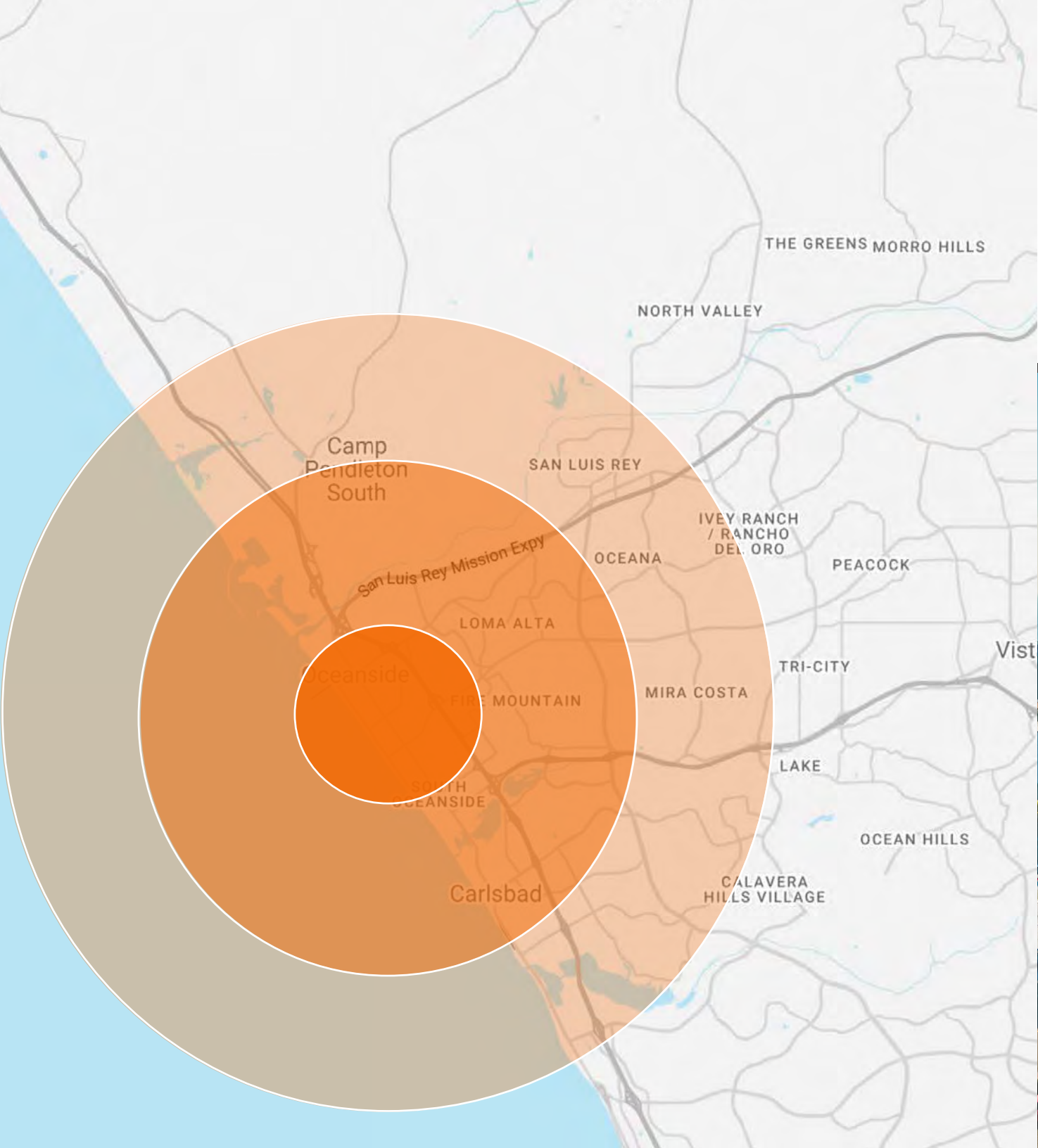
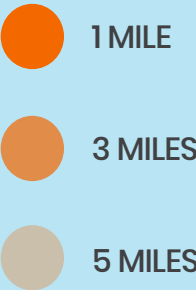
Daytime Population	16,218
Population	16,998
Average HH Income	\$106,422

3 MILES

Daytime Population	63,586
Population	62,246
Average HH Income	\$112,627

5 MILES

Daytime Population	142,013
Population	143,341
Average HH Income	\$123,801



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.

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

Regal Redevelopment Plan



The Regal Redevelopment Plan will feature 20,000 square feet of commercial space on the ground floor, split evenly between restaurant and retail. Additionally, there will be a 1,200-square-foot rooftop restaurant and bar. The development includes 332 residential units starting from the third floor, with 10% (or 34 units) dedicated as affordable housing at 80% of the median income level in San Diego County. There will be one below-ground and two above-ground parking levels, offering a total of 595 spaces, with separate parking for commercial and residential use.



20,000 SF
commercial space
on the ground floor

1,200 SF
rooftop restaurant
and bar

332
residential units
34 units dedicated as
affordable housing
(80% of median income)

1
below-ground
parking level

2
above-ground
parking levels

595
total
parking spaces

Leasing Inquiries:



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flower moon
home decor



*Rendering of actual design plan

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