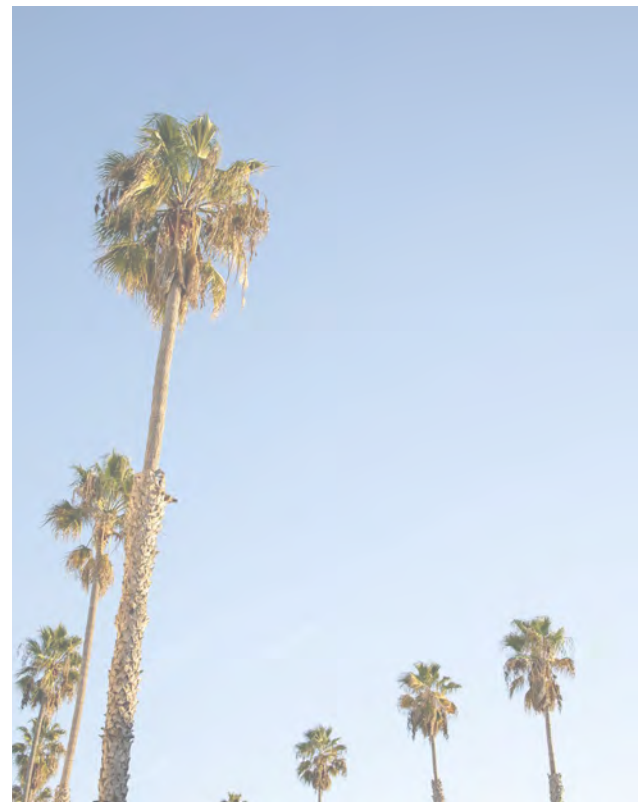


LAGOON

2110 S COAST HIGHWAY | OCEANSIDE



For Lease

Coastal Office | South Oceanside
±984 - 1,174 SF



Where Mid-Century Cool Meets Coastal Views

This 15,000 SF mixed-use destination overlooking the Buena Vista Lagoon features 7,000 SF of activated retail and 8,000 SF of creative office space, wrapped in a sleek Japanese-style wood slat facade.



The Property

\$4.25 PSF, NNN

2110 S Coast Hwy

±984 - 1,174 SF

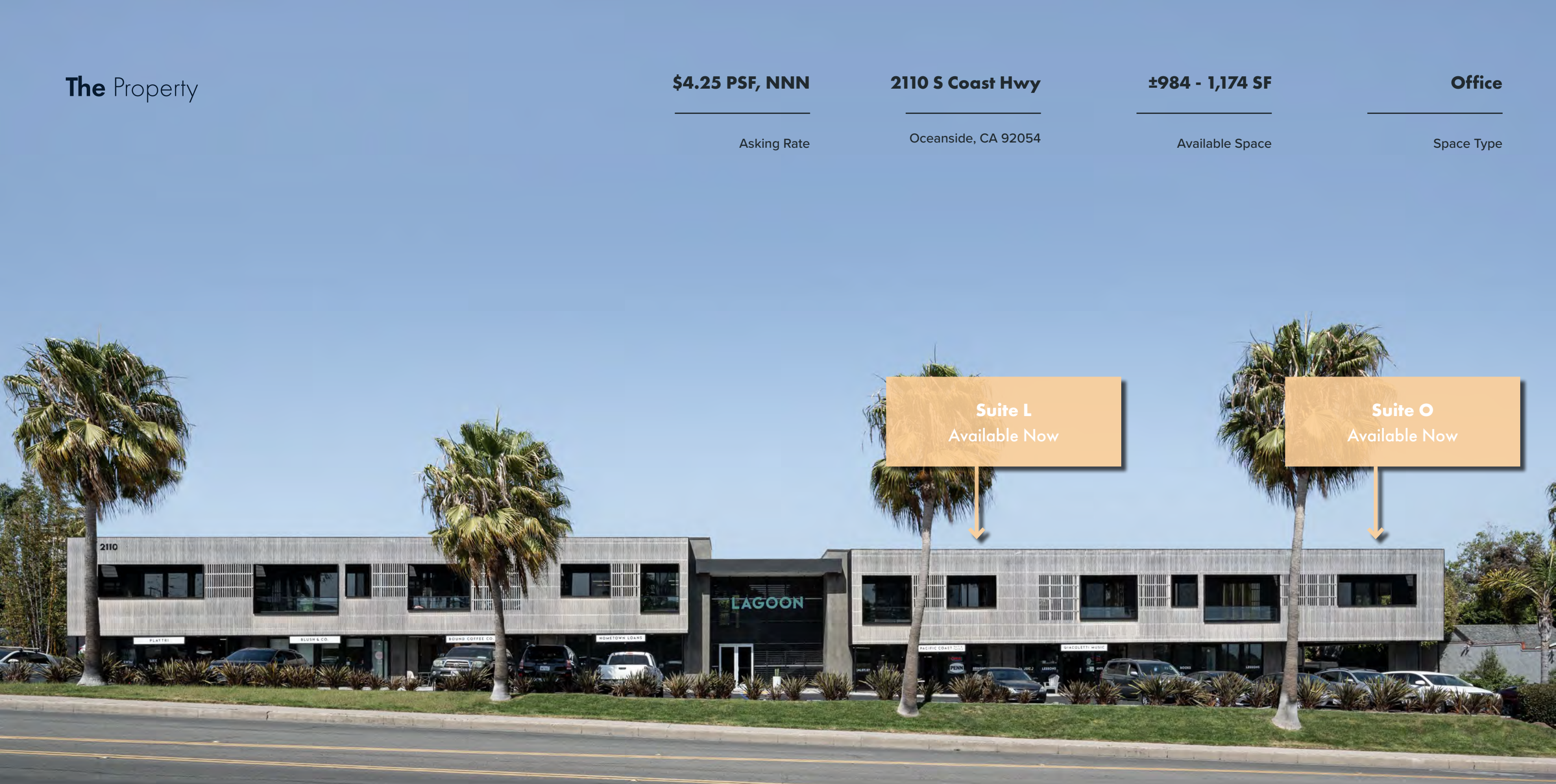
Office

Asking Rate

Oceanside, CA 92054

Available Space

Space Type



Prime South Oceanside location with panoramic views of the Buena Vista Lagoon and Pacific Ocean

Suite features open space, kitchenette, two private offices, and large sliding doors to private balcony

Fully renovated interior and exterior, featuring a timeless design with high-quality materials and modern finishes

Includes ample on-site parking and shared common area restrooms

Dynamic and vibrant surrounding neighborhood with walkability to South Oceanside and Carlsbad Village

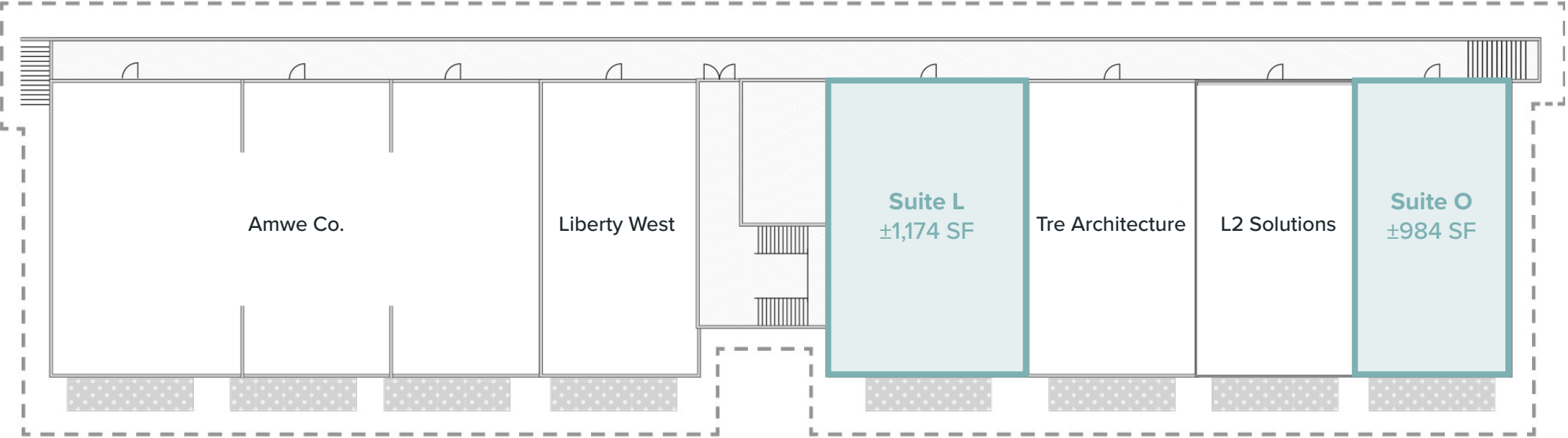
Oceanside is experiencing a surge of growth, with new restaurants, businesses, and major developments attracting both residents and visitors

Neighbors include Tanner’s Prime Burgers, Corner Pizza, HomeState, Little Fox Cups & Cones, Lagree + Versa Fit, Verve Studios, and more!

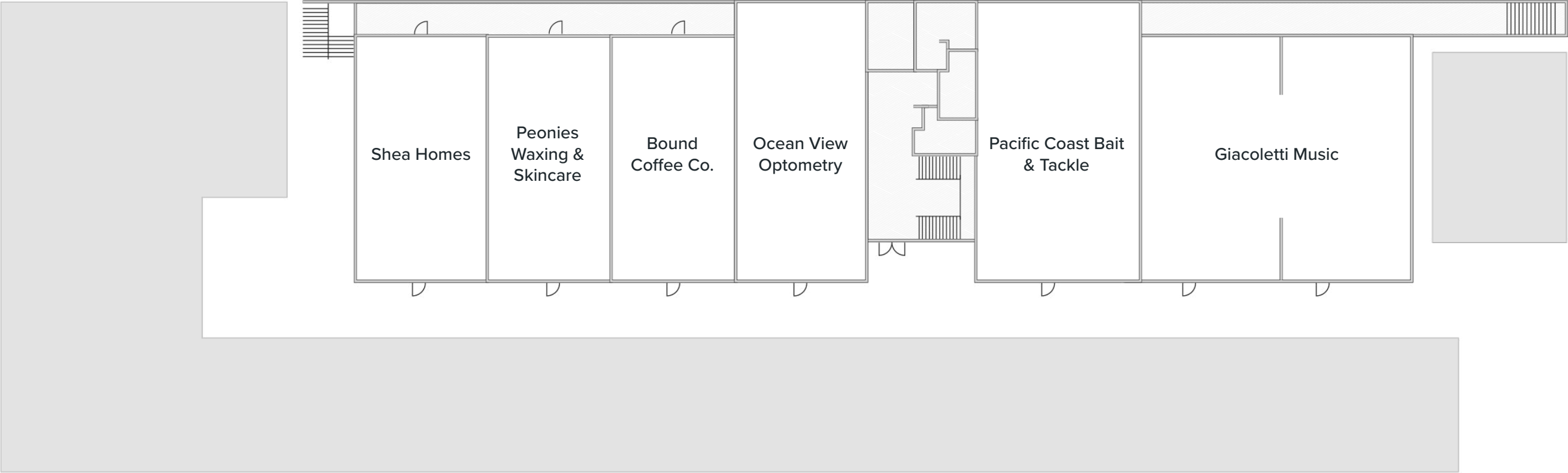


- Available Space
- Parking
- Balcony

Second Floor



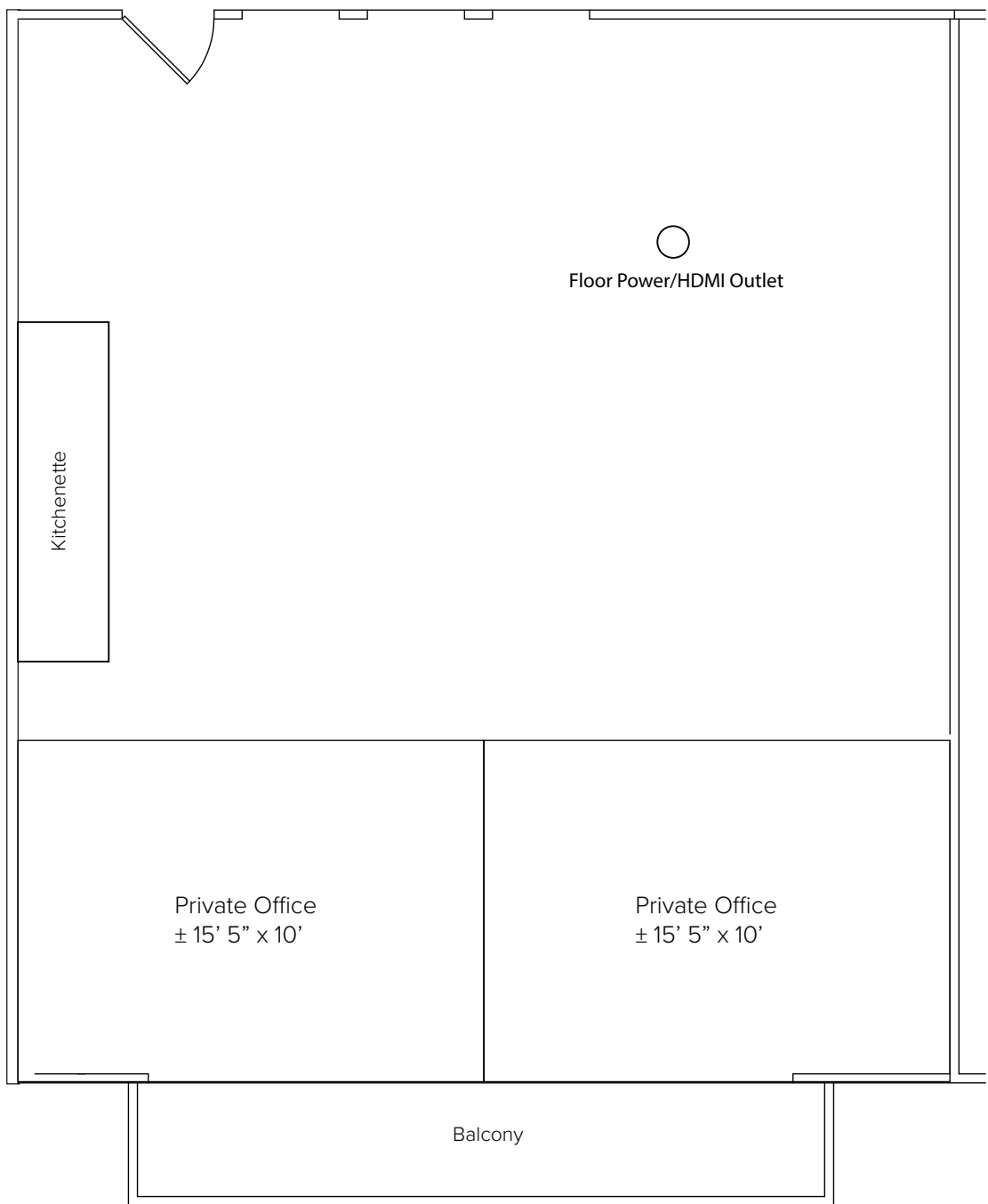
First Floor



S COAST HWY

Available Space

Suite L

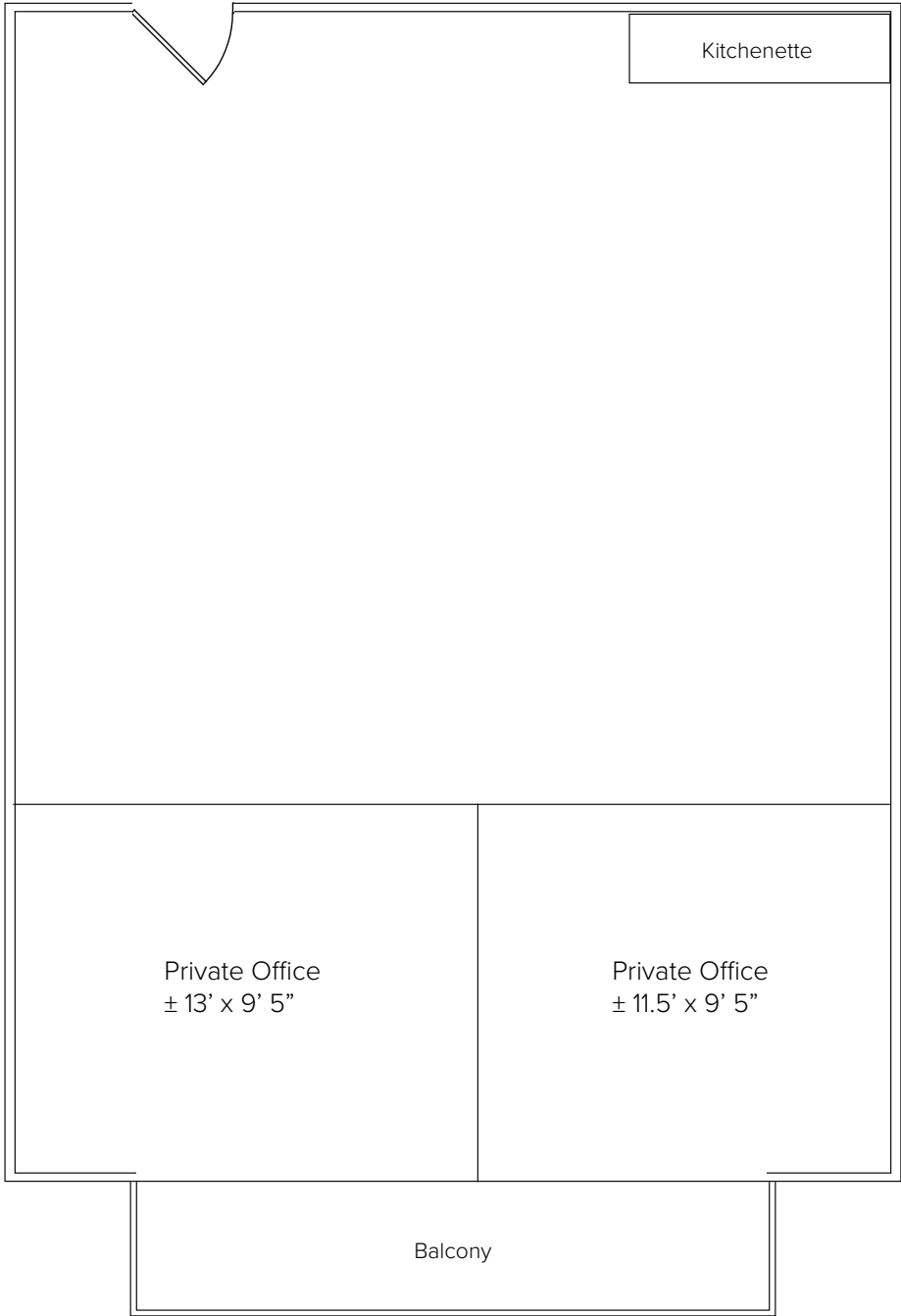


Available Now

±1,174 SF



Suite ○



Available Now
±984 SF



1. Angelo's Burgers
2. SoCal Bike
3. Hill Sreet Brewery
4. Corner Pizza
5. Lagree + Versa Fit
6. Little Fox Cups + Cones
7. Tanner's Prime Burgers
8. Home State
9. Hill Street Donut House
10. Verve Studios
11. Johnson Interiors
12. And Breakfast Burritos
13. Rose Cafe
14. Merenda
15. Coastal Core Pilates
16. Therapy Social Fitness
17. Oceanside Florist Inc.
18. Surf Ride Boardshop
19. Pour House
20. Otterlei Coastal
21. Lofty Coffee
22. Nicks on State
23. Pure Taco
24. Jeune et Jolie
25. Kiln Coworking
26. NCTD Transit Station

The Neighbors



In the Path of Development

Regal Cinemas Redevelopment

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.



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.



Sunsets | 180 Units Proposed



Seagaze | 179 Units Proposed



Moderna Neptune | 360 Units Proposed



Tower 1888 | 57 Units Proposed



Jefferson Oceanside | 295 Units Proposed



Hope | 156 Units Proposed



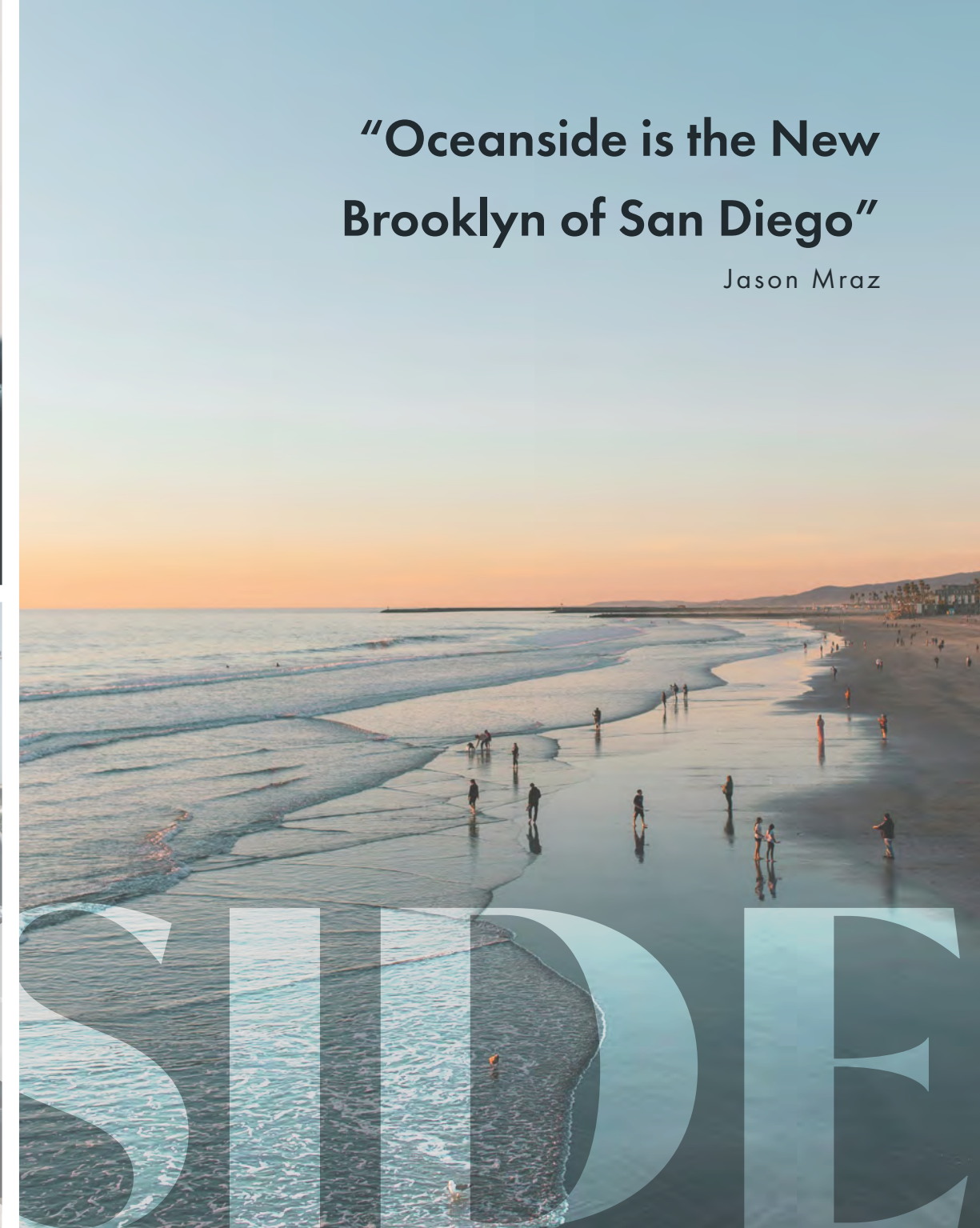
The New Vibe of O'Side

Oceanside is undergoing a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels that are transforming the coastal city into a vibrant hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment options, Oceanside is solidifying its role as a premier destination between Los Angeles and San Diego.



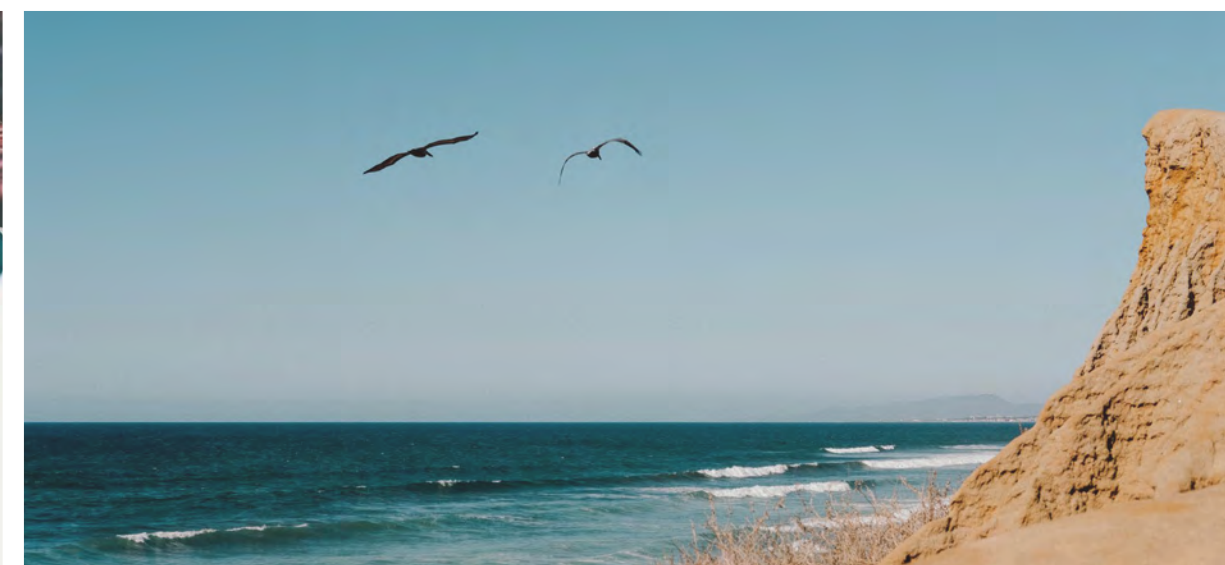
"Oceanside is the New Brooklyn of San Diego"

Jason Mraz



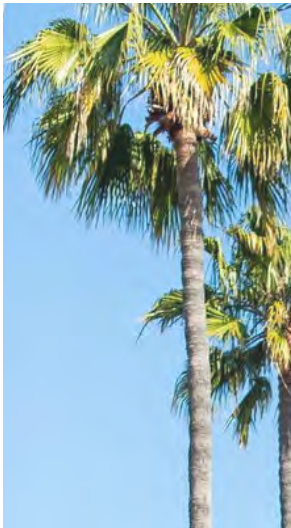
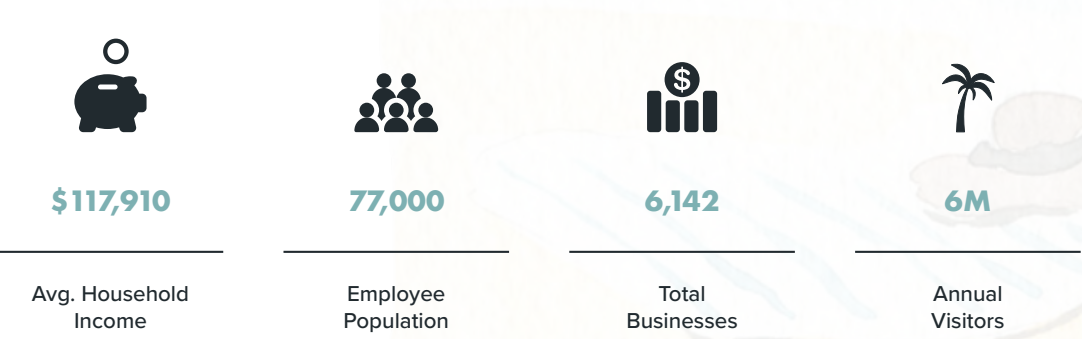
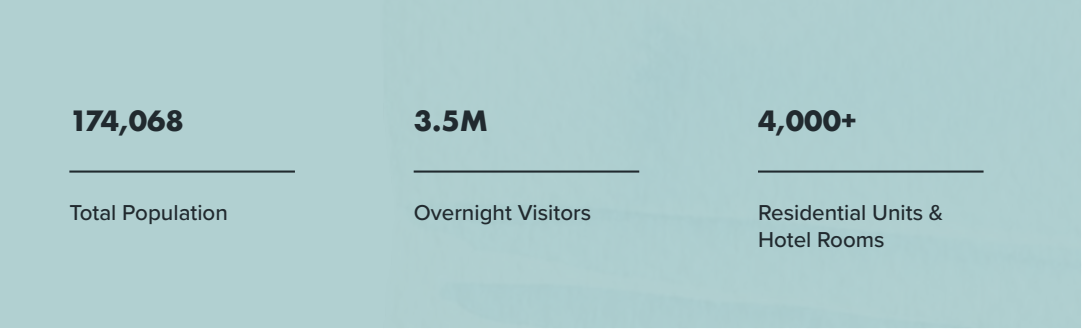
Home to Some of San Diego's Newest Hotels and Residences

Oceanside is Southern California's most authentic beach town, offering wide sandy beaches, a historic pier, and vibrant neighborhoods alongside a rich blend of surf culture, ocean adventures, and diverse culinary experiences. Known for its creativity and laid-back vibe, O'side invites visitors to explore, express, and enjoy everything from skateboarding to skydiving.



The Demographics

Oceanside is one of the fastest-growing coastal cities in Southern California, home to over 170,000 residents with a diverse and youthful population. Its strategic location between San Diego and Orange County, combined with strong military, tourism, and local business sectors, supports a dynamic and resilient economy.





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