

**FOR LEASE 0.55 AC AUTO DEALERSHIP AND REPAIR SHOP**

# **501-515 S COAST HWY**

OCEANSIDE, CA 92054



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TRENT FRANCE**

760-929-7838

tfrance@lee-associates.com

DRE# 00984842

**CHRISTIAN THOMPSON**

760-481-1016

cthompson@lee-associates.com

DRE# 02105771

**NICK GUERENA**

760-525-6854

nguerena@lee-associates.com

DRE# 02254895

# PROPERTY HIGHLIGHTS

*Available Immediately*



**RSF:** ±7,254 SF  
**Land:** 0.55 AC/23,958 SF



**Equipment:** Enclosed services department with 6 lifts, parts room, and air compressor



**Amenities:** Two restrooms, showroom, private finance office, and cashier/ waiting room, 6 Lifts



**Visibility:** Prominent coast highway signage + high traffic count (14,700 VPD)



**Year Built:** 1960

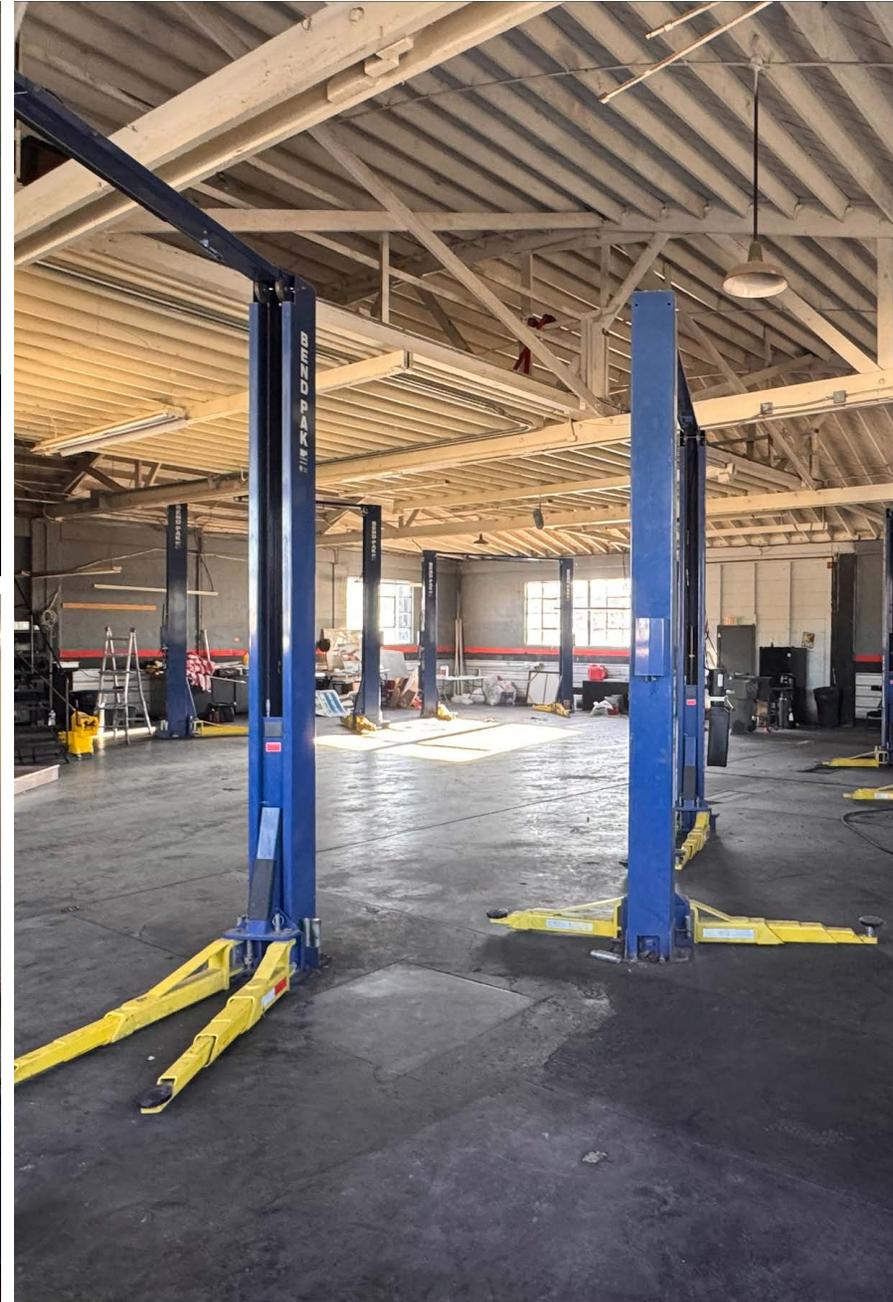


**Parking:** 1.73/1,000 SF

**Lease Rate: \$2.25/SF + \$0.38/SF NNN**



# PROPERTY PHOTOS



# MARKET OVERVIEW



OCEANSIDE TRANSIT CENTER



Topeka St  
**GAMBLERS**

Oceanside High School

## DOWNTOWN RETAIL



...and many more!



**SUBJECT PROPERTY**

S COAST HWY - 16,800 VPD



St Mary Star of the Sea School

INTERSTATE 5  
**202,500 VPD**



**GOAT HILL PARK**  
*World Class • Working Class*





# LOCAL DEMOGRAPHICS (2025)

	1 mi	3 Mi	5 Mi
 Population	16,182	72,353	154,271
 Households	7,096	29,084	59,097
 Average HH Income	\$123,692	\$122,427	\$134,888
 Median HH Income	\$122,383	\$121,142	\$133,237
 Total Businesses	876	4,323	7,196
 Total Employees	5,010	28,994	58,545

## COASTAL OCEANSIDE DEMAND



**Residential Units**  
±4,383



**New Retail**  
±308,464 SF

**FOR LEASE 0.55 AC AUTO DEALERSHIP AND REPAIR SHOP**

# 501-515 S COAST HWY

OCEANSIDE, CA 92054



**TRENT FRANCE**

760-929-7838

tfrance@lee-associates.com

DRE# 00984842

**CHRISTIAN THOMPSON**

760-481-1016

cthompson@lee-associates.com

DRE# 02105771

**NICK GUERENA**

760-525-6854

nguerena@lee-associates.com

DRE# 02254895

Lee & Associates - North San Diego County | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com/sandiegonoorth | DRE# 01096996

*The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc. and Lee Proprietary Data. © Copyright 2022 Lee & Associates all rights reserved.*