

PRIME COASTAL RETAIL

±16,730 SF FREESTANDING BUILDING

AVAILABLE FOR LEASE



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1201
S COAST HWY
OCEANSIDE, CA

1201 S. COAST HWY.

OCEANSIDE, CA

Firestone

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

BR BASKIN-ROBBINS™

NEARBY RETAIL:

Little Caesars

South O
Brewing
OCEANSIDE, CA

Better
Buzz
COFFEE ROASTERS

L & L
HAWAII
SINCE 1955

Vigilante
COFFEE COMPANY

PLAY IT AGAIN
SPORTS

PLAY IT AGAIN
SPORTS

- **Flagship Retail Box – 16,730 SF** - Former Rite Aid Drive-Thru with excellent frontage, signage, and a flexible layout ready for a variety of retail, or service uses.
- **Unmatched Visibility & Access** - Hard corner at Coast Hwy & Oceanside Blvd, Pylon Signage and a signalized intersection averaging nearly 40,000 cars per day.
- **High-Density Trade Area** - Over 153,000 residents earning an average of \$134,721 within 5 miles, strong daytime population, and affluent households drive consistent retail demand.
- **Oceanside Tourism Skyrocketed in 2024** - The result was \$625 million in visitor spending (est.)—a 6% jump over 2023
- **Adjacent to the Sprinter Light Rail Public Transit Station** - Critical driver of consistent retail foot traffic. 1,823,000 Riders in 2024 (up 8% year-over-year)
- **Evolving Coastal Corridor** - Located along the South Coast Hwy redevelopment zone, surrounded by new restaurants, shops, and lifestyle concepts attracting locals and tourists alike.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2025 Population

16,815

73,929

153,801



Daytime Population

8,507

48,687

101,930



Avg. Household Income

\$126,402

\$123,407

\$134,721

Source: Regis

TRAFFIC COUNTS



S Coast Hwy | 15,575 CPD

Source: Regis

Oceanside Blvd | 13,944 CPD

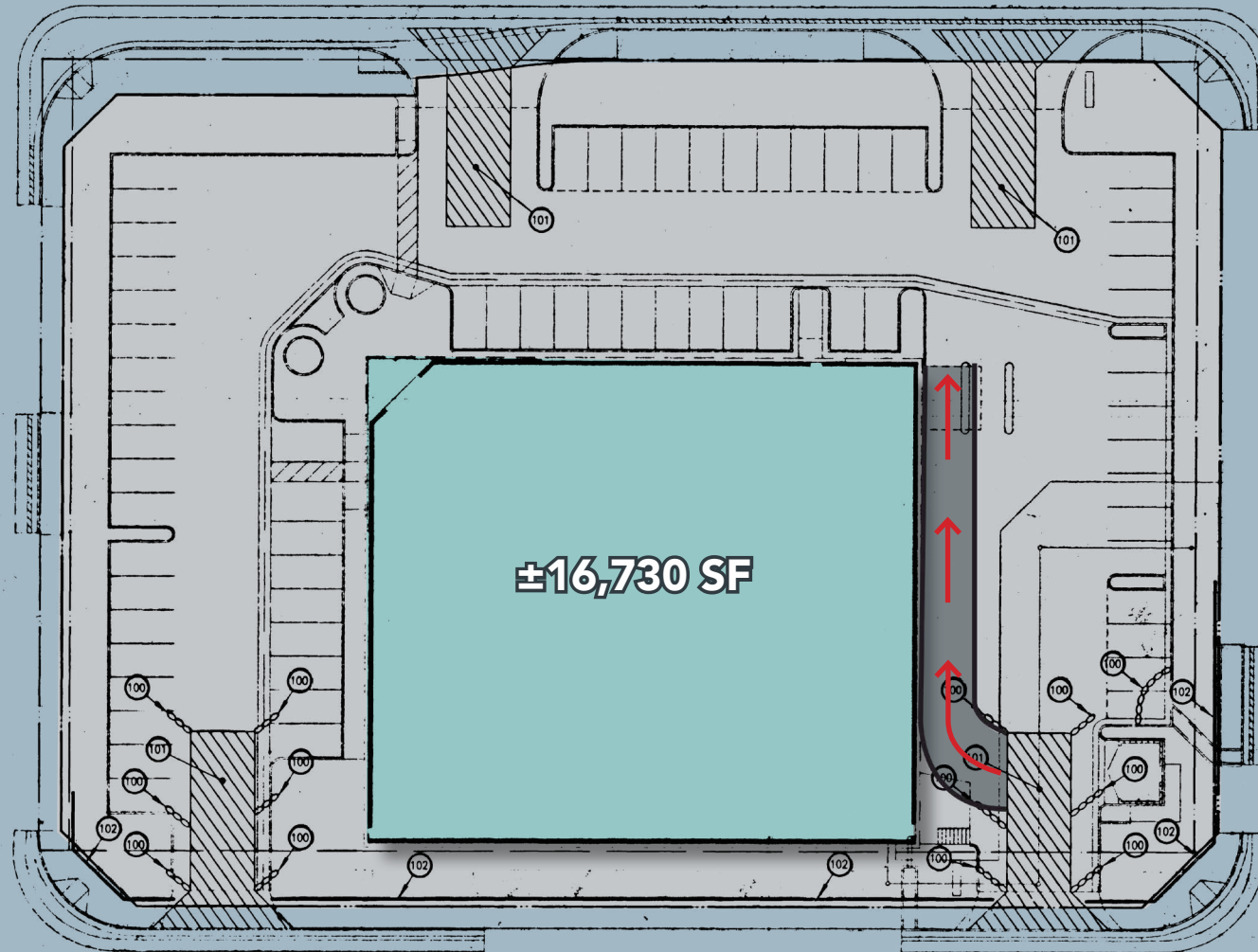


South Coast Hwy.

Oceanside Blvd

Godfrey Street

Tremont Street



Prominent Retail Corner on South Coast Hwy



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CARLSBAD
1.5 MILES AWAY

CARLSBAD
VILLAGE



Shea
HOMES
54 Condos

Vigilante
COFFEE COMPANY

South O
Brewing
CO.



3 Min Away
Via Oceanside Blvd
207,000 VPD



SPRINTER

Coast Hwy Station

PLAY IT AGAIN
SPORTS

S Coast Hwy | 15,575 CPD

S. Tremont St

Minutes from I-5, Transit &
Major Arteries

3 MIN

I-5 On Ramp
(Oceanside Blvd)

6 MIN

Downtown Oceanside
Pier / Transit Center

7 MIN

Oceanside Harbor

10 MIN

Carlsbad Village
(Downtown Carlsbad)

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Surrounding Retail

**1201 S. COAST HWY.
OCEANSIDE, CA**

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OCEANSIDE, CA

1201 S. CO
OCEANSIDE, CA

Oceanside Demographics



174,068

Employee
Population



3.5 Million

Employee
Population



4,000+

Employee
Population



\$117,910

Avg. Household
Income



77,000

Employee
Population



6,142

Total
Businesses



6 Million

Annual
Visitors

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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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.

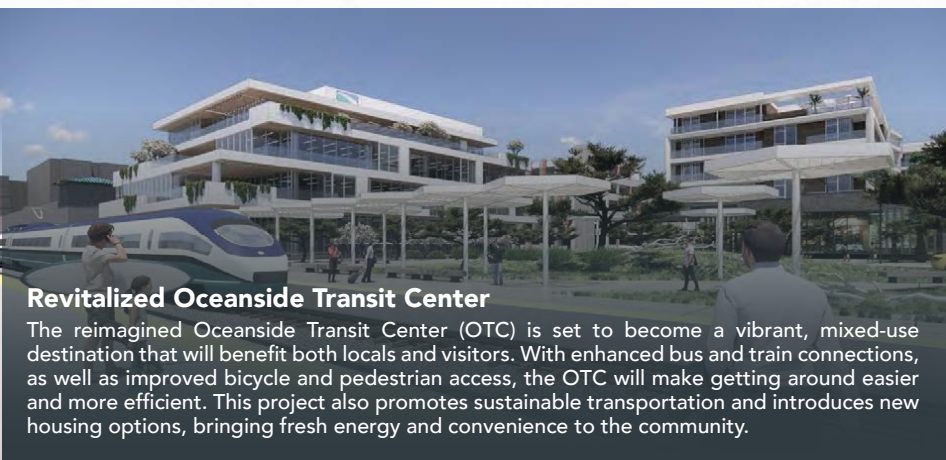


Jefferson Oceanside | 295 Units Proposed

Developments In The Area



Moderna Neptune | 360 Units Proposed



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.



Tower 1888 | 57 Units Proposed



Seagaze | 179 Units Proposed



Sunsets | 180 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.

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