

# PRIME COASTAL RETAIL

±16,730 SF FREESTANDING BUILDING

AVAILABLE FOR LEASE



BRIAN BIELATOWICZ  
951.445.4515  
bbielatowicz@leetemecula.com  
DRE# 01269887

RYAN BENNETT  
760.448.2449  
rbennett@lee-associates.com  
DRE #01826517

DREW OLSON  
760.448.1372  
dolson@lee-associates.com  
DRE #02049653

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

1201  
S COAST HWY  
OCEANSIDE, CA

# 1201 S. COAST HWY.

OCEANSIDE, CA



- **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

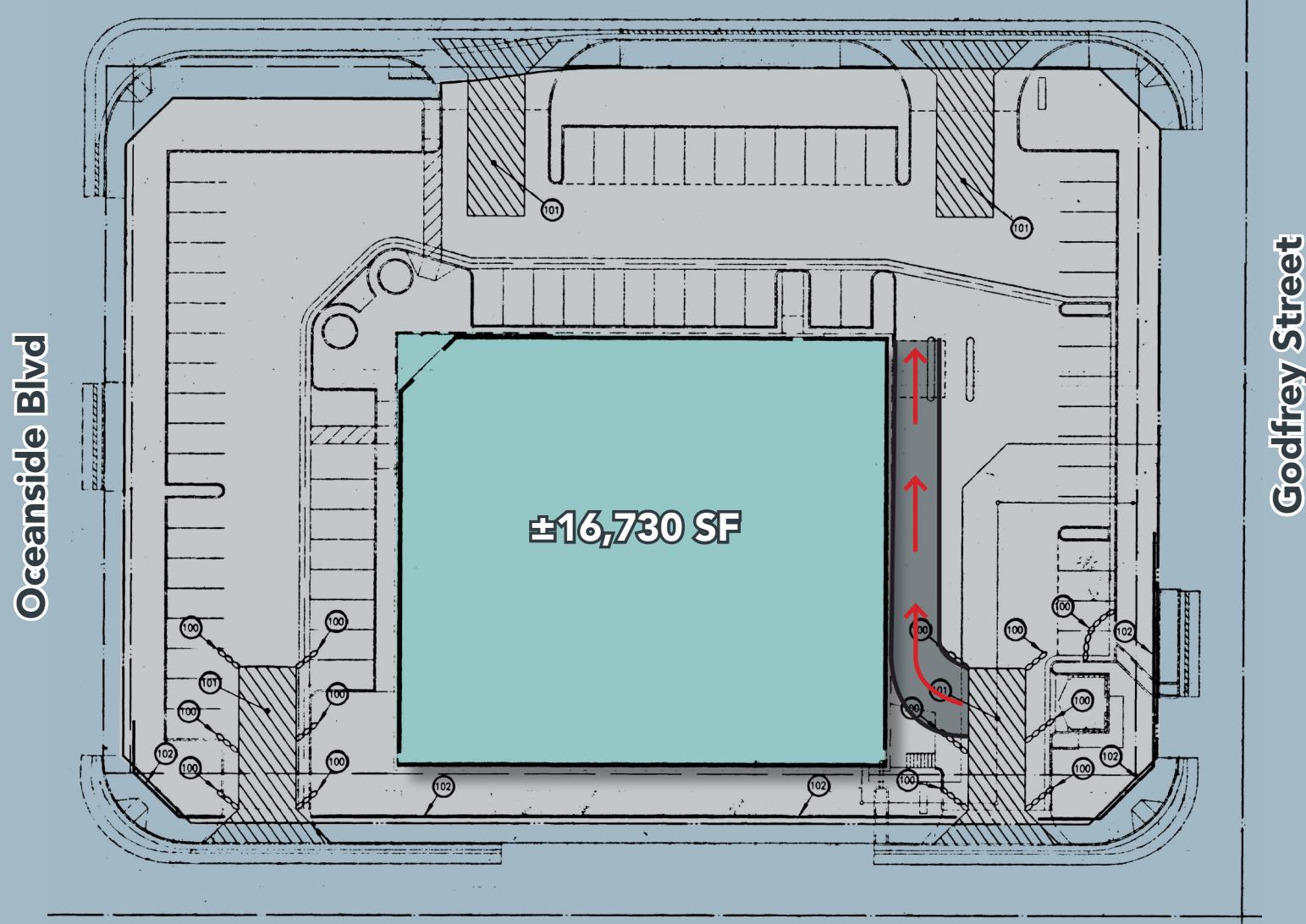
S Coast Hwy   15,575 CPD
Oceanside Blvd   13,944 CPD

Source: Regis



# Site Plan

## South Coast Hwy.



# Prominent Retail Corner on South Coast Hwy



FOR MORE INFORMATION, PLEASE CONTACT:

**BRIAN BIELATOWICZ**  
951.445.4515  
bbielatowicz@leetemecula.com  
DRE# 01269887

**RYAN BENNETT**  
760.448.2449  
rbennett@lee-associates.com  
DRE #01826517

**DREW OLSON**  
760.448.1372  
dolson@lee-associates.com  
DRE #02049653

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

CARLSBAD  
1.5 MILES AWAY

CARLSBAD  
VILLAGE

Minutes from I-5, Transit &  
Major Arteries

INTERSTATE  
5  
3 Min Away  
Via Oceanside Blvd  
**207,000 VPD**

**Shea**  
HOMES  
54 Condos



**Vigilante**  
COFFEE COMPANY

**South Brewing**  
OCEANSIDE



**SPRINTER**  
Coast Hwy Station

PLAY IT AGAIN  
SPORTS

S Coast Hwy / I-5 On Ramp



S. Tremont St

FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN BIELATOWICZ  
951.445.4515  
bbielatowicz@leeteemecula.com  
DRE# 01269887

RYAN BENNETT  
760.448.2449  
rbennett@lee-associates.com  
DRE #01826517

DREW OLSON  
760.448.1372  
dolson@lee-associates.com  
DRE #02049653

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**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)



FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN BIELATOWICZ  
951.445.4515  
bbielatowicz@leetemecula.com  
DRE# 01269887

RYAN BENNETT  
760.448.2449  
rbennett@lee-associates.com  
DRE #01826517

DREW OLSON  
760.448.1372  
dolson@lee-associates.com  
DRE #02049653

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

# *Surrounding Retail*

1201 S. COAST HWY.  
OCEANSIDE, CA

**1201 S. COAST HIGHWAY**  
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.

FOR MORE INFORMATION, PLEASE CONTACT:

**BRIAN BIELATOWICZ**  
951.445.4515  
bbielatowicz@leetemecula.com  
DRE# 01269887

**RYAN BENNETT**  
760.448.2449  
rbennett@lee-associates.com  
DRE #01826517

**DREW OLSON**  
760.448.1372  
dolson@lee-associates.com  
DRE #02049653

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

## 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.



# Developments In The Area



## 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.



Jefferson Oceanside | 295 Units Proposed



Tower 1888 | 57 Units Proposed



Moderna Neptune | 360 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.

FOR MORE INFORMATION, PLEASE CONTACT:

**BRIAN BIELATOWICZ**  
951.445.4515  
bbielatowicz@leetemecula.com  
DRE# 01269887

**RYAN BENNETT**  
760.448.2449  
rbennett@lee-associates.com  
DRE #01826517

**DREW OLSON**  
760.448.1372  
dolson@lee-associates.com  
DRE #02049653

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



BRIAN BIELATOWICZ  
951.445.4515  
bbielatowicz@leetelemed.com  
DRE# 01269887

RYAN BENNETT  
760.448.2449  
rbennett@lee-associates.com  
DRE #01826517

DREW OLSON  
760.448.1372  
dolson@lee-associates.com  
DRE #02049653

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

1201  
S COAST HWY  
OCEANSIDE, CA