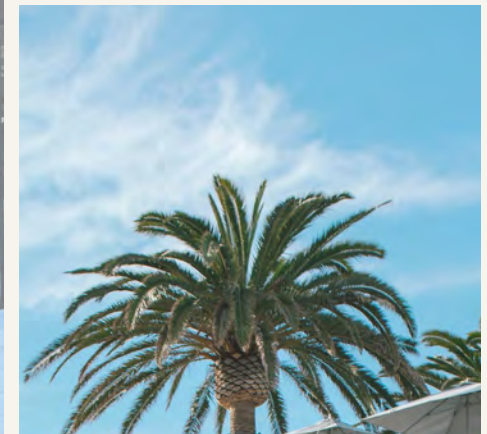


# 208 N Freeman St



**CONFIDENTIAL: DO NOT DISTURB EXISTING TENANT**

**COASTAL RETAIL FOR LEASE**  
OCEANSIDE | ±967 SF

# The Highlights.

- 1. Prime retail location with great frontage and visibility along N Freeman Street
- 2. Public parking & ample street parking adjacent to space
- 3. Minutes to the beach, pier, and Oceanside Harbor
- 4. Three blocks to the Oceanside Transit Center - NCTD redevelopment will bring over 750 units to this location
- 5. Surrounding tenants include Swami's Cafe, Flying Pig Pub & Kitchen, Kilowatt Brewing, Piper, Craft Coast Beer & Tacos, and more!
- 6. Located in coveted Downtown Oceanside and one block from N Coast Hwy - San Diego's main coastal thoroughfare

208 N Freeman St,  
Oceanside, CA 92054

Address

±967 SF

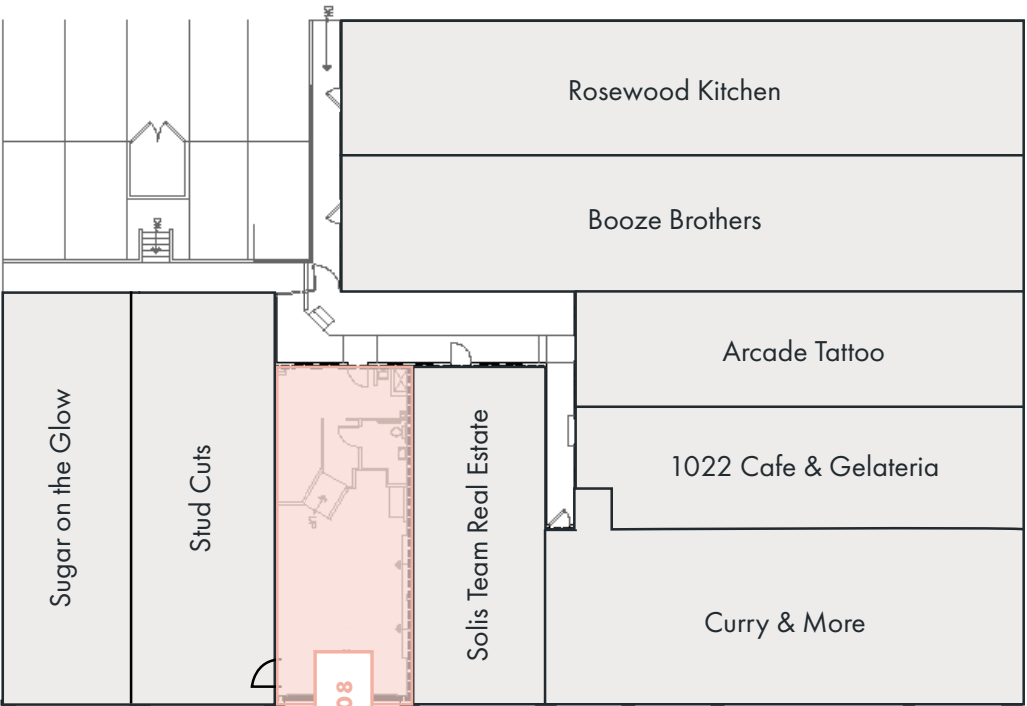
Available Space

Contact Broker

Rate

Retail

Space Type



MISSION AVE

N FREEMAN ST

# The Property.



# The Location.

“Oceanside is Southern California’s most authentic beach town.”

Enjoy a quintessential California coastal escape that includes wide sandy beaches, a small craft harbor, historic wooden pier, and charming bungalow neighborhoods. As a playful, fun, and diverse destination, Oceanside values personal expression and originality-take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside’s creative and entrepreneurial spirit.



0.3 Mi.

Oceanside Transit Center

0.5 Mi.

Interstate 5

0.7 Mi.

Strand Beach



# The New Vibe of O'Side.

Oceanside is turning heads - new developments are brining new tenants and residents to the area.

A surge of development is revitalizing Oceanside's downtown right along the coast. The city's nine-block master plan construction rapidly boosted business in the coastal community. Along with the plethora of new units and hotel rooms, the North County Transit District station will be undergoing development. This transit hub is one of the most widely used in the state. It's the southernmost stop for MetroLink, a Los Angeles commuter line, the northernmost stop for San Diego's coastal commuter rail, the Coaster, and the westernmost stop for the Sprinter, North County's light rail line. Development of the 10.2-acre transit center site will include construction of a 40,000-square-foot office building to replace the building the North County Transit District administration occupies in the 800 block of Mission Avenue, along with 547 market-rate apartments or condominiums and 101 affordable housing units.

## In the Path of Development.

Seagaze | 179 Units



Jefferson Oceanside | 295 Units



Tower 1888 | 42,000 SF



Moderna Neptune | 160 Units



Sunsets | 180 Units



### Revitalized Oceanside Transit Center

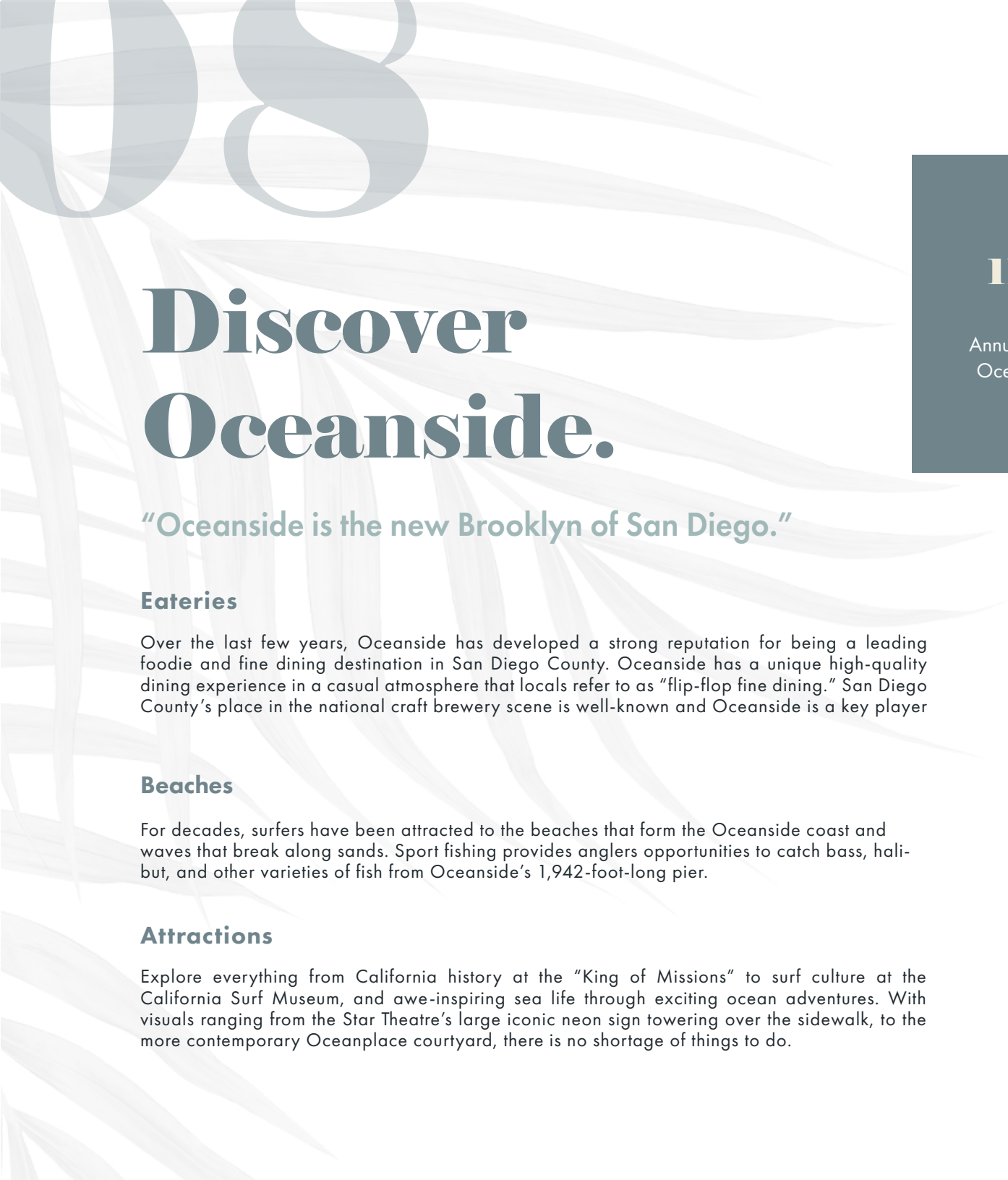
The reimagined Oceanside Transit Center (OTC) is set to become a vibrant, mixed-use destination that will benefit both locals and visitors. With enhanced bus and train connections, as well as improved bicycle and pedestrian access, the OTC will make getting around easier and more efficient. This project also promotes sustainable transportation and introduces new housing options, bringing fresh energy and convenience to the community.



### 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.





# Discover Oceanside.

“Oceanside is the new Brooklyn of San Diego.”

## Eateries

Over the last few years, Oceanside has developed a strong reputation for being a leading foodie and fine dining destination in San Diego County. Oceanside has a unique high-quality dining experience in a casual atmosphere that locals refer to as “flip-flop fine dining.” San Diego County’s place in the national craft brewery scene is well-known and Oceanside is a key player

## Beaches

For decades, surfers have been attracted to the beaches that form the Oceanside coast and waves that break along sands. Sport fishing provides anglers opportunities to catch bass, halibut, and other varieties of fish from Oceanside’s 1,942-foot-long pier.

## Attractions

Explore everything from California history at the “King of Missions” to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures. With visuals ranging from the Star Theatre’s large iconic neon sign towering over the sidewalk, to the more contemporary Oceanplace courtyard, there is no shortage of things to do.

**11 Million**

Annual Passengers through  
Oceanside Transit Center

**8 Min**

Drivetime to Camp Pendleton

**70,000**

Camp Pendleton Daytime Population

**2.8M**

Overnight Visitors

**4,500+**

Hotel Rooms/Units

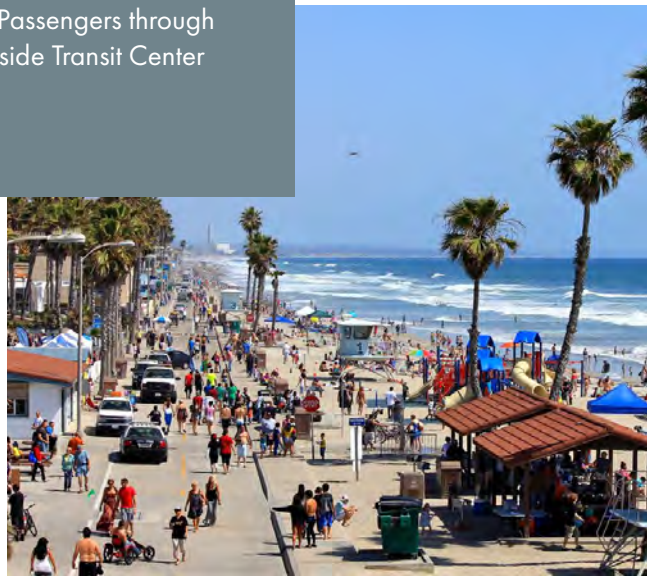
**18,758**

Population

**\$240 M**

Consumer Spending

\*Within 1 mi. of site



**15 MIN**  
**Orange County**

**Camp Pendleton**

**N Freeman St**

**Oceanside**

**Carlsbad**

**Leucadia**

**Encinitas**

**35 MIN**  
**Downtown**

## The Employers

### Largest Public Employers

Oceanside Unified School District  
Camp Pendleton  
City of Oceanside  
MiraCosta Community College  
North County Transit District  
Tri-City Medical Center

### Largest Private Employers

Genentech Pharmaceuticals  
Hydranautics  
Nitto Denko  
Gilead Sciences  
Hobie Cat



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