

FOR SALE



3 CONDOMINIUM COMMERCIAL RETAIL UNITS FOR SALE



1602 S COAST HWY  
OCEANSIDE, CA 92054

Tower 1888

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OCEANSIDE, CA 92054

# Tower 1888



## EXECUTIVE SUMMARY

Located in the vibrant neighborhood of West Oceanside, North San Diego, California, close to the bustling downtown Oceanside and the stunning California coastline, discover the enticing new community at 1602 South Coast Hwy by Shea Homes. Here, life is a blend of beachside serenity, modern conveniences, and sophisticated living, all situated along the iconic South Coast Hwy.

Immerse yourself in a vibrant lifestyle where retail, restaurants, and services are just a short stroll or a breezy electric bike ride away. With an array of shopping and dining options just steps from your door, every day is an opportunity for a new adventure. Whether you prefer exploring on land or water, numerous outdoor activities await you in this prime location.

Positioned strategically along South Coast Hwy and Morse Street, and conveniently near the I-5 freeway, this community offers seamless access to all of North San Diego and the most cherished Southern California beaches, making it an ideal hub for both relaxation and exploration.

Tower 1888 was meticulously designed to offer four elegant stories featuring 54 spacious homes with breathtaking architectural styles. The distinctive commercial retail plans boast open floor layouts with soaring ceilings and expansive glass windows and entry doors, inviting an abundance of natural light. Enjoy the convenience of ample commercial parking onsite, along with additional retail parking on the public streets throughout the neighborhood. Experience the perfect blend of comfort, style, and accessibility in this exceptional community.

# PROPERTY RENDERINGS WEST & NORTH



WEST ELEVATION  
(SOUTH COAST HIGHWAY)



NORTH ELEVATION  
(MORSE STREET)

# PROPERTY RENDERINGS EAST & SOUTH



EAST ELEVATION  
(SOUTH FREEMAN STREET)



SOUTH ELEVATION  
(NEIGHBOR)



# PROPERTY HIGHLIGHTS

- » Tower 1888 by Shea Homes
- » Three (3) Commercial Retail Units for sale
- » Delivered in white box shell condition
- » High Ceilings with wonderful natural light
- » 1 ADA Restroom included with shower per unit
- » Onsite commercial parking (1 Space /per 300 SF; 11 Spaces with 1 EV Charging Space) + additional retail parking on private streets

Commercial Unit 101 - Approx. 1,200 SF - AVAILABLE

Commercial Unit 102 - Approx. 1,005 SF - AVAILABLE

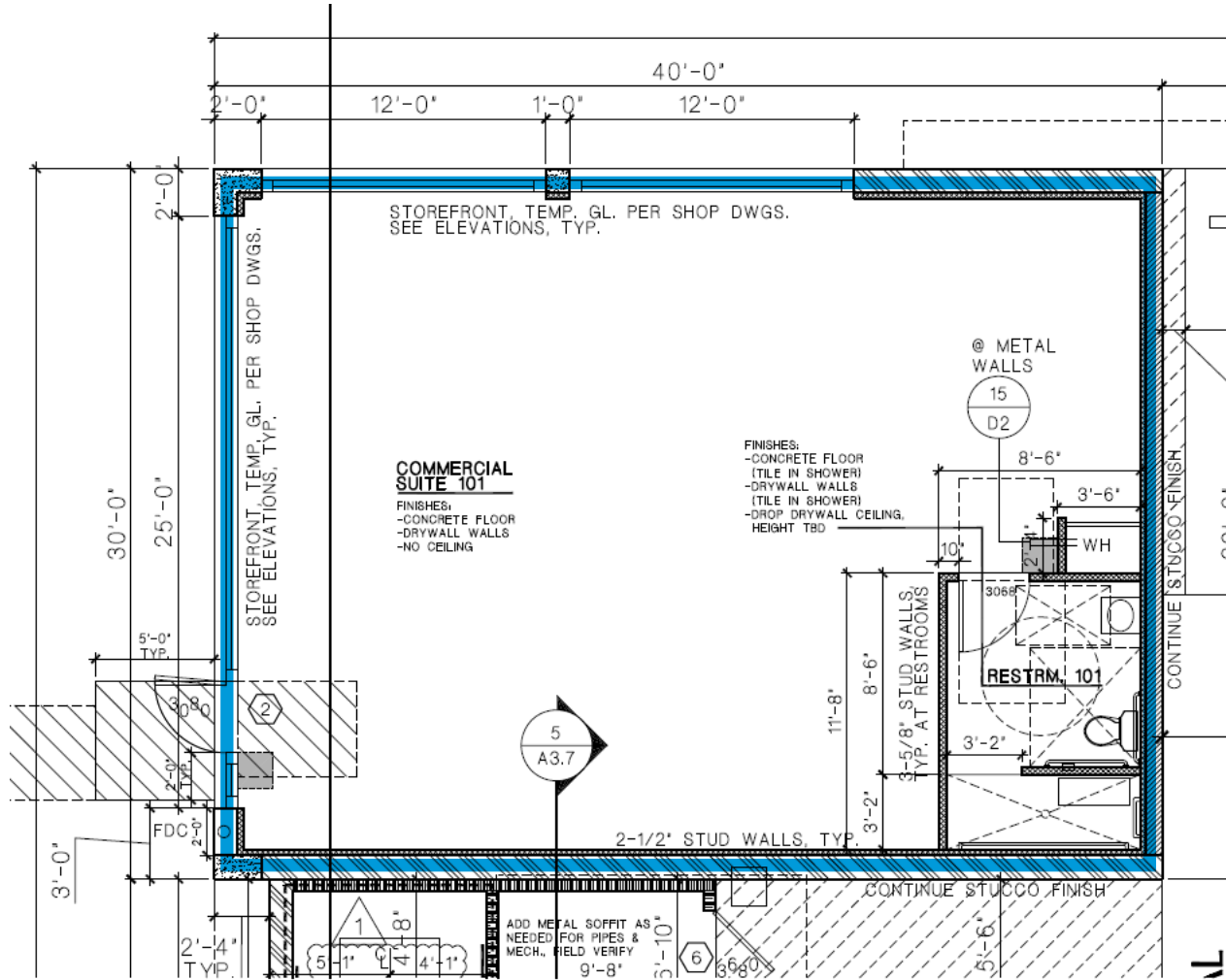
Commercial Unit 103 - Approx. 1,039 SF - AVAILABLE

**Asking price range - \$845/PSF - \$945/PSF**

Wonderful opportunity to own your own commercial retail condominium unit in a pedestrian friendly and walkable beach environment. Welcome to 1602 South Coast Hwy by Shea Homes. Welcome to your new home for your commercial retail business.

Estimated Delivery Q3 2026

# FLOOR PLANS

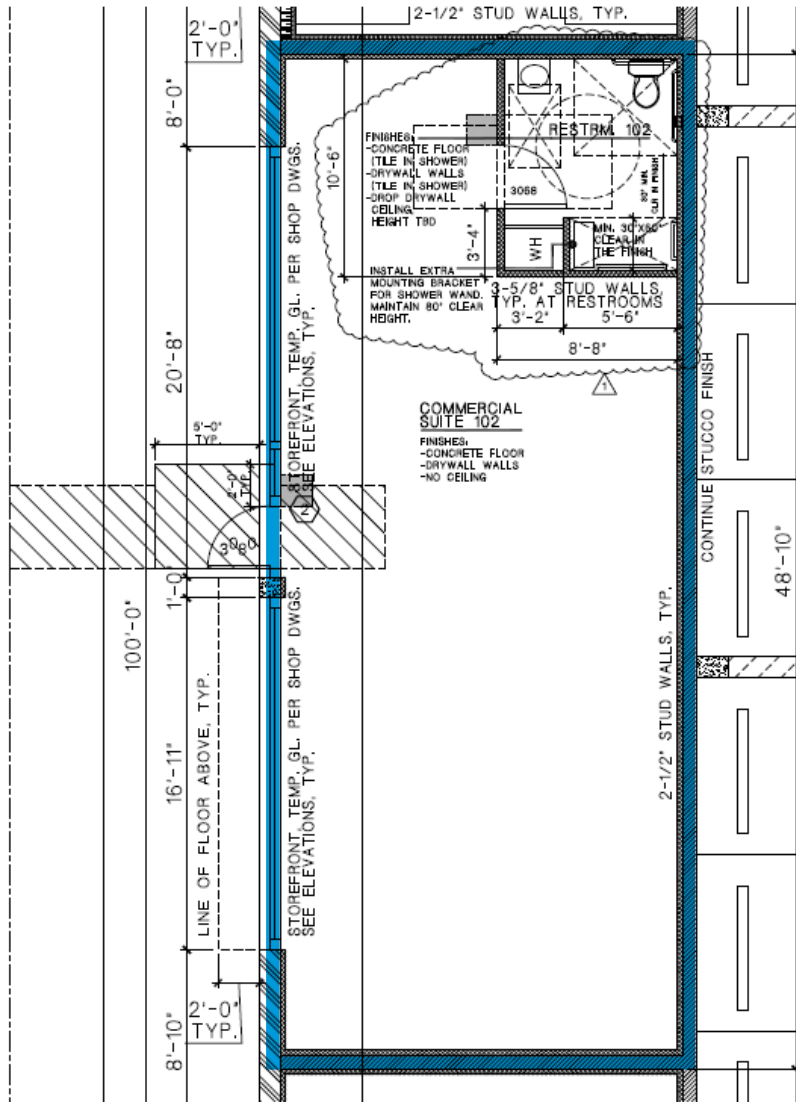


## COMMERCIAL SPACE 101

Approx.  
1,200 SF

\*Floor plans, maps and renderings are artist's conception based on preliminary information, not to scale and subject to change.

# FLOOR PLANS

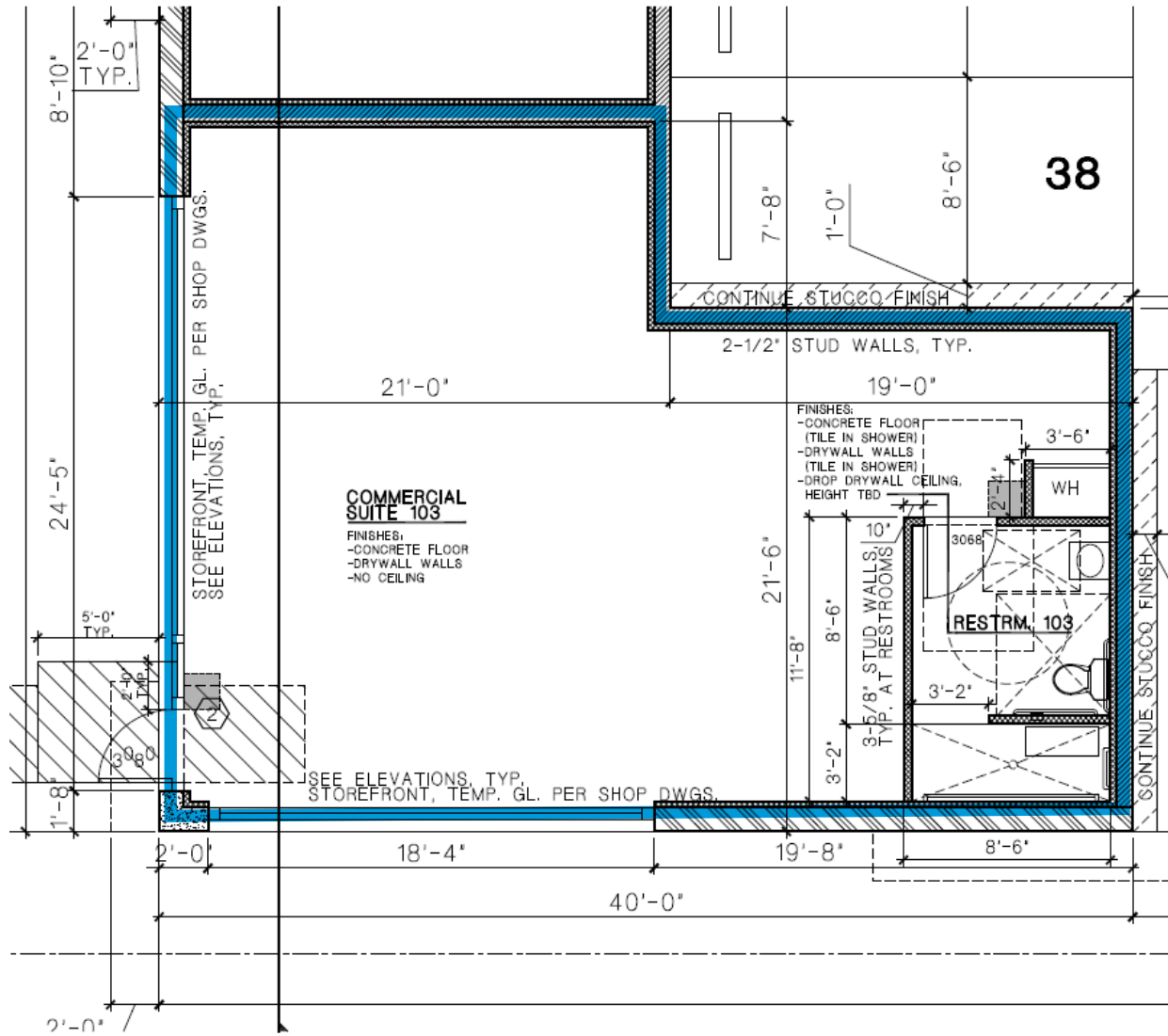


## COMMERCIAL SPACE 102

Approx.  
1,005 SF

\*Floor plans, maps and renderings are artist's conception based on preliminary information, not to scale and subject to change.

# FLOOR PLANS



## COMMERCIAL SPACE 103

Approx.  
1,039 SF

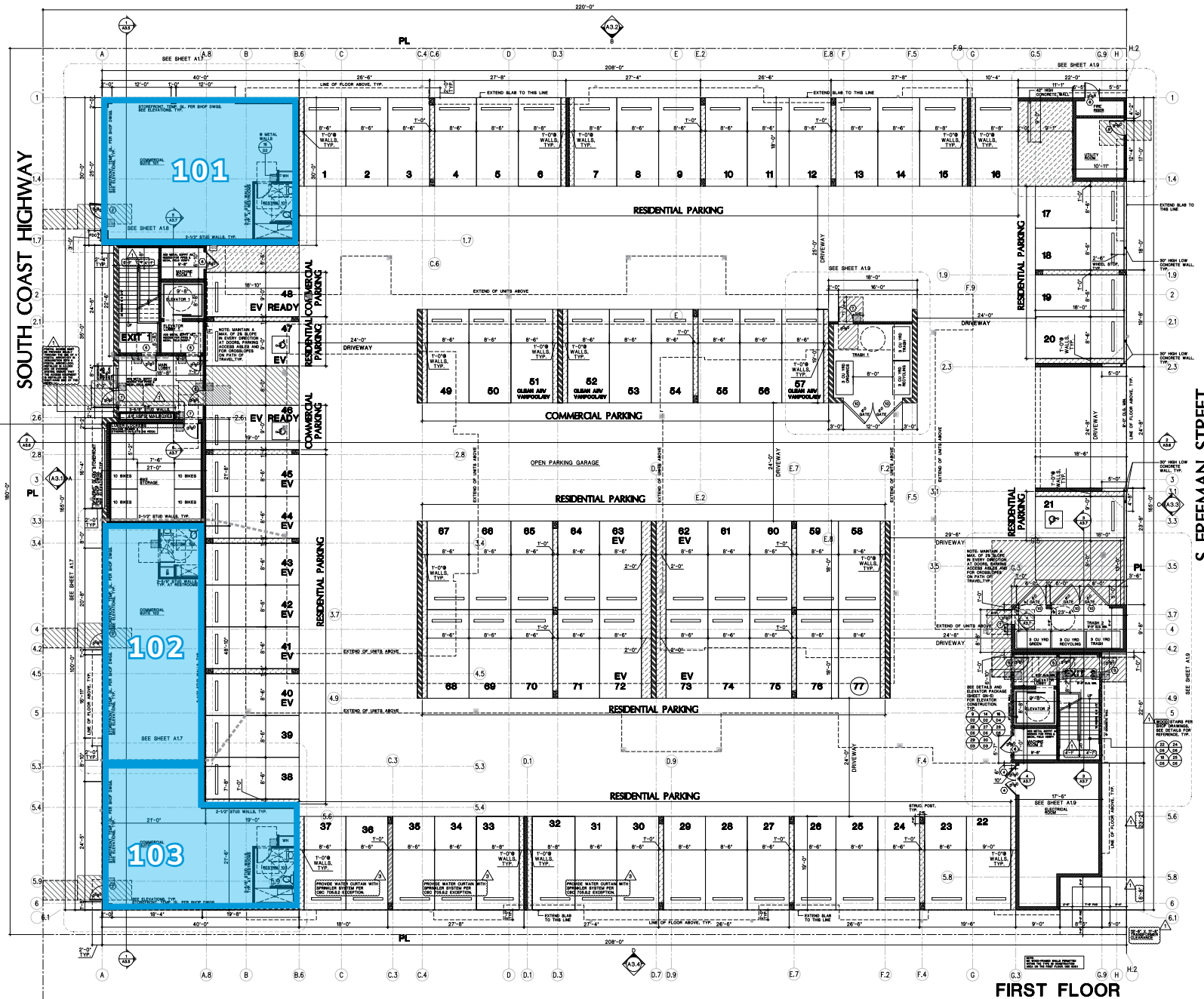
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# SITE PLAN

MORSE STREET

SPACE 101, 102, & 103  
AVAILABLE FOR SALE



# CONVENIENCES JUST STEPS AWAY

Shea Homes - Tower 1888



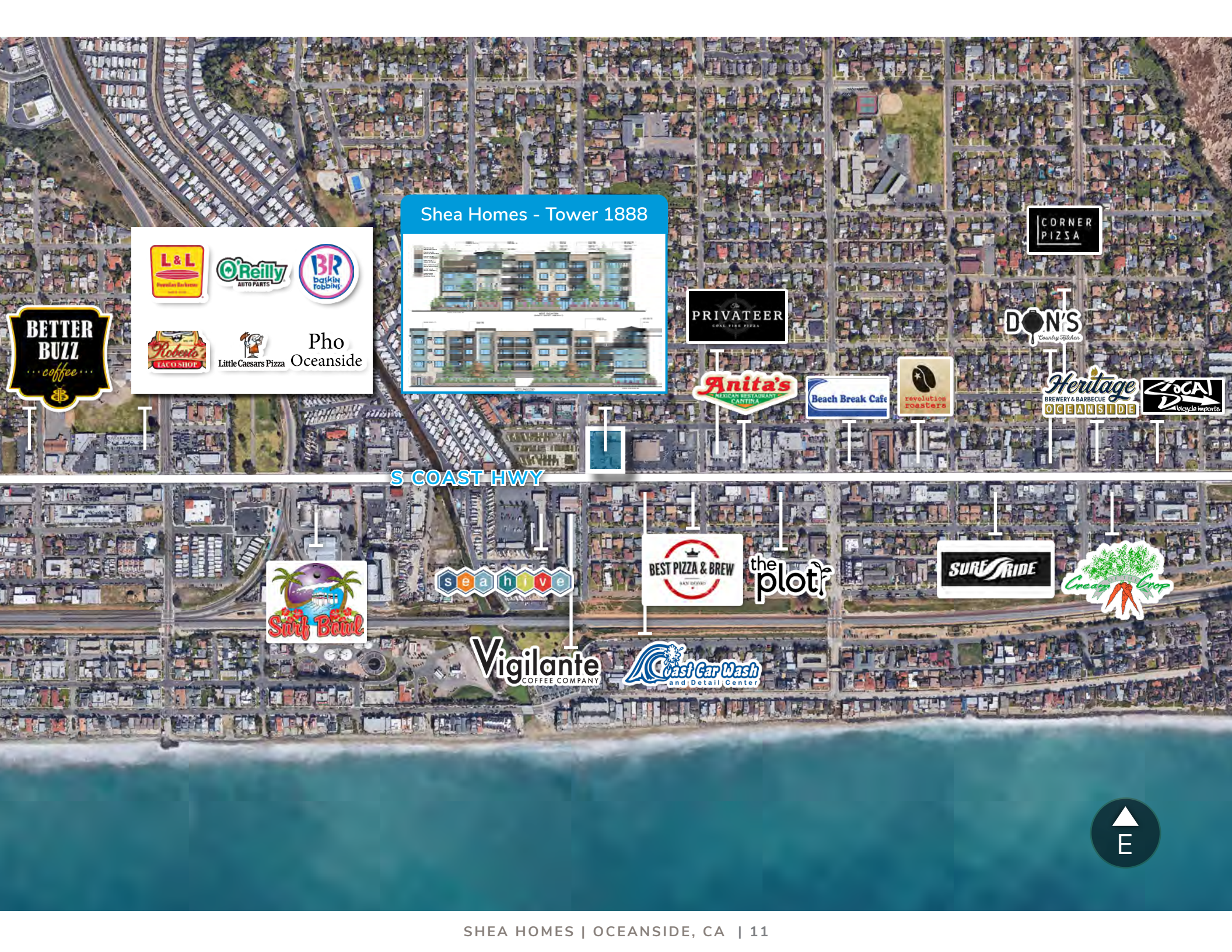
DAV



Vigilante  
COFFEE COMPANY



Image Landsat / Copernicus



Shea Homes - Tower 1888

Pho Oceanside

S COAST HWY



# DEMOGRAPHICS (2024)

WITHIN 5 MILES



Population

**156,220**



Average household income

**\$125,102**



Households

**59,823**



Total Employees

**62,766**





## DISCLAIMER & CONFIDENTIALITY AGREEMENT

Lee & Associates hereby advises all prospective purchasers of this investment property as follows:

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for your thorough due diligence investigation of this property. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of the investment property to determine to their satisfaction the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. Returns are not guaranteed; the tenants may fail to pay the lease rent or expenses, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants' history, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating any replacement tenants if any of the current tenants should default.

This memorandum is not an offer for sale, and not binding on the parties until a definitive written purchase agreement is signed by the parties.

By accepting this Offering Memorandum you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.



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# Tower 1888

FOR MORE INFORMATION

JAMES PIERI, JR.  
jpieri@lee-associates.com  
619.972.2214  
CalDRE Lic. #01411347

