

OCEANSIDE COLLECTIVE

417-19 S Coast Hwy, Oceanside, CA 92054



Coastal Retail/Cafe
For Lease

±1,214 - 3,624 SF

Your Name Here

Your Name Here

Side of
building
branding
opportunity





417-19 S COAST HWY

Oceanside, CA 92054

±1,214 - 3,624 SF

Available Space

RETAIL/CAFE

Space Use

RETAIL
FOR LEASE

on Highly Visible Coastal Thoroughfare



±1,214 SF
Ideal for Retail/Cafe
Available Now

±2,410 SF
Former Fitness Space
Available Dec 1, 2026

INSIGHT STUDIOS

JAMES

Oceanside
ART COLLECTIVE

LashPop.

KNUCKLEHEADS
BARBER SHOP

Washington Ave

S Coast Hwy - 17,725 ADT



- Prime retail space on South Coast Highway, San Diego's main coastal thoroughfare, ideal for retail or light food concepts
- On-site parking behind building and additional street parking
- High visibility and signage opportunity - over 17,500 vehicles pass this site per day
- Minutes to the beach, pier, and Oceanside Harbor
- Two blocks to the Oceanside Transit Center - NCTD redevelopment will bring over 700 units and rooms to this location
- Neighboring tenants include James Brand, Vital Climbing Gym, Communal Coffee, Local Tap House, and many more!



- | | | | |
|----|----------------------|----|-------------------|
| 1 | Fat Joes | 11 | Evolve Skateboard |
| 2 | The Mill Room * | 12 | Acai Republic |
| 3 | High Tide Coffee | 13 | Allmine |
| 4 | Sound by the Sea | 14 | Banana Dang |
| 5 | Carillo Pottery | 15 | Blade 1936 |
| 6 | Local Tap House | 16 | Flying Pig & Pub |
| 7 | Dija Mara | 17 | Craft Coast |
| 8 | Vela Jewelry | 18 | Beach Hut Deli |
| 9 | Senor Pancho | 19 | Fugu Ice Cream |
| 10 | Coastal Core Pilates | 20 | Swami's Cafe |

- | | |
|---|--------------------------------|
| 1 | The Seabird 226 Rooms |
| 2 | Springhill 149 Rooms |
| 3 | Pier Resort 158 Rooms |
| 4 | Pierside South 110 Units |
| 5 | Salt 52 Units |
| 6 | Beldevere 273 Units Proposed |
| 7 | Ten Ten 32 Units |
| 8 | Condos 40 Units |

*Coming Soon



THE NEW VIBE

Oceanside is making waves with a major downtown revitalization fueled by large-scale mixed-use projects, transit improvements, and luxury hotels. These developments are reshaping the coastal city into a dynamic hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment venues, Oceanside is strengthening its position as a premier destination between Los Angeles and San Diego.

BY THE NUMBERS

8,000+
Existing Units

1,350+
Units Under Construction & Proposed

2,100+
Existing Rooms

160+
Rooms Under Construction & Proposed

*Within 2 mi.



BELDEVERE
273 Units Proposed

MODERNA NEPTUNE
360 Units Proposed

REVITALIZED OCEANSIDE TRANSIT CENTER

The reimagined Oceanside Transit Center will feature improved transit connections, better pedestrian access, new housing, and sustainable transportation, creating a vibrant hub for the community.

REGAL CINEMAS REDEVELOPMENT

Regal Cinemas in downtown Oceanside will be redeveloped into a seven-story mixed-use project with 321 apartments, dining, retail, coworking space, and parking, creating a walkable, community-focused hub.

OF O'SIDE

DISCOVER O'SIDE

Oceanside offers a quintessential California coastal lifestyle with wide sandy beaches, a small craft harbor, a historic wooden pier, and charming bungalow neighborhoods, all paired with a playful and creative energy. Known for its adventurous spirit through surfing, skateboarding, biking, and boating, the city has also emerged as a leading foodie destination in San Diego County, celebrated for its relaxed yet elevated flip flop fine dining culture and a flourishing craft beer scene that reflects Oceanside's originality and entrepreneurial vibe.

Where coastal beauty
meets culture and
world-class cuisine



ATTRACTIONS

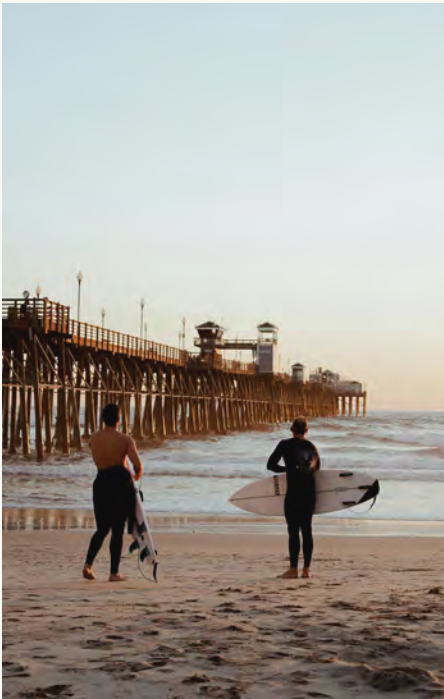
Over three miles of sandy beaches, a 1,000-slip harbor, diverse dining and shopping, and the West Coast's longest wooden pier make Oceanside a standout coastal city.

LOCAL TRADE

S Coast Hwy is lined with antique shops, beach boutiques, surf stores, and local eateries offering unique coastal finds.

COASTAL EVENTS

Year-round events include the World Bodysurfing Championships, Ironman races, surf contests, festivals, and outdoor markets.



POPULATION

1 Mile	16,758
2 Miles	42,457
3 Miles	72,908



CONSUMER SPENDING

1 Mile	\$218.7M
2 Miles	\$523.9M
3 Miles	\$861.7M



DAYTIME EMPLOYEES

1 Mile	7,845
2 Miles	15,182
3 Miles	31,668



AVG. HOUSEHOLD INCOME

1 Mile	\$93,378
2 Miles	\$95,776
3 Miles	\$95,888





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Available

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