



FOR LEASE

212 N COAST HWY, STE F, OCEANSIDE, CA 92054



DISCLAIMER



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Oceanside, CA 92054

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

PROPERTY OVERVIEW



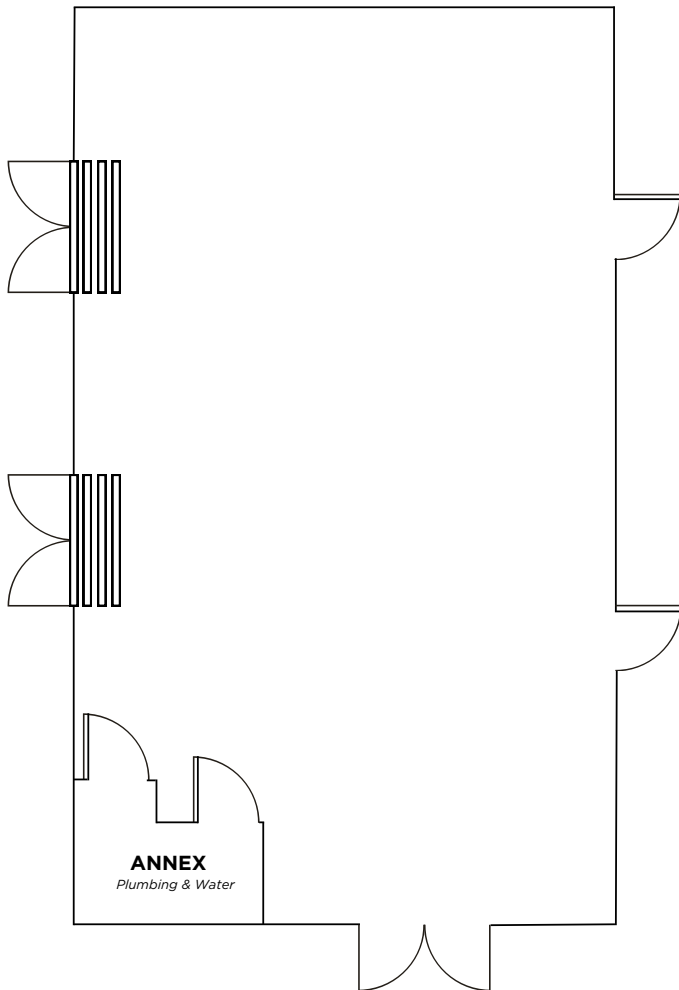
212 N Coast Hwy, Suite F, Oceanside, CA 92054

PROPERTY TYPE	RETAIL - OFFICE
PROPERTY SIZE	± 1,836 SF
LOCATION	Close proximity to the Oceanside Pier, Transit Center, the brand-new Mission Pacific Hotel and Seabird Hotel.
NEARBY ATTRACTIONS	Experience the vibrant local culture at the Mainstreet Oceanside Farmers Market and Sunset Market, the Oceanside Museum of Art, the Brooks Theatre, and the Oceanside Library.
ARTIST ALLEY EVENTS	1st Friday of the Month: Art Walk featuring live performances, music, poetry, and more. 2nd Saturday of the Month: Artist Awakening by Ikigai Artifacts—Downtown History Walk. Last Saturday of the Month: Mystic Soul Faire showcasing paintings, sculptures, handmade jewelry, and unique crafts. <i>CLICK HERE TO VIEW ARTIST ALLEY OCEANSIDE INSTAGRAM</i>
UPCOMING DEVELOPMENTS	Over 1,000 new dwelling units within 0.3 miles and a massive redevelopment of the Regal Theatre just 300 ft away, featuring an additional 321 dwelling units and 20,000 SF of retail.
PROPERTY HIGHLIGHTS	The unit comes equipped with an 5-Ton HVAC system and utilities including water, sewer, and gas. Possibility of upgrading power to 3-phase electric. Newly installed floor, drain and main line drain to sewer. Approx. 15' height ceilings.
LEASE RATE	\$2.50 SF + NNN

FLOOR PLAN



**Not drawn to scale*



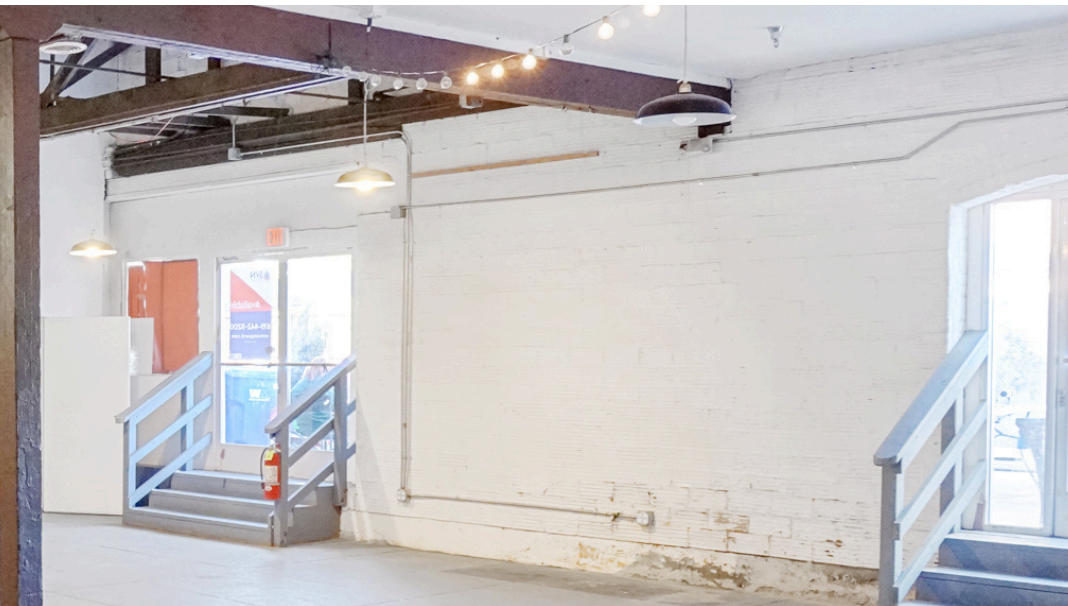
Suite F
1,836 SF



EXTERIOR PHOTOS



INTERIOR PHOTOS



MAP



[CLICK FOR MAP](#)

212 N COAST HWY, STE F,
OCEANSIDE.CA 92054

2
MINS

BEACHES

8
MINS

CARLSBAD

20
MINS

ENCINITAS

40
MINS

DOWNTOWN
SAN DIEGO

70
MINS

ORANGE
COUNTY

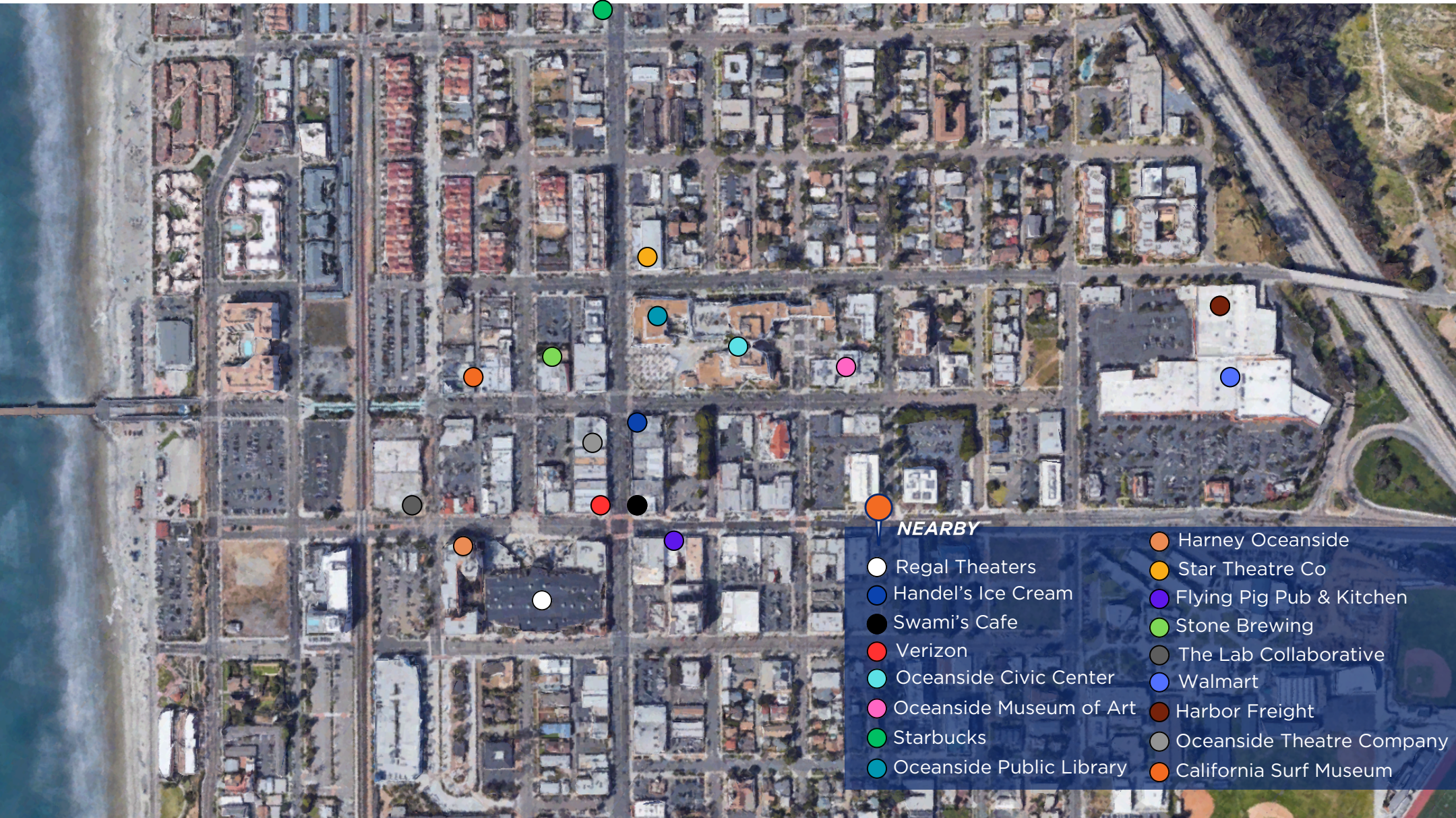
NEARBY DEVELOPMENTS



UPCOMING DEVELOPMENT
(1,000+ New Dwelling Units)

- DEVELOPMENTS**
- **Regal Theatre** (321 New Dwelling Units & 20,000 sf of Retail)
 - **Oceanside Transit Center** (1,000 ft Boarding Platform, 547 Market-Rate Apartments, & 40,000 sf Office Building)
 - **The Seabird Resort**
 - **Mission Pacific Hotel**
 - **Springhill Suites** (66 Residential Units, Mixed Use)
 - **Pierside** (132 Residential Units)
 - **New CVS Pharmacy**
 - **Wyndham** (158 Timeshares)

NEARBY AMENITIES



- NEARBY**
- Regal Theaters
 - Handel's Ice Cream
 - Swami's Cafe
 - Verizon
 - Oceanside Civic Center
 - Oceanside Museum of Art
 - Starbucks
 - Oceanside Public Library
 - Harney Oceanside
 - Star Theatre Co
 - Flying Pig Pub & Kitchen
 - Stone Brewing
 - The Lab Collaborative
 - Walmart
 - Harbor Freight
 - Oceanside Theatre Company
 - California Surf Museum

OCEANSIDE

COMPETITIVE ADVANTAGE



Oceanside, California, boasts a vibrant retail scene that caters to a diverse range of shoppers. The city's proximity to major transportation hubs, coupled with its growing population and thriving tourism industry, has created a favorable environment for retail businesses to flourish.

One of Oceanside's key competitive advantages lies in its unique coastal location. The city's beaches, harbor, and pier attract millions of visitors each year, providing a captive audience for retailers. This influx of tourists, combined with the strong local population, generates substantial consumer spending, fueling the retail sector's growth.

Another factor contributing to Oceanside's retail success is its diverse mix of shopping options. The city is home to a variety of retail establishments, ranging from national chains to locally-owned boutiques. This diverse offering caters to a wide range of tastes and preferences, ensuring that there is something for everyone.

In addition to its traditional retail offerings, Oceanside is also embracing new trends in retail, such as e-commerce and pop-up shops. These innovative approaches are helping to attract new customers and revitalize the city's retail landscape.

Oceanside's retail sector is poised for continued growth in the coming years. The city's strong economic fundamentals, coupled with its commitment to fostering a business-friendly environment, make it an attractive destination for retail investors and developers. As Oceanside continues to evolve, its retail scene is sure to remain a vibrant and dynamic part of the city's identity.

Sources: visitoceanside.org



OCEANSIDE

DEMOGRAPHICS



POPULATION

172,199 (2022 ESTIMATE)



MEDIAN AGE

37.1 YEARS



MEDIAN HOUSEHOLD INCOME

\$80,837 (2021)



MEDIAN HOUSE VALUE

\$657,500 (2022)



59.4%



OF OCEANSIDE HOUSEHOLDS ARE OWNER-OCCUPIED

OCEANSIDE MARKET DAYS



FARMERS MARKET

THUR 9AM-2PM

Every Thursday morning, the Oceanside Farmers Market bursts with life, offering a vibrant tapestry of fresh produce, artisan goods, and friendly faces. Nestled in the heart of Downtown Oceanside, adjacent to Civic Center Plaza, the market boasts dozens of vendors showcasing a bounty of local treasures. From sun-ripened tomatoes and juicy berries to fragrant herbs and colorful flowers, the market is a feast for the senses.

Visitors can also delight in gourmet goodies, including artisan baked goods, organic honey, and savory dips, while soaking up the lively atmosphere. Whether you're seeking a basketful of fresh ingredients or simply wanting to experience the charm of the community, the Oceanside Farmers Market is a perfect Thursday morning destination.



SUNSET MARKET

THUR 5PM-9PM

Every week, the market transforms Pier View Way between Coast Highway and Civic Center Drive into a bustling hub of activity. Local residents and visitors alike flock to the market to enjoy a diverse array of food, crafts, and live entertainment. The market features up to 200 vendors.

In addition to the food and crafts, the Sunset Market also features live entertainment every week. Local bands and musicians perform on a stage located at the center of the market, providing a lively atmosphere for shoppers and diners. The entertainment lineup varies from week to week, so there is always something new to see and hear.





FOR LEASE

212 N COAST HWY, STE F, OCEANSIDE, CA 92054



ARTIST ALLEY

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