

FREESTANDING RETAIL/OFFICE FOR LEASE | OCEANSIDE, CA

1617 S. COAST HIGHWAY

PRIME COASTAL LOCATION • SINGLE TENANT BUILDING • MAJOR RETAIL DISTRICT





Overview & Availability



Highly Visible Location on South Coast Highway



Approximately 2,335 SF freestanding retail building
on an approximately 5,696 SF lot



Open Retail Floorplan with Storage in Back



Blocks from the Beach



Three grade level roll up doors



Visibility to 20,000+ CPD



Near Restaurants and Transportation



Over 4,000 residential units and approx. 300,000 SF of retail units being developed or proposed for development in immediate trade area



LEASE RATE:

\$2.15/SF + \$0.31 NNN - Available Now



The Area



Population

178,021



Avg HH Income

\$87,744



Housing Units

65,426



Residential Units Under Construction

227



Annual Vistors

>6 Million



Visitor Spending

\$382M



Businesses

6,198

Coastal Oceanside Demand

Oceanside is one of the most truly unique beach communities in the county. This authentic beach town has a tangible laid-back vibe and is known for its pristine 3.5 miles of beaches, iconic pier, and quaint harbor. Surfing, skateboarding and bike riding have always been the most popular pastimes here. In recent years Coastal Oceanside has become a hot-spot for farm-to-table dining experiences, along with new breweries, cafes, boutiques, coffee shops, surf shops and skate shops.

Oceanside is having a resurgence thanks to new development that's happened over the past few years. The growth has brought in new beachfront hotels like the Mission Pacific Hotel & The Seabird Resort, eateries such as Craft Coast Beer & Tacos and The Plot, coffee roasteries such as Vigilante Coffee, and an influx of retail shops like Rais Case and Brixton.

Developments: New, Under Construction, & Proposed



Residential Units
±4,383



New Retail
±308,464 SF

For more information visit: www.ci.oceanside.ca.us/howdoi/find/projects.asp





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TRENT FRANCE
tfrance@lee-associates.com
760.929.7838
CalDRE Lic. #00984842

GREG GERSHMAN
ggershman@lee-associates.com
760.929.7861
CalDRE Lic. #01909272

CHRISTIAN THOMPSON
cthompson@lee-associates.com
760.481.1016
CalDRE Lic. #02105771

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com



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