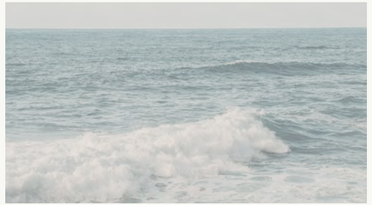
URBAN PROPERTY GROUP est. 1989

FREEMAN COLLECTIVE

Oceanside, CA 92054

DO NOT DISTURB EXISTING TENANT

Restaurant for Lease



SOCIAL HUB OF SOUTH OCEANSIDE

- → Prime restaurant space in a highly sought-after Oceanside location, just one block from South Coast Highway
- → Equipped with a Type 1 hood, patio seating, and convenient on-site parking
- → Ample on-site parking with 37 shared exclusive stalls
- → Strong co-tenancy with Tanner's Prime Burgers, Little Fox, Corner Pizza, Artifex, and Bluebowl
- → Join Oceanside favorites like Valle, Dija Mara, Matsu, Petite Madeline, O'side Bakery, and other award-winning destinations
- → Surrounded by a vibrant, walkable neighborhood with easy access to South Oceanside and Carlsbad Village
- → Located in one of Southern California's fastest-growing coastal cities, attracting residents and visitors with new restaurants, thriving businesses, and major developments

ADDRESS : 510 VISTA WAY, UNIT A2

AVAILABLE SPACE : ±2,067 SF

SPACE TYPE : RESTAURANT

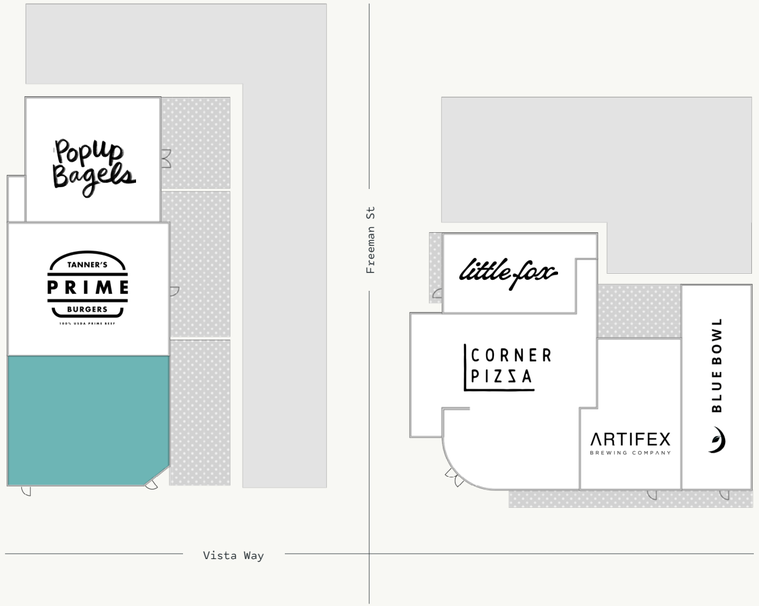
TIMING : AVAILABLE NOW

LEASE RATE : CONTACT BROKER

AVAILABLE SPACE

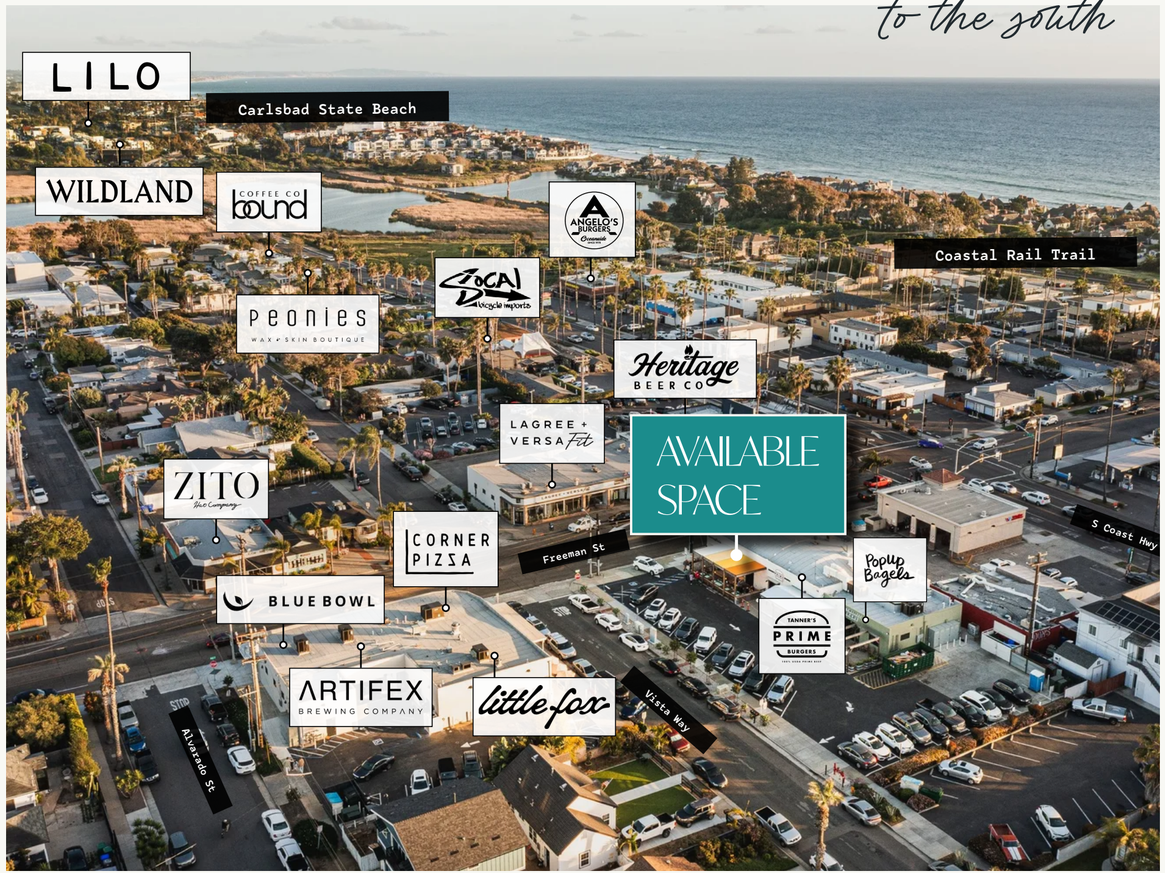
Available Space Patio Space Parking

UNIT 2A
±2,067 SF
AVAILABLE NOW



to the north

to the south



Urban Revival

Downtown Oceanside has undergone a remarkable transformation over the past decade. Once overlooked, the district now buzzes with activity with mixed-use developments, boutique hotels, and residential towers reshaping the skyline. Outpacing other coastal towns, this urban momentum is rebranding Oceanside into a vibrant coastal city.

Lifestyle Appeal

Fueled by Michelin-recognized restaurants, national media buzz, and the lively Sunset Market, the city is rapidly emerging as a cultural and culinary destination. With new galleries, murals, and creative events adding to the momentum, it is redefining itself as a cool, coastal hub that rivals San Diego's trendiest neighborhoods.

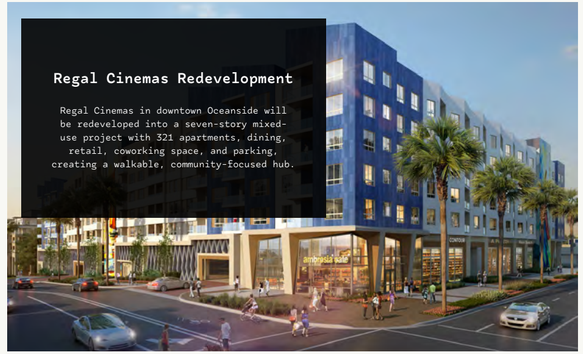
Transit & Art

Through investments in transit and art, the city is enhancing livability and identity. The Sprinter rail line, hailed as "California's best-kept transit secret", offers affordable connectivity and is slated for service upgrades, while bold new murals downtown celebrate surf culture and creativity, reinforcing its image as a culturally vibrant, connected hub.

THE NEW VIBE OF O'SIDE

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.

By the numbers

Within 2 Mi. of Site

Oceanside is making waves with a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels. New housing, offices, retail, and entertainment venues are reshaping the city into a vibrant coastal hub and premier destination between Los Angeles and San Diego.

7,300+
Existing Units

1,316
Existing Rooms

856
Units Under Construction/Proposed

346
Rooms Under Construction/Proposed

AT A GLANCE

$568M
Visitor Spending

$266
Avg. Spending/Day

3.5M
Overnight Visitors

Tourism in Oceanside is thriving, driven by consistent growth in visitor spending and a diverse mix of leisure travelers, primarily ages 25-44, from Los Angeles, Orange County, and Arizona. The city's more than 175,000 residents include military families, young professionals, and multigenerational households, creating a vibrant community that reflects Oceanside's rich cultural diversity.

Oceanside is among the largest and fastest-growing cities in the region

Population

1 Mile	10,746
2 Miles	40,995
3 Miles	79,122

Consumer Spending

1 Mile	$171.3M
2 Miles	$597.4M
3 Miles	$1.1B

Daytime Employees

1 Mile	4,574
2 Miles	21,319
3 Miles	34,000

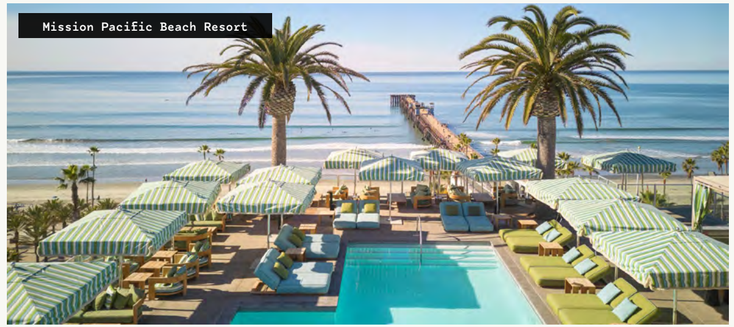
Avg. Household Income

1 Mile	$116,657
2 Miles	$108,559
3 Miles	$107,158

20+ Citywide Events

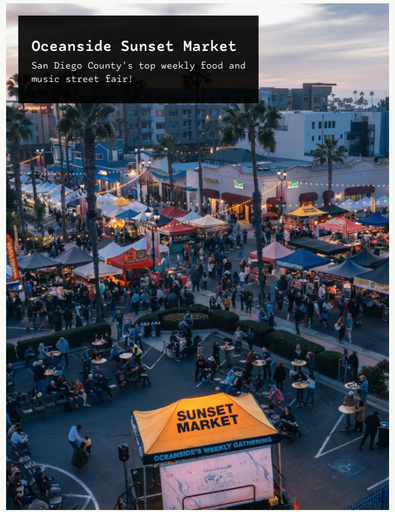
Oceanside International Film Festival
IRONMAN 70.3 Oceanside
Asian & Pacific Islander Festival
Manchester City Soccer Tournament
Beach Soccer Championships
USYS Elite National Girls Finals
Pride by the Beach
Race Across America / Race Across the West
USA Surfing Championship
Plein Air Festival (bi-annual)
Surf Cup Soccer Tournament
Oceanside Longboard Club Contest
Heiva
World Bodysurfing Championships
San Diego Senior Games - Pickleball
SoCal Blues Soccer Tournament
Super Girl Surf Pro Championships
US Open Adaptive Surfing Championships
Dia De Los Muertos
Girls Academy League Regional West
Bike the Coast
O'side Turkey Trot
Surf Cup Soccer Tournament
Valley Arts Festival
Cardiff Socker's Club

*Partial Event List



#1 Beach Resort in the continental U.S.

TRAVEL+ LEISURE



Oceanside Sunset Market

San Diego County's top weekly food and music street fair!

Attractions

With miles of sandy beaches, a bustling harbor, diverse dining and shopping, and the West Coast's longest pier, Oceanside stands out as a vibrant SoCal destination.

Local Trade

Highway 101, the city's main strip, is packed with antique shops, trendy boutiques, surf stores, and eateries offering unique souvenirs, coastal finds, and local brands.

Events

Oceanside is alive year-round with iconic events like the World Bodysurfing Championships, Ironman races, surf contests, lively festivals, and bustling outdoor markets.

DISCOVER OCEANSIDE

Oceanside is a vibrant coastal city at the northern tip of San Diego County, known for its wide sandy beaches, rich surf culture, and walkable downtown. With a booming culinary scene, award-winning breweries, boutique hotels, and endless coastal charm, Oceanside has become one of Southern California's most exciting beach destinations.

#1 Among Best Beaches in SoCal

-Ranker

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