

825

S COAST HWY | OCEANSIDE, CA



825 S. COAST HWY
OCEANSIDE, CA



EXCLUSIVELY REPRESENTED BY

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PROPERTY HIGHLIGHTS

- » Highly Visible Location on South Coast Hwy (24,000 CPD)
- » Approx 1,750 SF Retail Space Available
- » Street & Rear Lot Parking
- » Building Signage
- » Close to beaches, restaurants, and transportation
- » Only 1 Mile from I-5 Freeway
- » Central Location Between San Diego & Orange Counties

LEASE RATE: \$1.75 / SF + NNN



Prime Oceanside Location



Blocks from the Beach



Visibility to 24,000+ CPD



Ample Off-Street Parking



Walk Score: 85



Close to Bars & Restaurants

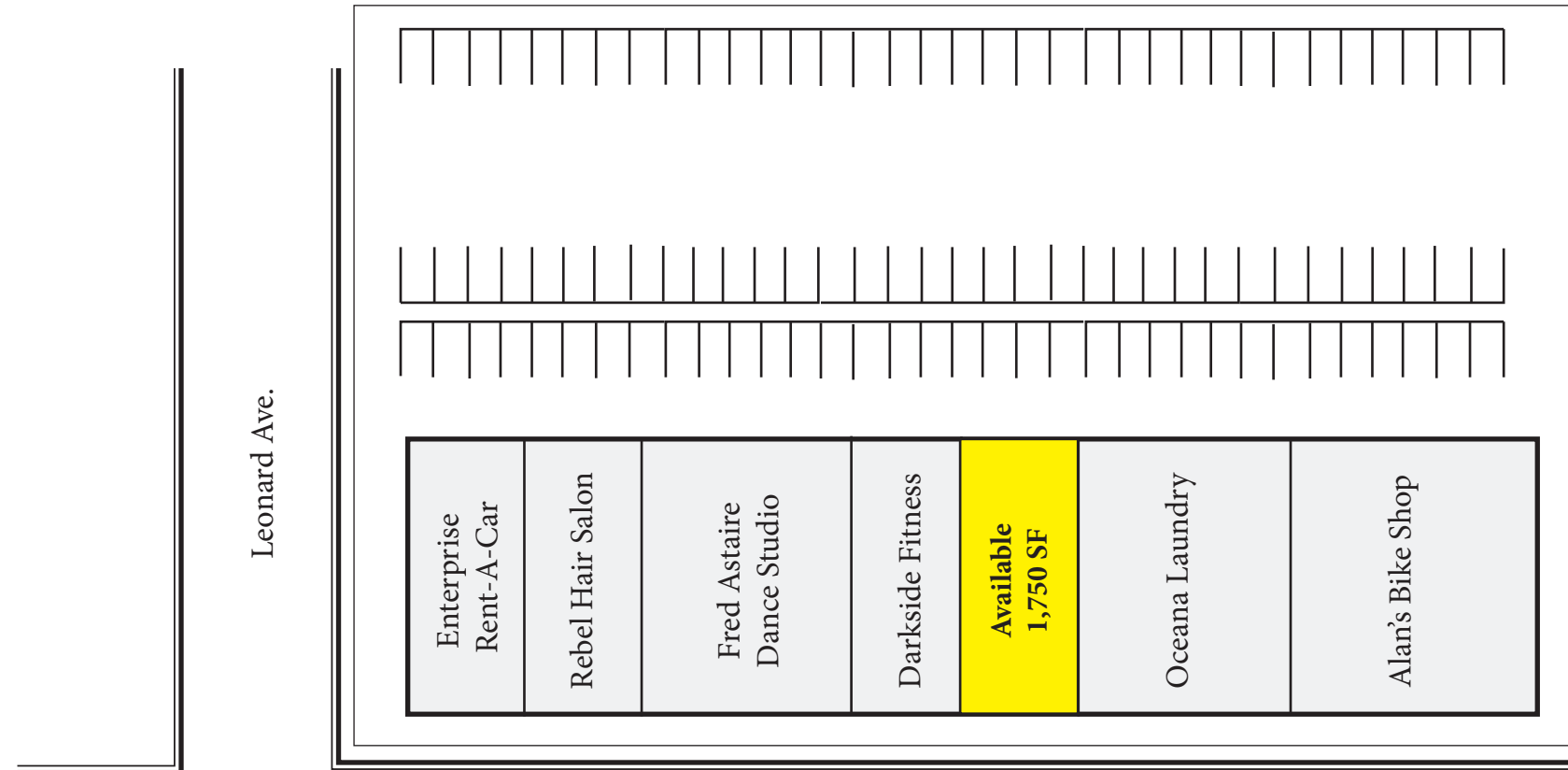
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PROPERTY AT A GLANCE

825 S. Coast Hwy is located within the scenic coastal community of Oceanside in North County San Diego. This highly desirable location is situated in Oceanside's vibrant restaurant and retail corridor blocks from new hotel developments, the Oceanside Pier, and beaches. The property offers access to San Diego and Orange County via I-5 and eastern parts of San Diego County via Highways 76 & 78.

SITE PLAN





COASTAL OCEANSIDE DEMAND

Demand for coastal oceanside commercial real estate has skyrocketed in the past few years, causing an increase in land values, building values and lease rates. Major mixed developments are underway in downtown Oceanside and investors are snatching up real estate opportunities along Coast Highway in anticipation of continued tenant demand for the area.

Downtown Oceanside has seen an economic and cultural revival in recent years, with new hotels small and large, condominium buildings, townhomes, restaurants and other attractions.

DEMOGRAPHICS



Population

178,021



Avg HH Income

\$87,744



Housing Units

65,426



Residential Units
Under Construction

227



Annual Visitors

>6 Million



Visitor Spending

\$382M



Businesses

6,198

DISCOVER OCEANSIDE

Oceanside is the northernmost city in San Diego County. This authentic beach town is known for its pristine 3.5 miles of beaches, iconic pier, and harbor. This town is situated between Carlsbad Village and bustling Downtown Oceanside. This San Diego hotspot is recognized for its collaborative culture, energy, and flourishing food and brew scene. Proud locals and year-round visitors flock to this coastal commercial district to enjoy year-round sun. Oceanside is centrally located in Southern California, in close proximity to Legoland California Resort, SeaWorld San Diego, and the San Diego Zoo. Combining a diverse, disciplined workforce and the support of local government and business support agencies, the Oceanside community welcomes businesses of all sizes into the Coastal region.

MUNICIPAL

MASTERS

LTH
& Kitchen

WRENCH AND RODENT



608



VITAL
CLIMBING GEAR



PACIFIC COAST
SPIRITS

The Whet Needle



AREA OVERVIEW

825 S. COAST HWY OCEANSIDE, CA



To San Diego
36 Miles

SOUTH OCEANSIDE

SITE

To San Clemente
22 Miles



Oceanside High School

DOWNTOWN OCEANSIDE

Wisconsin



Mission Ave

N Horne St

N Ditmar St

S Ditmar St

S Coast Hwy

Oceanside Transit Center



S Pacific St

Oceanside Civic Center



REGAL CINEMAS



Surfrider Way

Civic Center Dr



N Coast Hwy

N Pacific St



Pacific Ocean

North Coast Village



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