

TYPE 21 LIQUOR LICENSE
CAN BE PURCHASED
SEPARATELY

*Contact Broker for Details

510
VISTA WAY
Oceanside, CA



THE OFFERING

Lee & Associates is pleased to present a rare opportunity to lease a freestanding building and parking lot in the heart of South Oceanside, one of North County's most sought after communities and fastest growing neighborhoods. The property features a corner location with multiple access points and a large parcel with ample off-street parking.

Formerly the site of the Red & White Market, this iconic location is available for lease for the first time in 60 years.



PROPERTY DETAILS

Property Address	510 Vista Way, Oceanside CA NWC of Vista Way & S Freeman St
Available Space	Divisible 2,500 - 5,568 SF
Delivery	Shell Condition
Parking	23 Spaces
Lot Size	+/- 19,335 SF
Zoning	C-2 (see Permitted Uses Pg 5)
Lease Rate:	\$2.50 psf + NNN

PROPERTY HIGHLIGHTS



Prime South Oceanside Location



Blocks from the Beach



Outstanding Visibility to 34,000+ CPD Combined



Ample Off-Street Parking



Only 1 Mile from the Coaster/Sprinter Station

PROPERTY AT A GLANCE

510 Vista Way is located within the scenic coastal community of South Oceanside in North County San Diego. This highly desirable location is situated in North County's vibrant restaurant and retail corridor within close proximity to the beach. The property offers immediate access to both North & South San Diego via Interstate 5 and eastern parts of the County via Highways 76 & 78.



166,057
Total Population
5 miles



61,476
Household
5 Miles



\$95,834
Avg. HH Income
5 miles

510
VISTA WAY

510 VISTA WAY

LOOKING SOUTH TOWARDS CARLSBAD



CARLSBAD

Pacific Ocean

Army & Navy Academy

St Malo (Gated Community)

Eaton Gardens Apartments

Sandpiper Cove Apartments

Farmers Insurance

Pacific Coast Bait & Tackle

SoCal Bike

CARLSBAD BLVD
14,500 CPD

South Beach Apartments

Pacific Coast Cycles

MUNICIPAL

Lagree Fitness Center

Liberty Oil

Art Adventure Studio

CommuniTea Yoga Studio

Valvoline Instant Oil Change

Palomar Medical Supply

VISTA WAY
19,700 CPD

S COAST HWY
14,500 CPD

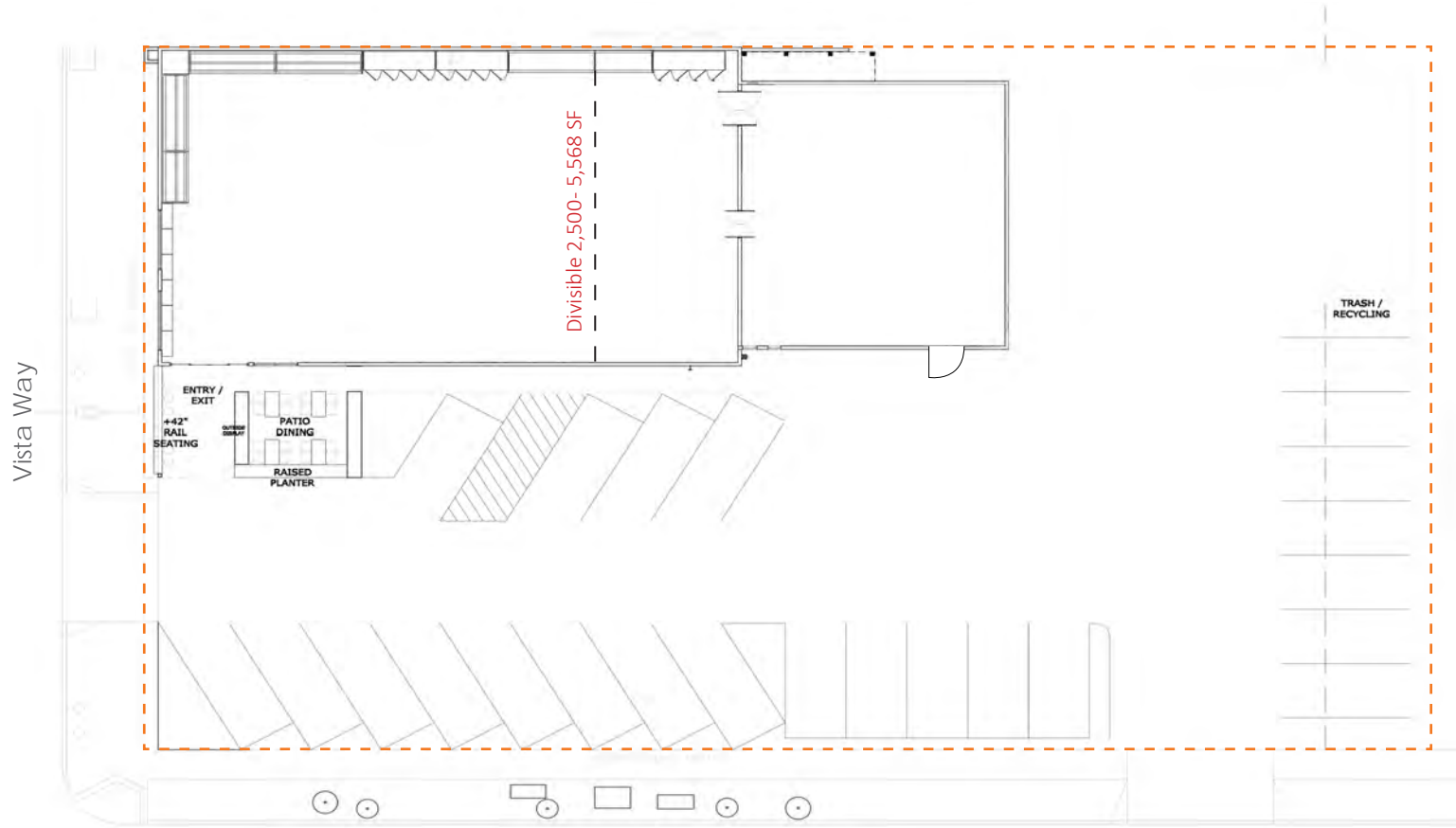
Oceanside Acupuncture Clinic

Kona Hut Coffee House

DON'S
Cleaning Services

510 VISTA WAY

S Freeman St



* Not to Scale



C-2 Zoning Allows for a Multitude of Uses, Including:

- ◇ Liquor Store
- ◇ Full Service Restaurant
- ◇ Drug Store
- ◇ Dry Cleaning
- ◇ Flower Shop
- ◇ Grocery Store
- ◇ Hardware Store
- ◇ Pharmacy
- ◇ Bakery
- ◇ Insurance Agency
- ◇ Doctor/Law Firm Office
- ◇ Kennel/Veterinary
- ◇ Accountant/Financial
- ◇ Bank/Credit Bureau
- ◇ Architect/Engineer
- ◇ Child Care
- ◇ Newspaper/Printer
- ◇ Jewelry Store

DISCOVER SOUTH OCEANSIDE

Known to the locals as South O', South Oceanside is one of the most truly unique beach communities in the county. South O' is nestled between Oceanside Boulevard, I-5 and historical Highway 101 now Pacific Coast Highway.

Surfing, skateboarding and bike riding have always been the most popular pastimes here and the atmosphere is always warm and laid back.

Coastal Oceanside is still one of the last affordable beach communities in Southern California and South Oceanside is a community filled with families that have had roots here for generations as well as new families that have been able to buy their first homes here.

South O' has become a hot-spot for farm-to-table dining experiences, along with new breweries, cafes, boutiques, coffee shops, surf shops and skate shops. and it's put South O' - and Oceanside as a whole - on the map.

The rich entrepreneurial spirit in South Oceanside is matched by a strong community support. The locally organized South O Walkabout showcases the localvore beach community and the shops and restaurants located in South Oceanside. This reoccurring event encourages exploring the many unique shopping and dining experiences offered in South Oceanside and showcases the walkability of the neighborhood.

MUNICIPAL

MASTERS

LTH
& Kitchen

WRENCH AND RODENT

SEABASSTROPUB


FLYING PIG

608

 **STONE**
BREWING CO.

LIGHTHOUSE
OYSTER BAR & BOULE


BAGBY
BEER COMPANY


Breakwater
Brewing Co.

EXH
ALE
RESTAURANT

VITAL
CLIMBING GYM

the **plot**


revolution
roasters

PRIVATEER
MARKETPLACE & WINE BAR

PACIFIC COAST
SPIRITS

The What Needle

101
CLUB

510 VISTA WAY



NORTH OCEANSIDE

Oceanside Pier

Pacific Ocean

MID OCEANSIDE

Coaster Rail Line

Cassidy St

Kelly St

S Tremont St

SOUTH OCEANSIDE

Cassidy St

S Alvarado St

Kelly St

S Freman St

The Frame House
Boom Boom Brazil
Captain's Helm
Wild Habit
Revolution Roasters

Johnson Interiors

Wave Weapon Surf Shop
Hill Street Donut House
South O Surf Shop

Oceanside Florist

Gentlemen's Den
Barber Shop

S COAST HWY
14,500 CPD

Liberty Oil

Valvoline Instant
Oil Change

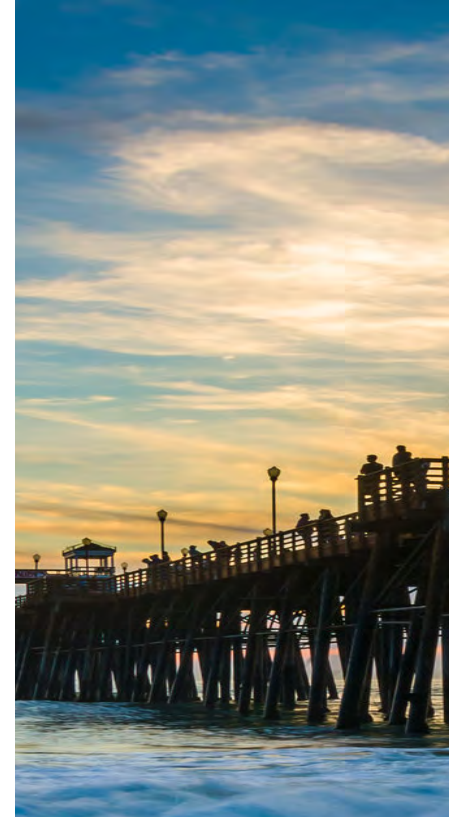
510 VISTA WAY

VISTA WAY
19,700 CPD

Traffic Counts
34,200 CPD



MUNICIPAL



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.

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.





OCEANSIDE QUICK STATS



Population
178,021



Avg HH Income
\$87,744



Housing Units
65,426



Residential Units
Under Construction
227



Annual Visitors
>6 Million



Visitor Spending
\$382 Million



Businesses
6,198



510

VISTA WAY
Oceanside, CA

FOR MORE INFORMATION

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