



801

MISSION AVE
OCEANSIDE, CA

MISSION AVE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CALL FOR INFO
929-9700
SALE ON LEASE
OFFICE BUILDING

801

MISSION AVE

EXCLUSIVELY REPRESENTED BY

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PROPERTY AT A GLANCE

801 Mission Ave is located within the scenic coastal community of Oceanside in North County San Diego. This highly desirable location is situated in North County'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.

PROPERTY HIGHLIGHTS

- » Highly Visible Location on Mission Avenue
- » Approx 6,600 SF Freestanding Building
 - o Divisible to 3,300 SF
- » Abundant Parking
- » Multiple Entrances
- » Excellent Building Signage
- » Former Chase Bank Building with Drive-Thru
- » Close to City offices, Oceanside Pier/beaches, restaurants, and transportation
- » Only 2 Blocks from I-5 Freeway
- » Central Location Between San Diego & Orange Counties

LEASE RATE: \$2.25 / SF + NNN



Prime Downtown Oceanside Location



Ample Off-Street Parking



Blocks from the Beach



Walk Score: 94



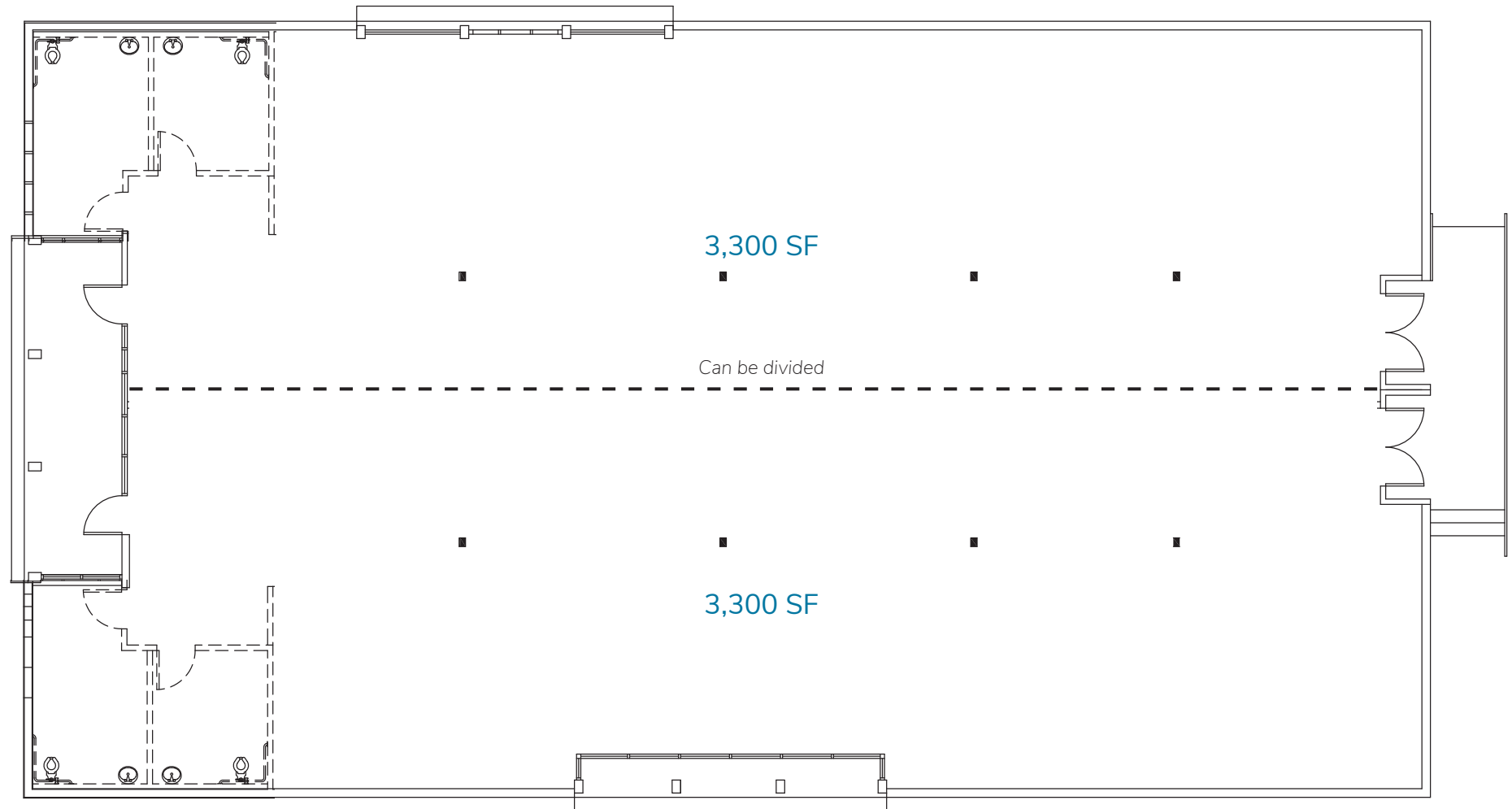
Visibility to 34,000+ CPD



Close to Bars & Restaurants



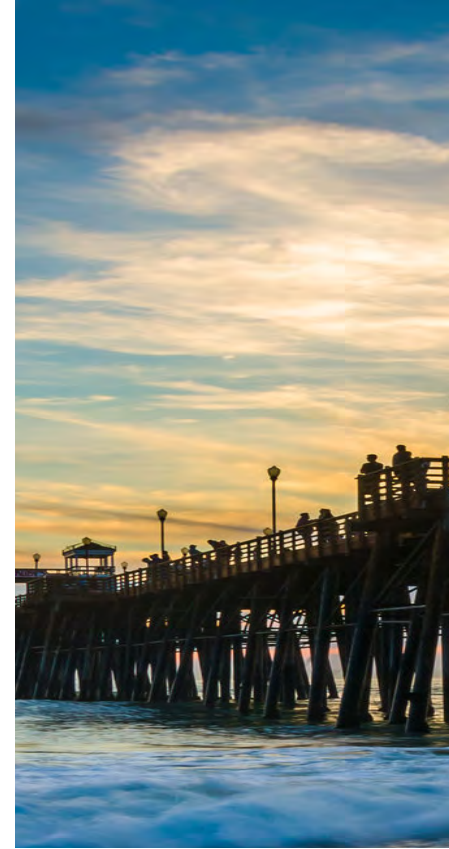
FLOOR PLAN





801

MISSION AVE



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





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.

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







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