

Office/Retail for Lease

1012-1016 S. COAST HIGHWAY

Prime Coastal Location • Scenic Ocean Views • Major Retail District



1012-1016
S Coast Hwy



1012-1016

S. COAST HWY | OCEANSIDE, CA



EXCLUSIVELY REPRESENTED BY

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PROPERTY INFORMATION



HIGHLIGHTS

- » Highly Visible Location on South Coast Hwy (24,000 CPD)
- » (3) Multi-Tenant Retail/Office Buildings Totaling 11,534 SF
- » Open Floor Plan for Retail Storefront
- » 2nd Story Offices Have Excellent Ocean Views
- » Parking: 4/1,000 SF
- » Close to beaches, restaurants, and transportation
- » Only 1 Mile from I-5 Freeway
- » Central Location Between San Diego & Orange Counties



Prime Oceanside Location



Blocks from the Beach



Visibility to 24,000+ CPD



Ample Off-Street Parking



Walk Score: 85



Close to Bars & Restaurants

Bldg / Suite	Size	AVAILABILITY	
		Price	Notes
1012 - Suite B1	± 560 SF	\$1,100 / mo + utilities	Open retail/office layout.
1012 - Suite K	± 825 SF	\$1,402.50 / mo + utilities	2nd floor office, large office/ bullpen, private office, storage, restroom

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PROPERTY AT A GLANCE

1012-1016 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.

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

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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
SEABASSTROPUB



608



Breakwater
Brewing Co.



VITAL
CLIMBING GEAR

the plot



PACIFIC COAST
SPIRITS

The Whet Needle



1012-1016

S. COAST HWY | OCEANSIDE, CA

AREA OVERVIEW



To San Diego
36 Miles

To San Clemente
22 Miles

1012-1016
S Coast Hwy

THE SHOPPES
AT CARLSBAD

EL CAMINO
NORTH

1012-1016
S Coast Hwy

SOUTH OCEANSIDE

Oceanside Blvd

Oceanside Blvd

S Coast Hwy

Wisconsin

S Ditmar
St

S Coast Hwy

S Pacific St

Oceanside
High School

DOWNTOWN
OCEANSIDE

Mission Ave

N Horne St

N Ditmar St

Oceanside
Transit Center

Oceanside
Civic Center

REGAL
CINEMAS

HELLO
BETTY
fish house

Surfrider Way

Civic Center Dr

N Coast Hwy

N Pacific St

North Coast
Village

Pacific Ocean



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