

401

N. COAST
HIGHWAY



DOWNTOWN OCEANSIDE RETAIL

FOR LEASE

UPT

SAN DIEGO

est. 1989

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PROPERTY HIGHLIGHTS

- › Premier corner location with prominent visibility and signage opportunity on Coast Highway
- › Situated below 33-unit condo building
- › Growing residential and tourist population in immediate trade area
- › Adjacent to Star Theatre, Oceanside Public Library, and the California Surf Museum
- › Just blocks from the beach and Oceanside Pier

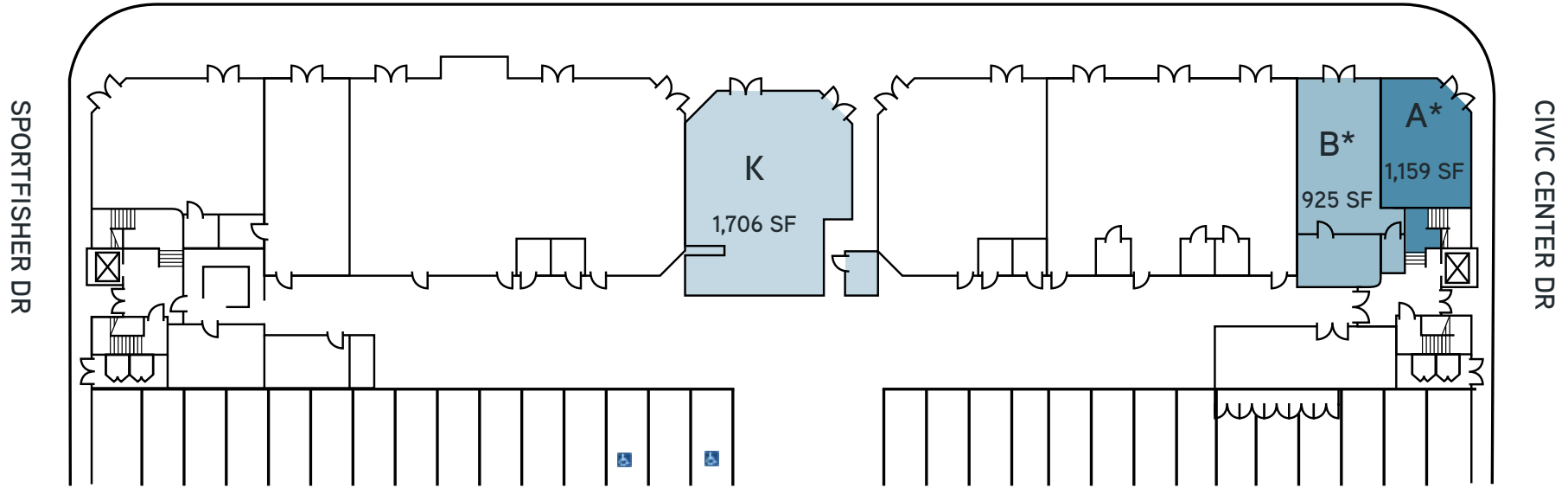
PROPERTY DETAILS

Location	401 N Coast Hwy, Oceanside, CA 92054
Available Space	± 925 - 1,706 SF
Parking	24 unreserved spaces
Asking Rent	\$2.25 - \$2.75 psf, NNN (\$0.60 NNN)



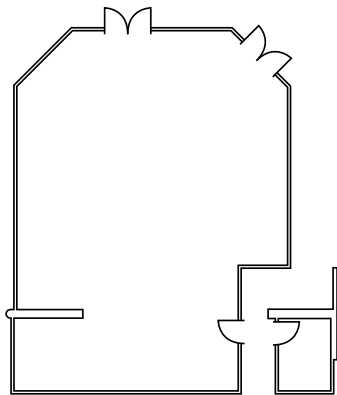
SITE PLANS

N COAST HWY

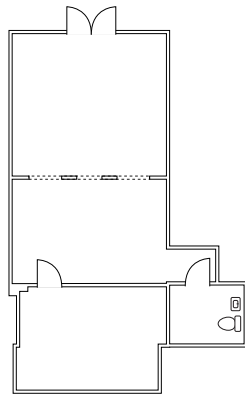


*Contiguous suites

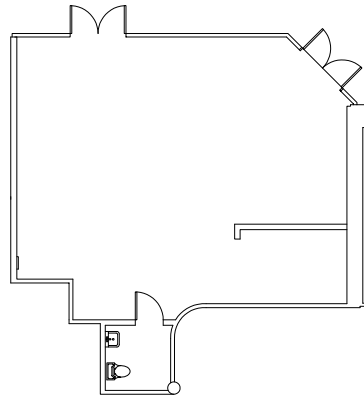
SUITE K | 1,706 SF



SUITE B | 925 SF



SUITE A | 1,159 SF



PROPERTY PHOTOS



SUITE B



SUITE K



SUITE A

OCEANSIDE AT A GLANCE

	5 Min	10 Min	15 Min
Population (2018)	47,856	143,995	283,447
Project Population (2023)	50,369	150,805	298,097
Project Pop. Growth (2018-2023)	5.3%	4.7%	5.2%
Total Daytime Population	41,575	133,384	275,637
Total Households	16,222	51,147	96,479
Avg. Household Size	2.8	2.7	2.9
Avg. Household Income	\$78,820	\$85,910	\$95,072



150,314

Total Population (5 mi)



227

Residential Units Under Construction



0.4

Miles to Train Station



2.8M

Overnight Visitors



Oceanside Pier



Oceanside Museum of Art

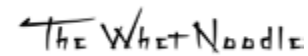


California Surf Museum



THE LOCATION

Oceanside is Southern California's most authentic beach town. Visitors to the beautiful city enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. It is a destination of discovery where visitors can explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures.





SD MALKIN BEACH RESORT HOTEL -
158 Rooms
7,975 SF

GF PROPERTIES - 30 Residential Units
1,602 SF of Retail
62 Parking Spaces

SALT - 52 Residential Units
7,118 SF of Retail
660 Space Parking Structure

401
N. COAST
HIGHWAY

CIVIC CENTER DR

MISSION AVE

N COAST HWY



401/

N. COAST
HIGHWAY

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