

For Lease

OCEAN VILLAGE RETAIL

401 North Coast Highway • Oceanside, CA 92054



PROPERTY HIGHLIGHTS

- New Construction & Former Gym Space Available
- ±775 - 2,110 SF
- TI Available for Credit Tenants
- Prominent Signage Along Coast Highway

BUILDING FEATURES

- Four (4) Story Mixed-Use Building Built in 2007
- 33 Condo Quality Apartment Units and 10,676 SF of Ground Floor Retail
- 2.5/1,000 SF Parking
- Excellent Retail Signage and Window Visibility

LEASE RATE | \$2.50 PSF NNN
(NNN = \$0.69 PSF)

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REAL ESTATE SERVICES

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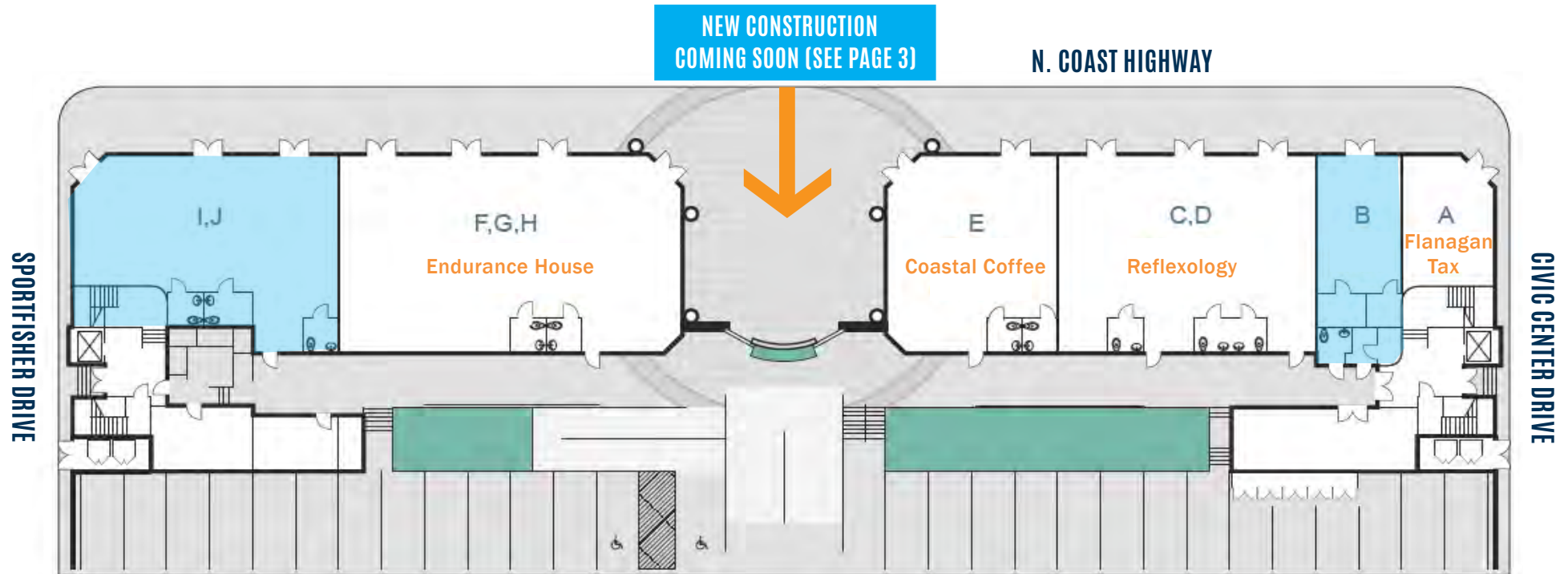
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SITE PLAN



SUITE I,J - 2,110 SF AVAILABLE
SUITE B - 925 SF AVAILABLE

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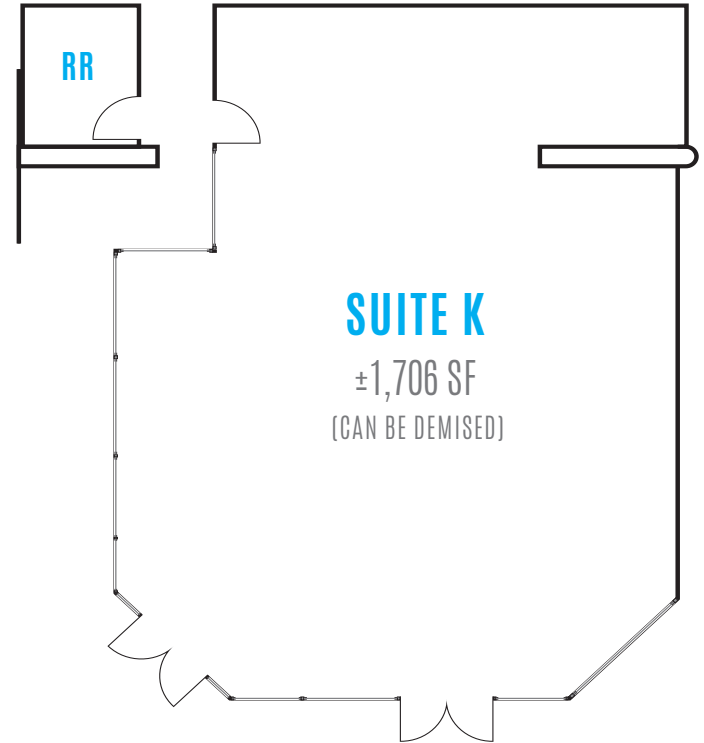
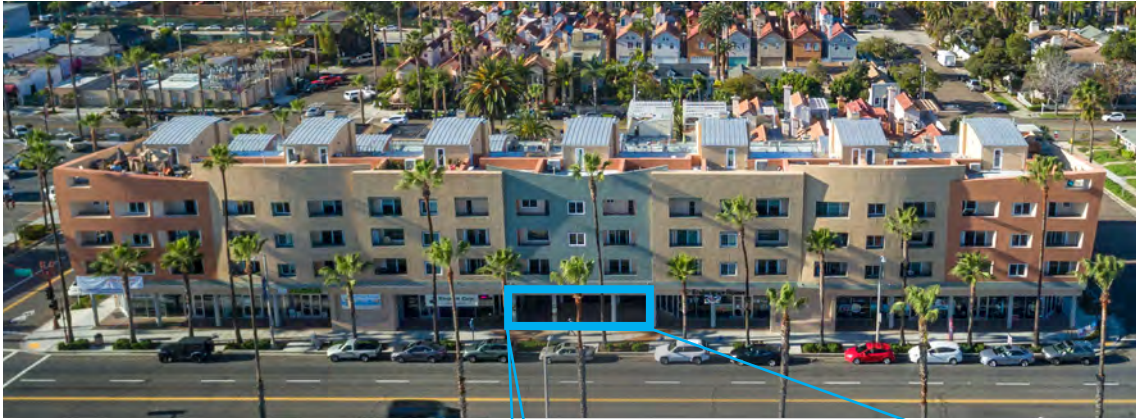
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FLOOR PLANS



PROPOSED
RENDERINGS

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QUICK STATS | 5 Mile Radius (2018)



53,207
Households



\$59,351
Medi. Household Income



\$454,402
Median Home Value



35.6%
College Educated

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2017)	17,825	69,266	151,270
Projected Population (2022)	18,760	72,747	159,086
Households	6,630	22,564	53,207
Average Household Size	2.00	2.00	2.00
Median Age	35.90	34.00	36.00
Median Household Income	\$48,174	\$54,161	\$59,351
Median Home Value	\$520,928	\$477,338	\$454,402

TRAFFIC COUNTS

		Distance	Traffic Count
Coast Highway	N. Hill Street	0.03 mi	18,100
N. Hill Street	Surfrider Way	0.03 mi	16,317
N. Hill Street	3rd Street	0.03 mi	17,931

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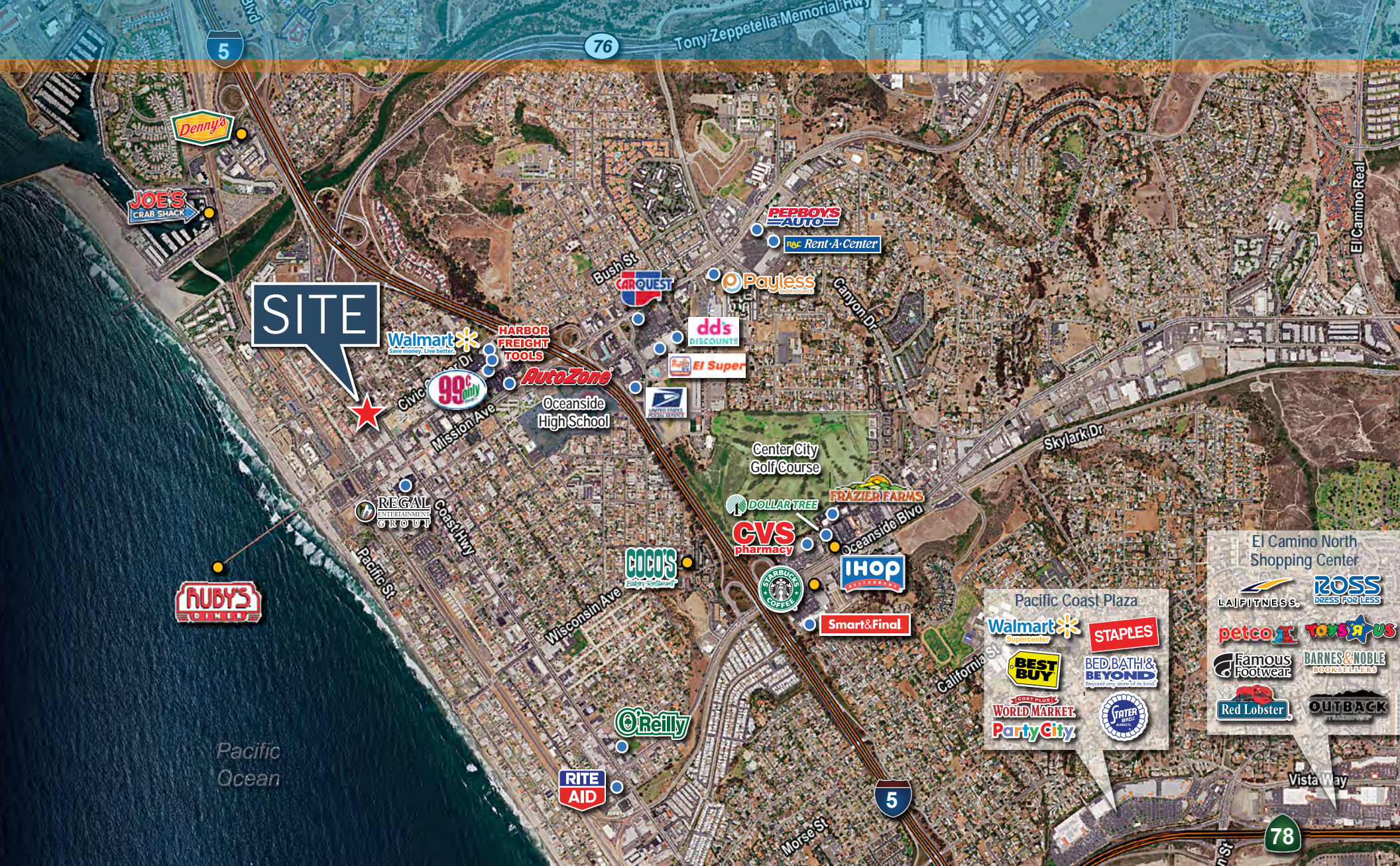
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SITE

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