

# MASTER LEASE OPPORTUNITY

Colliers  
INTERNATIONAL

# RETAIL | LIVE/WORK



**LUKE HOLLER**

+1 858 677 5315

luke.holler@colliers.com

**BILL SHRADER**

+1 858 677 5324

bill.shrader@colliers.com

**DAVID MAXWELL**

+1 858 677 5343

david.maxwell@colliers.com

**UPT**

SAN DIEGO

est. 1989

# 322 S. COAST HIGHWAY

# THE PROPERTY



## DETAILS

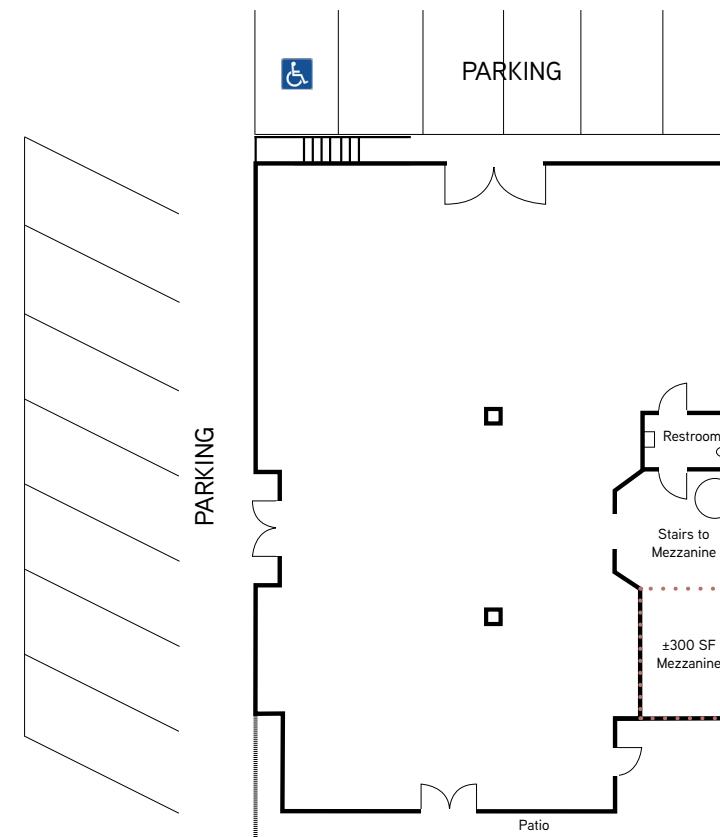
<b>Location</b>	322 S. Coast Hwy Oceanside, CA 92054
<b>Available Space</b>	3,500 SF Ground Floor Retail 3,500 SF Second Floor Residential   Live/Work
<b>Parking</b>	13 spaces
<b>Rate</b>	\$1.95 psf, MG + utilities

## HIGHLIGHTS

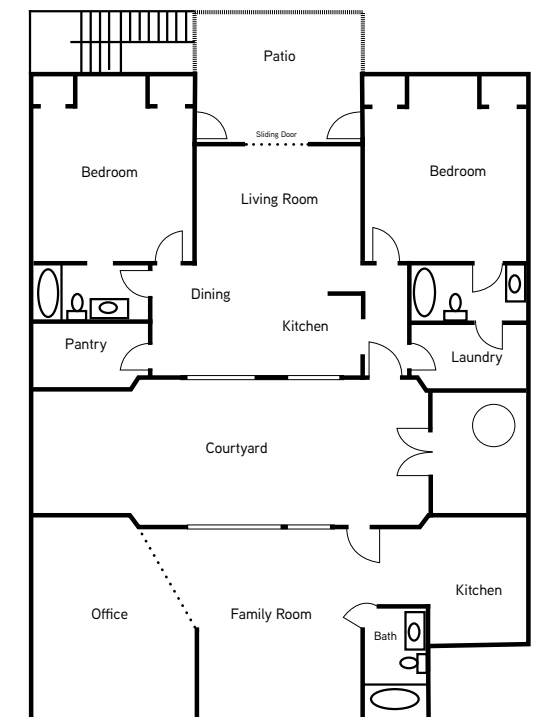
- > Very visible site with prominent frontage on Coast Hwy
- > Opportunity to have flagship location with great signage
- > 13' ceiling heights on ground floor
- > ADA compliant space
- > Adjacent to Vital Climbing Gym, Local Tap House, and the new Exhale
- > Growing residential and tourist population in immediate trade area
- > Prime retail destination in the heart of the urban-core of bars and hip boutiques
- > Ease of access to and from downtown Oceanside and Carlsbad

## SITE PLAN

### FIRST FLOOR



### SECOND FLOOR



S. COAST HWY

# MEET YOUR NEIGHBORS



# OCEANSIDE AT A GLANCE

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.

Perfectly situated between metropolitan San Diego and Los Angeles, Oceanside is centrally located in the heart of Southern California, in close proximity to the family-favorite attractions including Legoland California Resort, SeaWorld San Diego, Disneyland California Resort, and the world-famous San Diego Zoo. With its year round sunny climate, and average temperature of 70 degrees, Oceanside’s weather has been rated by USA Today as the second most ideal climate in the United States, and the fifth most ideal weather in the world.



Oceanside Pier



Oceanside Museum of Art



California Surf Museum

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



**150,314**

Total Population (5 mi)



**0.8**

Miles to Train Station



**2.8M**

Overnight Visitors



**\$81K**

Average Household Income



**172**

Residential Units Under Construction



**93**

Walk Score

4350 La Jolla Village Dr., Suite 500 | San Diego, CA 92122  
Main: +1 858 455 1515 | colliers.com/sandiego



**LUKE HOLLER**

Associate  
Lic. No. 01961057  
858 677 5315  
luke.holler@colliers.com

**BILL SHRADER**

Sr. Vice President  
Lic. No. 01033317  
858 677 5324  
bill.shrader@colliers.com

**DAVID MAXWELL**

Vice President  
Lic. No. 01465828  
858 677 5343  
david.maxwell@colliers.com

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