

# FOR LEASE

**NEWLY RENOVATED!**

**918** | MISSION AVENUE

**Last Suite ±2,050 SF  
Divisible**

**COASTAL  
CREATIVE OFFICE  
& RETAIL**

**JUST LEASED:**

- *UPS Store*
- *Small offices for rent*
- *Oceanside Boxing Gym*

**LOCATION, LOCATION, LOCATION**

**OCEAN VIEWS | IMMEDIATE I-5 ACCESS | WALKING DISTANCE TO RETAIL/RESTAURANTS/BEACH**

## PROPERTY FEATURES

- Approximately 2,050 SF / Divisible
- Flexible Uses: Retail/Creative Office/Restaurant
- Walking distance to Coaster/Amtrak/Sprinter & local restaurants
- High walking score
- Operable windows with creative office high ceiling layout
- Mission Avenue exposure to retail
- Signalized corner of Home and Mission Avenue
- Immediate Interstate 5 access
- Balcony

# OCEANSIDE DEMOGRAPHICS

## TRAFFIC COUNT



**31,500**  
Average Daily Cars  
on Mission Avenue

## POPULATION



**191,018**  
(2017)

**199,830**  
Projected (2022)

## MEDIAN AGE



(2017)

## HOUSEHOLD INCOME



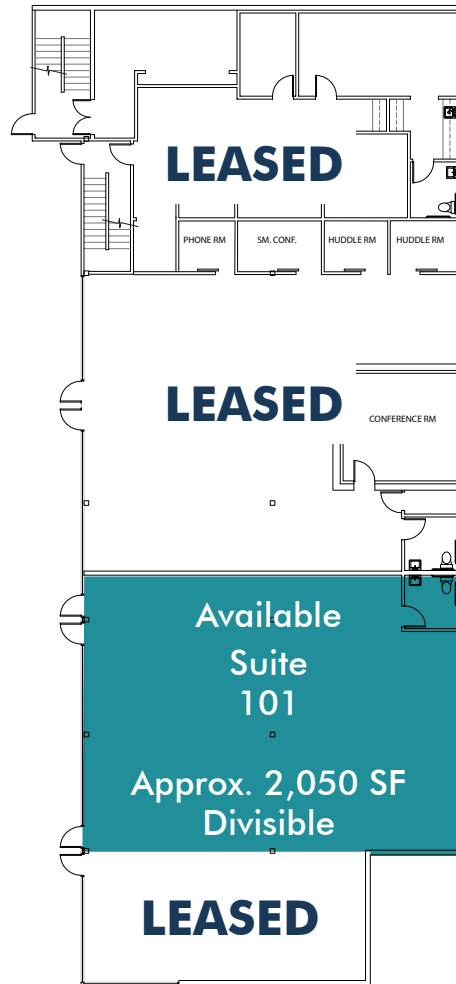
**\$82,392**  
Average Household  
Income (2017)

**\$93,294**  
Projected (2022)



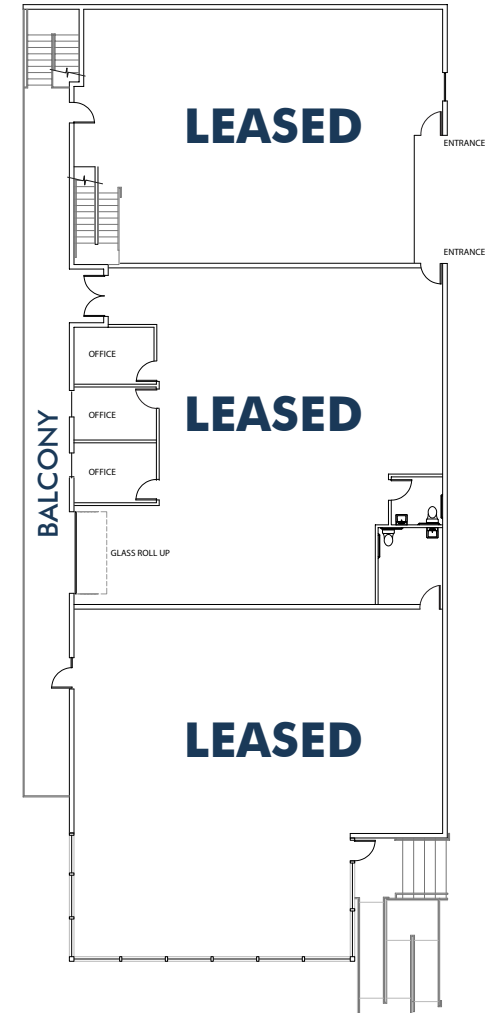
## FIRST FLOOR 3 SUITES CREATIVE OFFICE

- Direct parking lot access
- Street Frontage
- Creative office build out
- High ceilings
- 100% HVAC
- Signage
- Concrete floors
- Individual entrances
- Protected overhang entries
- Divisible



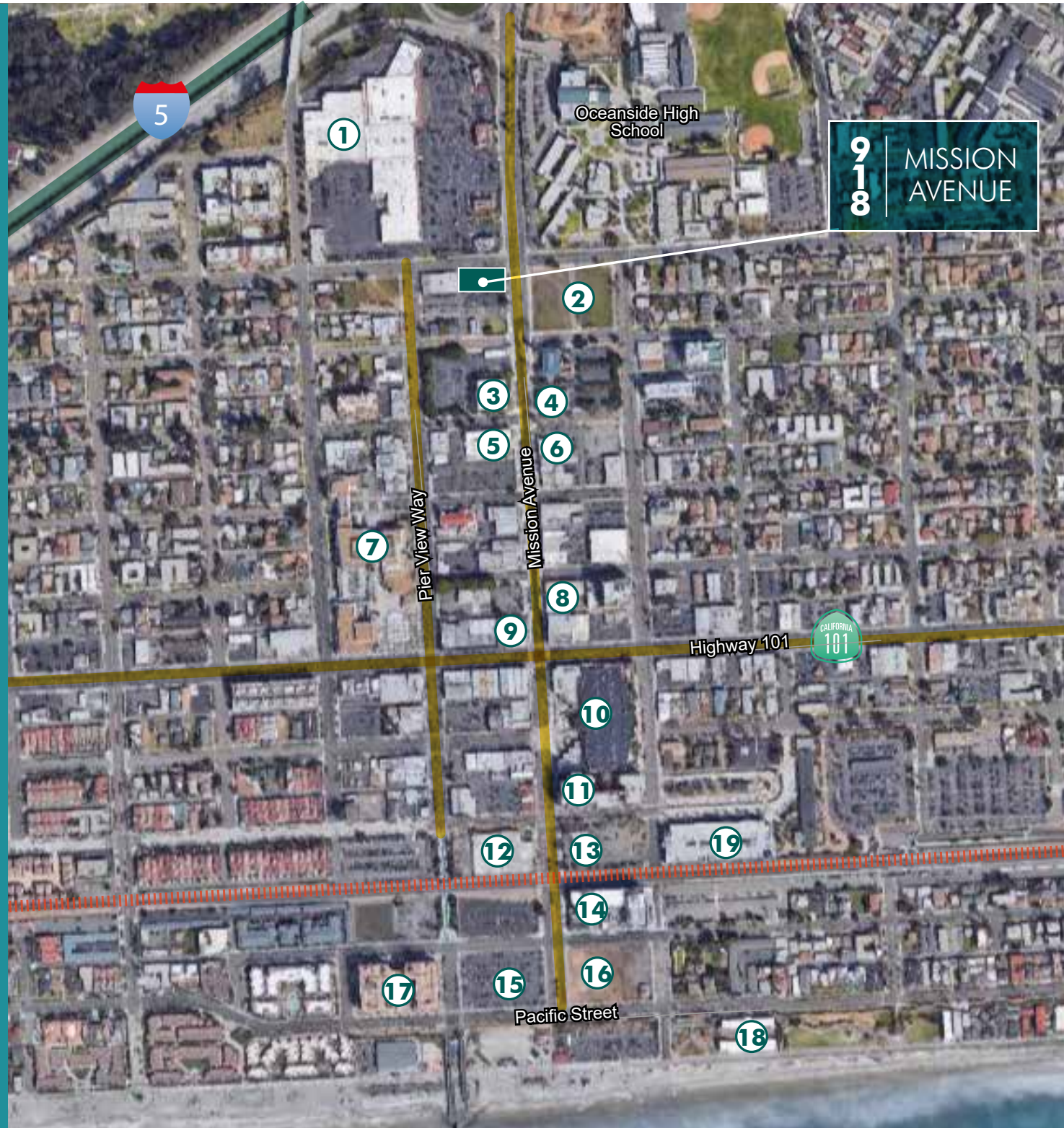
## STREET LEVEL - RETAIL/ CREATIVE OFFICE

- Ocean View
- Balcony
- Street Frontage
- Floor to ceiling glass line
- Operable windows
- Creative office build out
- High clearance
- High ceilings
- 100% HVAC
- Signage
- Concrete floors



# DOWNTOWN OCEANSIDE

1. Walmart
2. The Belvedere Hotel (120 rooms planned)
3. North County Transit
4. Chase Back
5. Bank of America
6. Mission Avenue Bar and Grill
7. City of Oceanside Civic Center
8. Burger House
9. Swamis Cafe
10. Regal Cinema
11. Harney Sushi
12. Pierside North
13. Pierside South
14. Springhill Suites
15. Destination Hotels (226 rooms)
16. Joie de Vivre Botique Hotel (160 rooms)
17. Wyndham Suites Hotel
18. Southern California Beach Club
19. Amtrak/Coaster/Sprinter



9  
1  
8

# MISSION AVENUE



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