

501 | 126

MISSION AVE

N COAST HWY



RETAIL/RESTAURANT/OFFICE | DOWNTOWN OCEANSIDE

FOR LEASE

UPT

SAN DIEGO
est. 1989

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PROPERTY HIGHLIGHTS

- › Flagship retail opportunity in the heart of Downtown Oceanside
- › Growing residential and tourist population in immediate trade area
- › 16 space surface parking lot adjacent to building
- › Restrooms on each floor
- › High ceilings and ocean views
- › Directly across the street from Swami's Cafe and Ocean Place

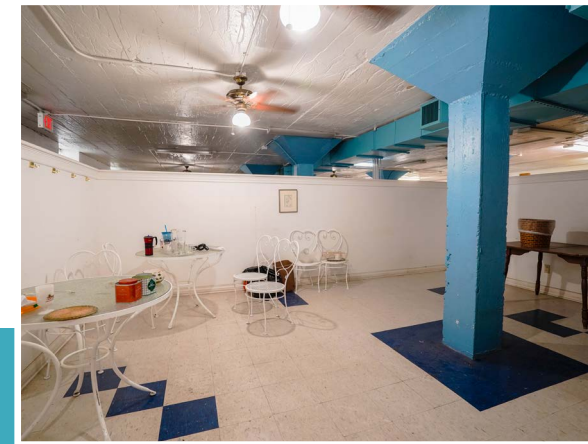
AVAILABILITIES



501 MISSION AVE | GROUND FLOOR
± 4,500 SF (divisible)



501 MISSION AVE | SECOND FLOOR
± 4,500 SF



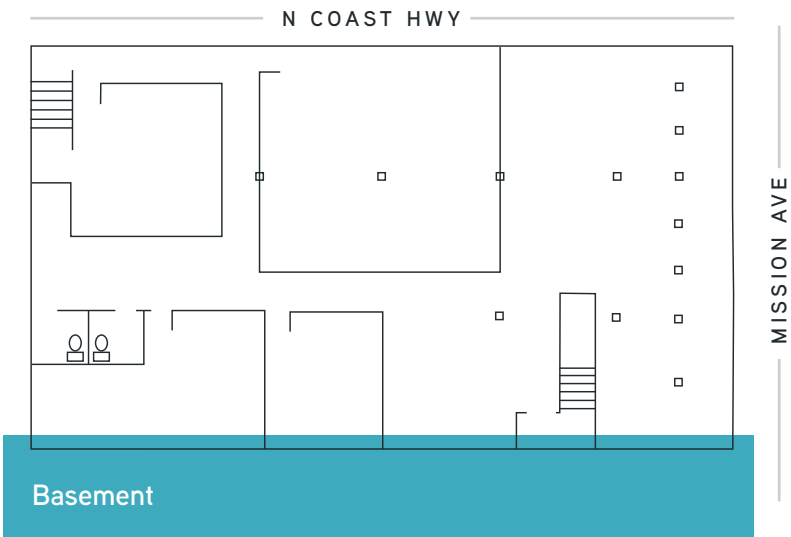
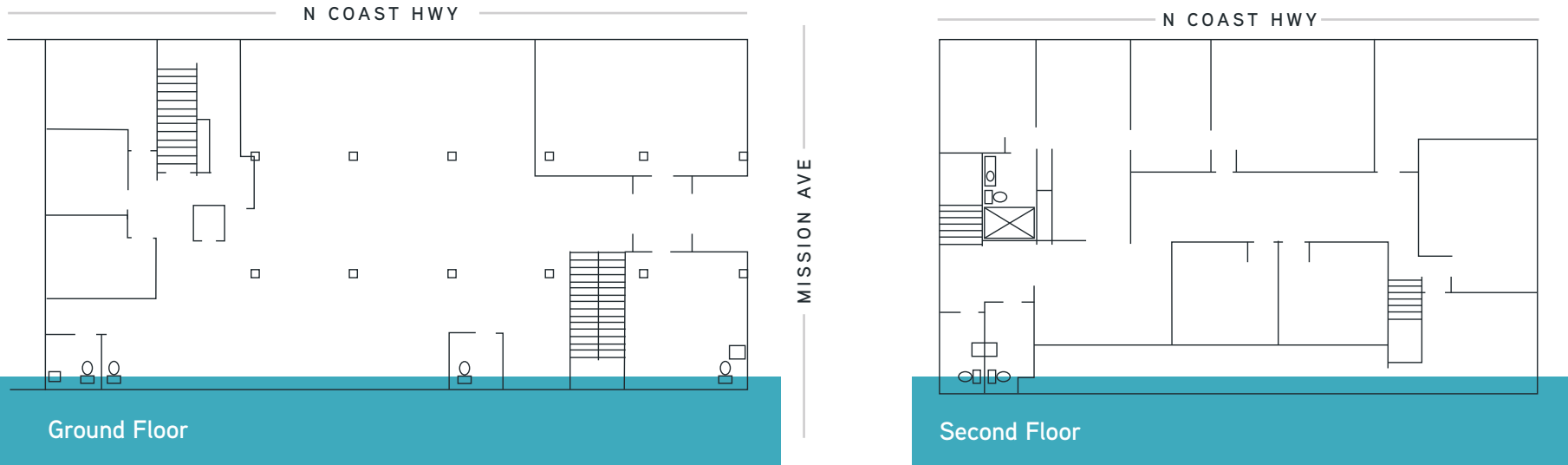
501 MISSION AVE | BASEMENT
± 4,500 SF



126 N COAST HWY
± 5,000 SF



SITE PLANS - 501 MISSION AVE



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)



172

Residential Units
Under Construction



0.8

Miles to Train
Station



2.8M

Overnight
Visitors



Oceanside Pier



Oceanside Museum of Art

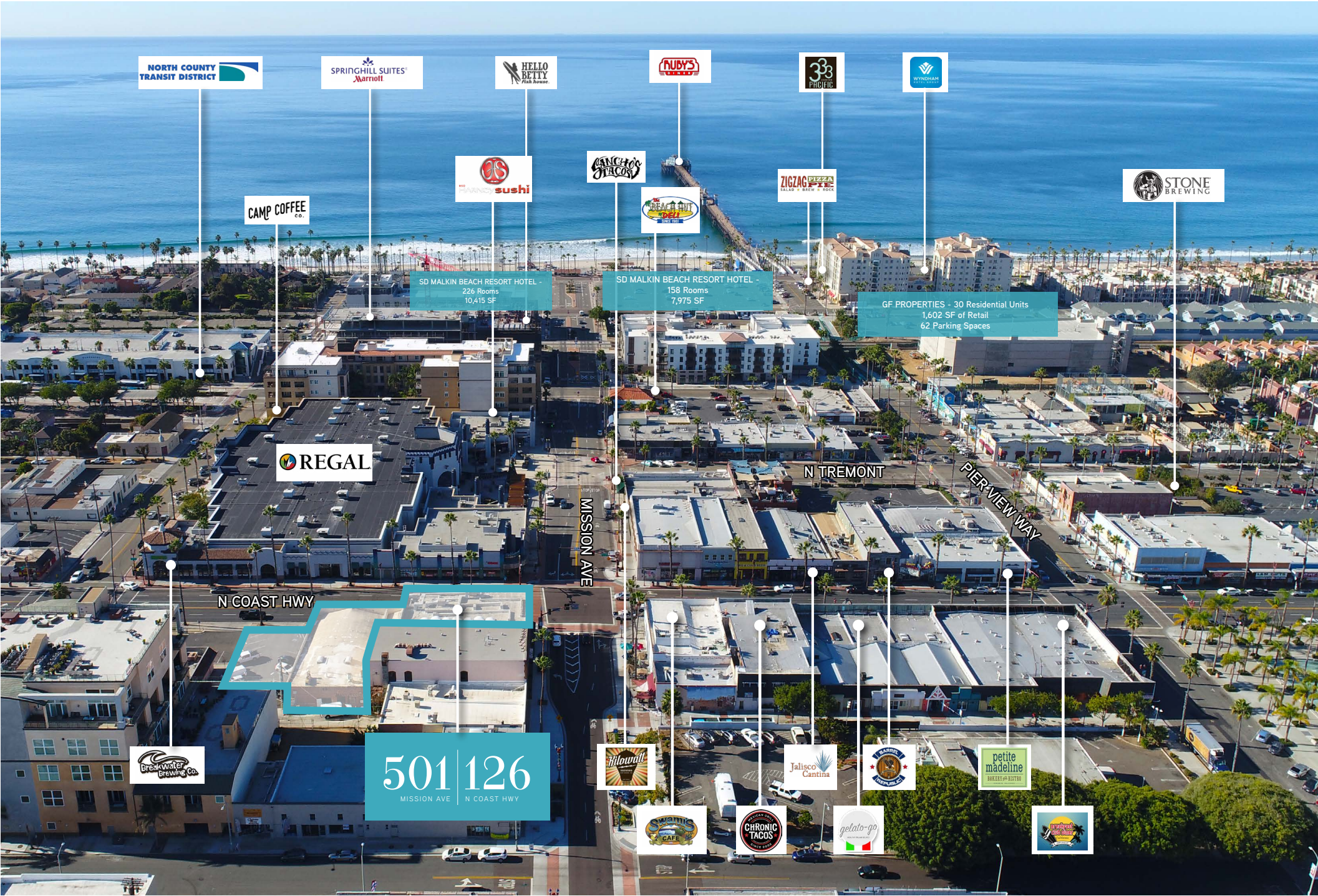


California Surf Museum



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.



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