



Oceanside Retail/Restaurant Space For Lease

206 N Coast Hwy, Oceanside, CA 92054



OCEANSIDE RETAIL/RESTAURANT

The Opportunity

Size: +/- 2,100 SF

Rent: \$4.00/SF plus NNN

Term: Negotiable

Building Type: Street Retail

- Prime retail space available for lease on Coast Highway in the heart of Downtown Oceanside.
- Retail/Restaurant capable suite with open floor plan, +/- 14' ceiling heights, and some previous restaurant infrastructure in place.
- Currently equipped with 5-ton HVAC system, dedicated ventilation shaft, reserved meter port for 3-phase electrical power, and full utility connections (water, sewer, and gas).
- Ideal coastal location, located within a short walk to the beach and Downtown Oceanside's 9 Block Master Plan that consists of 293 residential units and 565 hotel rooms.
- Located within the Oceanside PBID District and across the street from 401 Mission Development, adding 332 residential units to the immediate surrounding area.
- Downtown Oceanside has rapidly emerged as one of Southern California's most dynamic coastal submarkets, driven by a wave of new-mixed-use development, hospitality investment, and public-private revitalization efforts.



An aerial photograph of a coastal city, likely San Diego, showing a dense urban area with various buildings, streets, and palm trees. The ocean is visible in the background. A teal callout bubble is positioned over a specific building, with a teal rectangular highlight on the ground below it. The callout bubble contains the text '206 N Coast Hwy'. To the left of the callout, a black outline highlights a large building complex with the text '401 Mission - Redevelopment 332 Apartment Units / Retail (Proposed)'.

401 Mission - Redevelopment
332 Apartment Units / Retail
(Proposed)

206 N Coast Hwy



Pacific Village Row Homes

North Beach Promenade
52 Residential Units

Ryan Companies
193 Apartment Units

Wyndham Resorts
136 Timeshares
32 Hotel Rooms

Ryan Companies
180 Apartment Units

Mission Pacific Hotel
161 Rooms

The Seabird Resort
226 Rooms

Pierside North
66 Residential Units

Pierside South
110 Residential Units

Springhill Suites
149 Hotel Rooms

Oceanside City Hall

Brick Hotel

401 Mission Ave
332 Apartment Units

Oceanside Terraces
44 Condos

North County
Transit District

Oceanside Transit Center

N Tremont Street

Civic Center Drive

Civic Center Drive

Pier View Way

Pier View Way

N Tremont Street

N Coast Hwy

Mission Avenue

Pacific Street

Mission Avenue

Seagaze Drive

Seagaze Drive

N Coast Hwy

SITE

DOWNTOWN OCEANSIDE

Premises



DOWNTOWN OCEANSIDE

Premises



DOWNTOWN OCEANSIDE

Reimagined Suites



Retail / Fitness

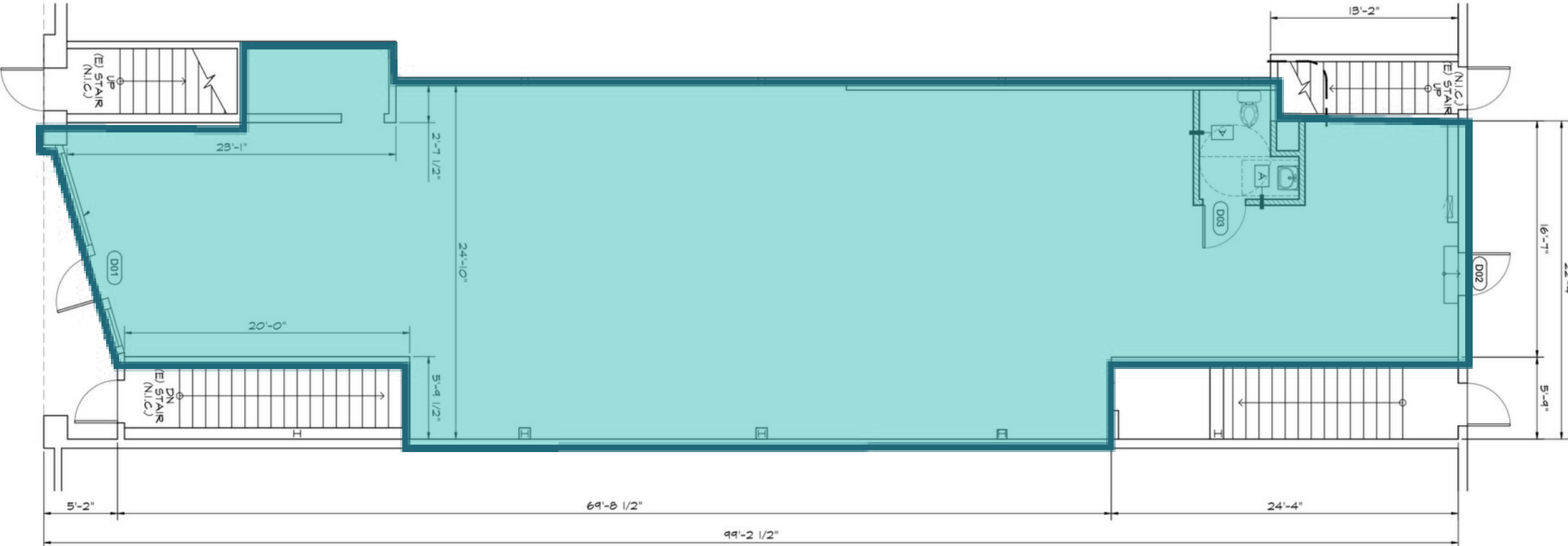


Restaurant / Cafe

BRAND NEW GASLAMP BAR/RESTAURANT

Floor Plan

North Coast Highway



DOWNTOWN OCEANSIDE

The Neighborhood

Oceanside is a classic California beach community that provides all the conveniences of a modern city without the disadvantages.

With its warm sandy beaches, historic wooden pier, and Cape Cod-style harbor village complete with various water sports and recreation, over 6 million people visit Oceanside beaches and harbor each year.

Downtown Oceanside is turning heads with new businesses opening and exciting development projects taking shape. This remarkable coastal community continues to expand its offerings, yet still maintains that small town feel that locals enjoy.

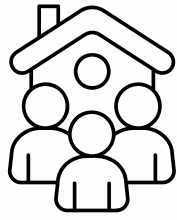
Oceanside's 9 Block Master Plan is comprised of 5 mixed-use projects and four operating hotels. The Plan includes 424 resort hotel rooms and adds 293 luxury residential units, boosting density and providing year-round built-in clientele.

More housing, retail, and commercial space will only further boost the economic vitality in Oceanside.



DOWNTOWN OCEANSIDE

Oceanside at a glance...



Residential Population

1 Mile: 18,635
3 Mile: 70,927
5 Mile: 153,702



Business Population

1 Mile: 7,667
3 Mile: 23,388
5 Mile: 45,685



Median Household Income

1 Mile: \$79,278
3 Mile: \$81,500
5 Mile: \$90,253



Average Household Income

1 Mile: \$103,449
3 Mile: \$106,874
5 Mile: \$116,501

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