

FOR LEASE / ±1,662 SF UNIQUE RETAIL IN THE HEART OF DOWNTOWN OCEANSIDE



309

NORTH TREMONT STREET
OCEANSIDE, CA 92054

MARC KARREN
Director - Sales & Leasing
(760) 803-5363
Marc@PacificCoastCommercial.com
Lic. 01912607

ETHAN PARK
Sales & Leasing Associate
(760) 978-8053
Ethan@PacificCoastCommercial.com
Lic. 02191123

CHRISTINA CHA
Sales & Leasing Associate
(410) 303-5520
Christina@PacificCoastCommercial.com
Lic. 02163978



PROPERTY DESCRIPTION



PROPERTY ADDRESS

309 North Tremont Street, Oceanside, CA 92054



AVAILABILITY

309 North Tremont: \pm 1,662 Sq. Ft. Retail Space
Lease Rate: Contact Agent



SUITE FEATURES

- Great Natural Light with Large Floor to Ceiling Windows
- Large Skylights
- Ideal Open Floor Plan with Original Bricks Walls
- High Ceilings



VISIBILITY

37 Feet of Storefront on North Tremont Street



PARKING

Abundant Free Public Parking in the Immediate Vicinity



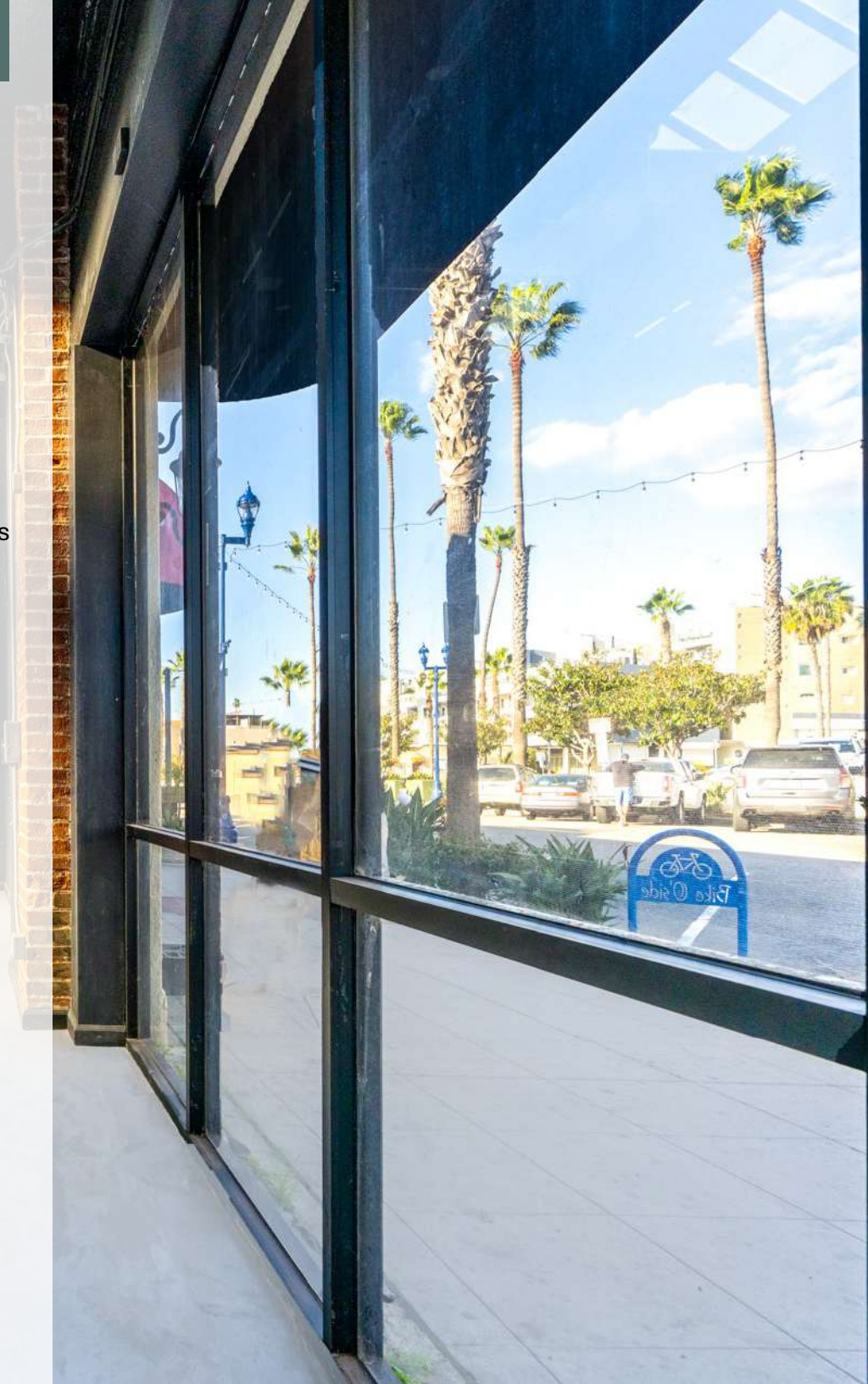
ACCESSIBILITY

Easy Freeway Access to I-15 and Hwy 76



LOCATION

Incredible Coastal Location, Just 4 Blocks from the Beach and Pier

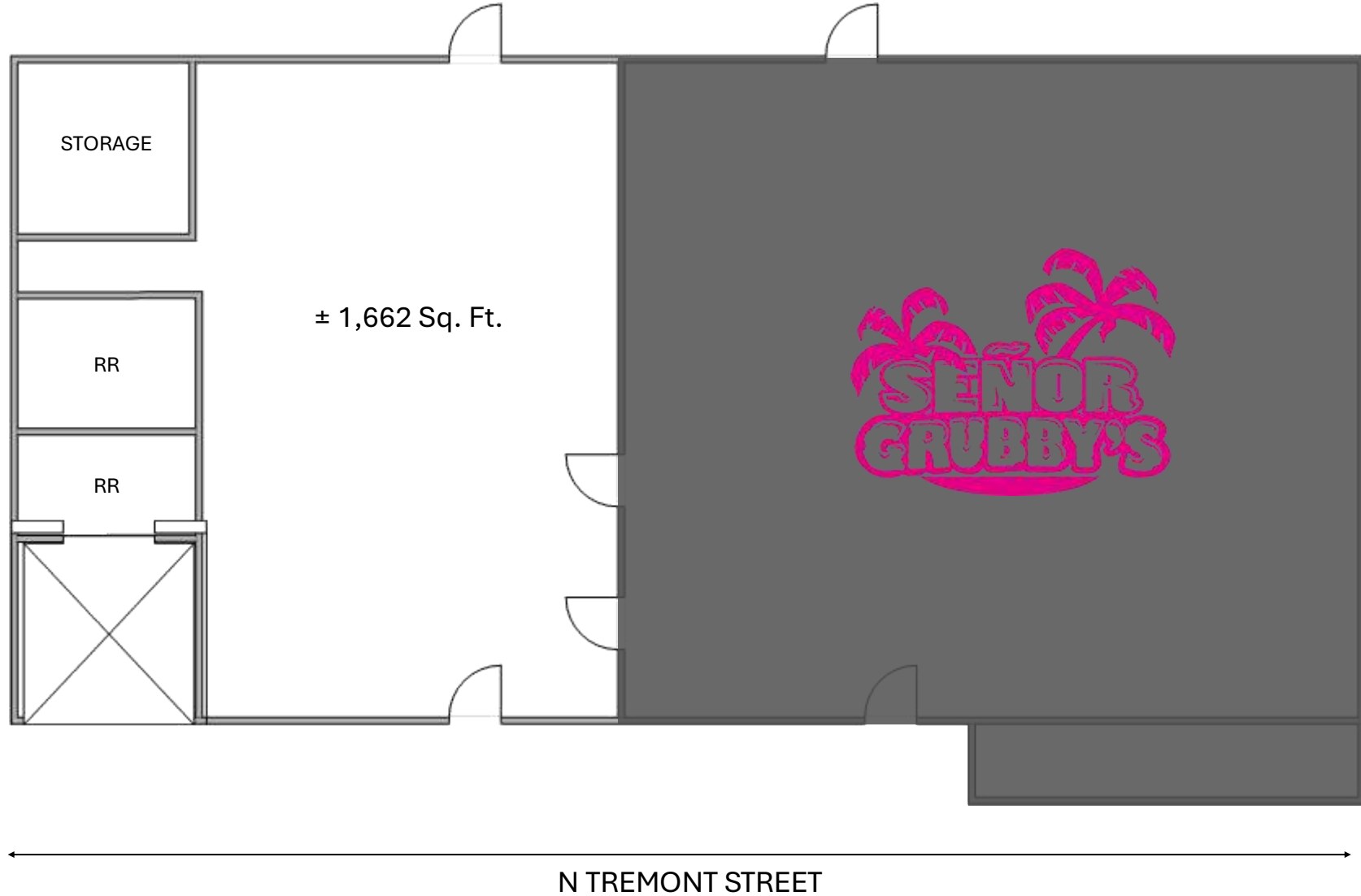


PROPERTY PHOTOS



AVAILABILITY

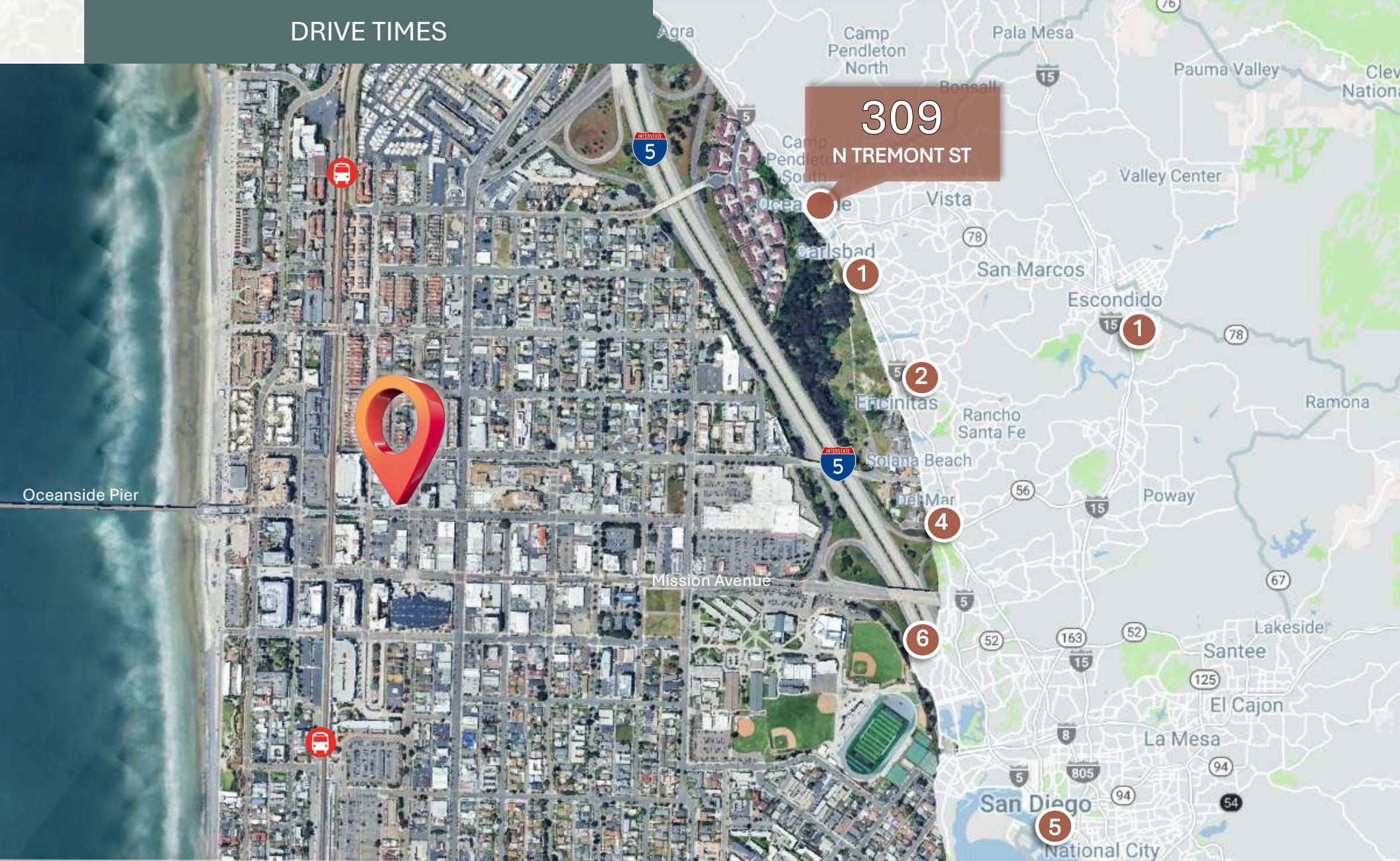
± 1,662 Sq. Ft. Retail Space



RENOWNED NEIGHBORS



DRIVE TIMES



1
7 MIN
CARLSBAD

2
18 MIN
ENCINITAS

3
20 MIN
ESCONDIDO

4
20 MIN
DEL MAR FAIRGROUNDS

5
35 MIN
DOWNTOWN SAN DIEGO

6
35 MIN
LA JOLLA

DEMOGRAPHICS

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius



44,644

5-Mile Employees



146,707

5-Mile Total Population



\$103,361

5-Mile Avg. HH Income



\$742,107

5-Mile Median Home Value



\$1.8B

5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE
2024 Population	16,652	67,630	146,707
2029 Population	16,922	67,925	146,551
Median Age	38.9	33.6	35.2
Avg HH Income	\$92,151	\$95,129	\$103,361
Median HH Income	467,436	\$70,857	\$77,207
Consumer Spending	\$215.8M	\$774.4M	\$1.8B
2024 Households	7,248	23,882	53,163
Owner Occupied	2,169	8,613	23,406
Renter Occupied	5,240	15,453	29,756
Median Home Value	\$762,092	\$780,383	\$742,107
Median Year Built	1977	1978	1981
Businesses	1,095	3,705	7,205
Employees	7,446	22,206	44,644





CONTACT INFORMATION

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PACIFIC COAST COMMERCIAL

Office (619) 469-3600

10721 Trenea St., Suite 200,

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930

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