

FORMER RITE AID

REDEVELOPMENT OWNER-USER OPPORTUNITY

OCEANSIDE, CA



**BID DATE DEADLINE
JUNE 2, 2026***

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES


**NNN INVESTMENT
GROUP**
NETLEASED INVESTMENTS

*Seller Reserves the Right to Accept Offer Prior to Bid Deadline Date.

RARE COASTAL SAN DIEGO FREESTANDING REDEVELOPMENT OWNER/USER OPPORTUNITY

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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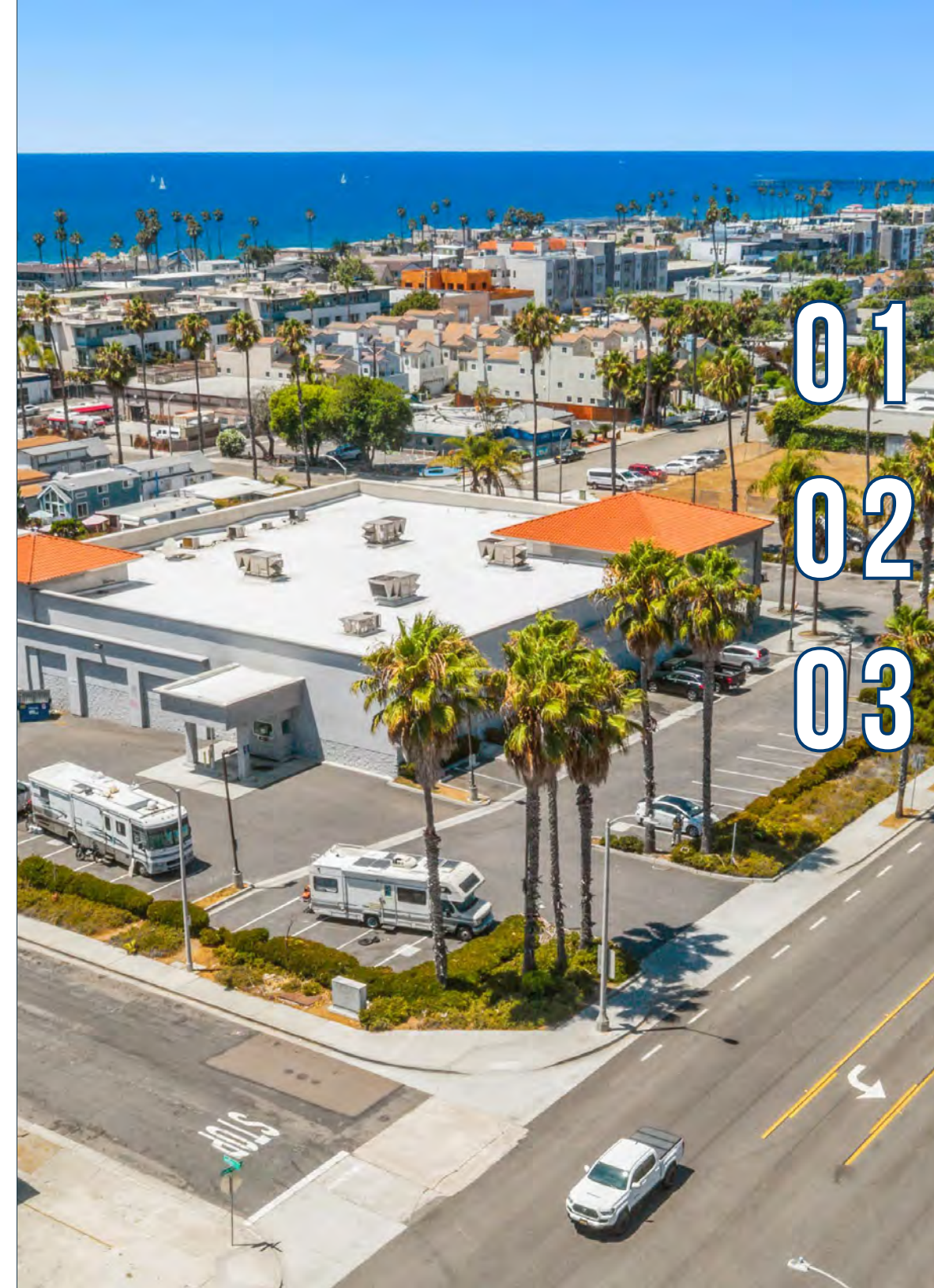


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EXECUTIVE SUMMARY

OFFERING SUMMARY

BID DATE DEADLINE JUNE 2, 2026*

LIST PRICE
Best Offer

BUILDING SF
16,730 SF

PARCEL AC
1.44 AC

ZONING
C2**

**See page 6 for zoning info



*Actual Property

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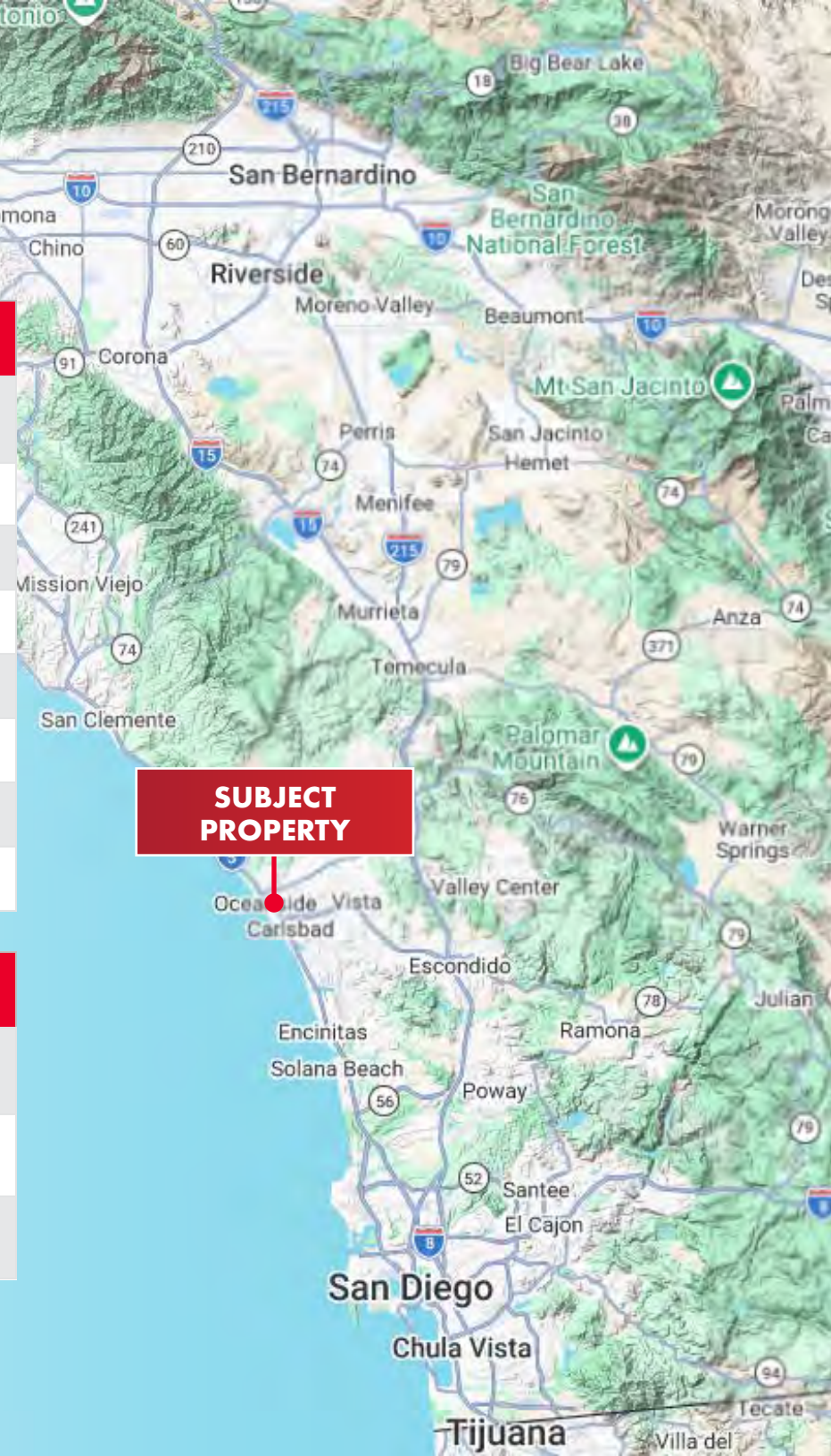
OFFERING SUMMARY

PROPERTY SUMMARY

Address	1201 S Coast Hwy, Oceanside, CA 92054
Property Type	Freestanding Commercial Retail
Parcel No.	152-171-18
Zoning	C2
Building Size (GLA)	16,730 SF
Land Size	1.44 AC
Year Built	1998
Ownership	Fee Simple (Land & Building)

CITY OF OCEANSIDE ZONING INDEX

C2 Zoning Article 11C Commercial Coast Zone:	View Documentation
Land Use & Zoning GIS Map:	View Map
Oceanside Planning Projects Map:	View Map



INVESTMENT HIGHLIGHTS



RARE COAST HWY FREESTANDING REDEVELOPMENT OPPORTUNITY

16,730 SF freestanding former Rite Aid drive-thru on a 1.44-acre parcel

- First time on the market since original construction in 1998.
- Larger standalone parcel along Coast Hwy provides a flexible layout ready for a variety of retail use and potential redevelopment.



PRIME CORNER LOCATION

Exceptional visibility and strong traffic counts

- Located at the hard-corner signalized intersection at Coast Hwy & Oceanside Blvd, averaging nearly 40,000 VPD.
- Connectivity with Carlsbad Village, South Oceanside (South O), and Downtown Oceanside, all located along this few-mile stretch of Coast Hwy.
- Prominent pylon signage, multiple ingress/egress points, and strong street frontage along S Coast Hwy.
- Minutes from I-5 (207,000 VPD), Hwy 78 (80,000 VPD), and Hwy 76 (53,000 VPD), all major transit arteries connecting Oceanside.



HIGH-DENSITY AND AFFLUENT COASTAL TRADE AREA

Strong demographics

- Over 73,929 residents with an average household income over \$123,000 within 3 miles.
- Over 153,000 residents with an average household income over \$134,000 within 5 miles.
- Dense daytime population over 100,000, supporting consistent retail demand.
- Located adjacent to the Coast Hwy Sprinter Station, providing consistent foot traffic with over 1,823,000 riders in 2024 (up 8% year over year).



TRANSFORMING COASTAL CORRIDOR

Strong tourism and diverse economy

- Strong regional draw, as Oceanside saw over 6 million annual visitors in 2024.
- Oceanside recorded approximately \$625 million in visitor spending in 2024, reflecting 6% year-over-year growth.
- Long-term blueprint encouraging high-density mixed-use projects, multifamily housing, and a diverse retail mix.
- Oceanside is one of the fastest-growing coastal cities in Southern California, home to a diverse and youthful population of over 170,000 residents.



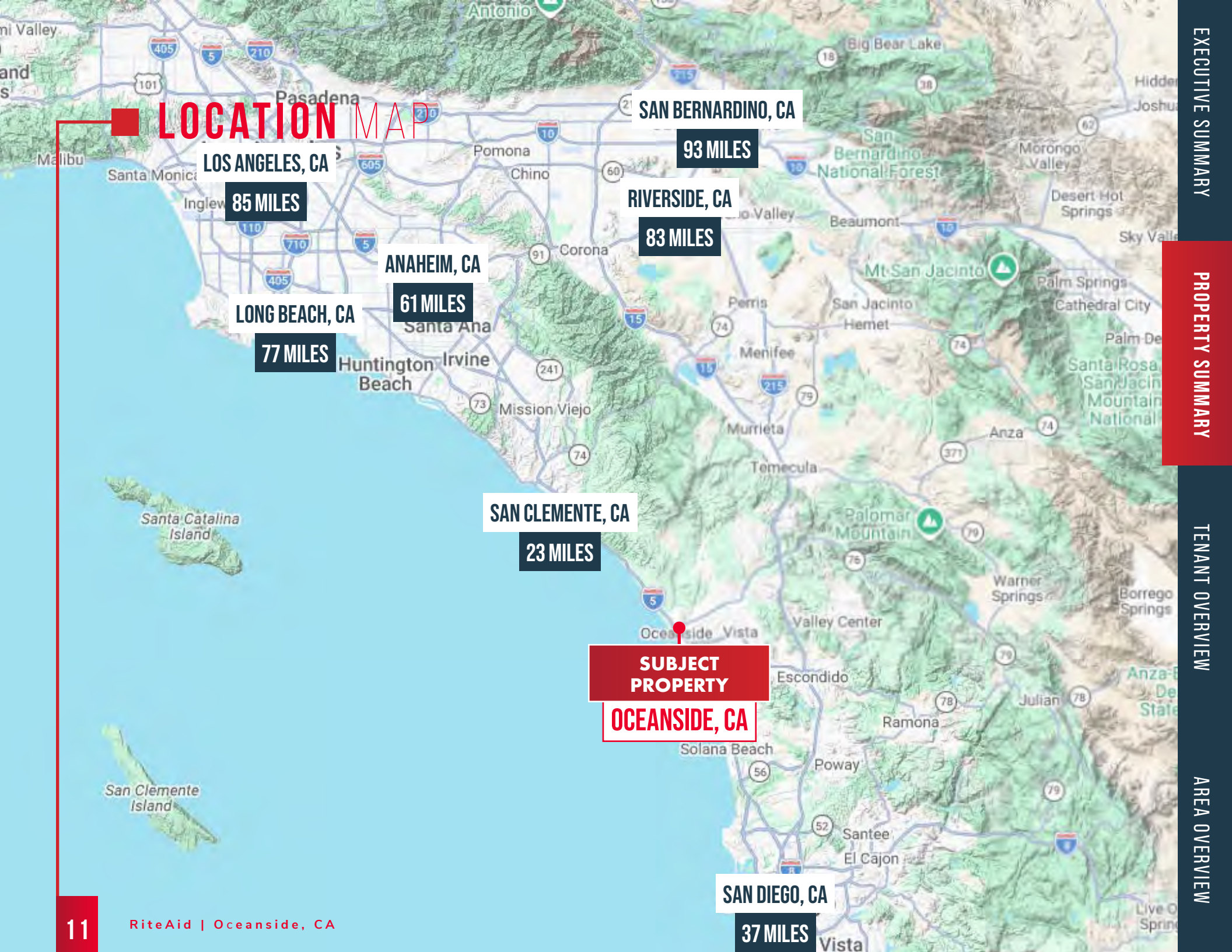
EXPLOSIVE DEVELOPMENT GROWTH IN OCEANSIDE AND COAST HWY

Retail, multifamily, and mixed-use

- The Coast Hwy and Downtown Oceanside corridor is experiencing a multi-billion-dollar transformation anchored by transit-oriented development, high-density multifamily housing, hotels, and experiential retail.
- Development pipeline breakdown estimates:
 - Residential units: 1,850–2,350
 - Hotel rooms: 170–275
 - Retail/commercial space: 160,000 SF–235,000 SF
 - Approximately 2M SF–2.8M SF of new development
- Some of those projects include the Regal Cinema redevelopment (Downtown), Modera Neptune Project (901 Mission Ave), Ocean Creek mixed-use development (Jefferson), One Mission Ave, Belvedere mixed-use, and The Flats (South Oceanside).



PROPERTY SUMMARY



OCEANSIDE AERIAL



SUBJECT PROPERTY



MARKET AERIAL

NEW DEVELOPMENTS

- 1  THE BREEZE APARTMENTS
- 2  802 S PACIFIC MIXED USE PROJECT
- 3  OCEANSIDE TRANSIT CENTER
- 4  OCEANSIDE TRANSIT CENTER
- 5  MODERNA NEPTUNE APARTMENTS
- 6  SEAGAZE APARTMENTS
- 7  TOWER 1888 APARTMENTS
- 8  JEFFERSON OCEANSIDE

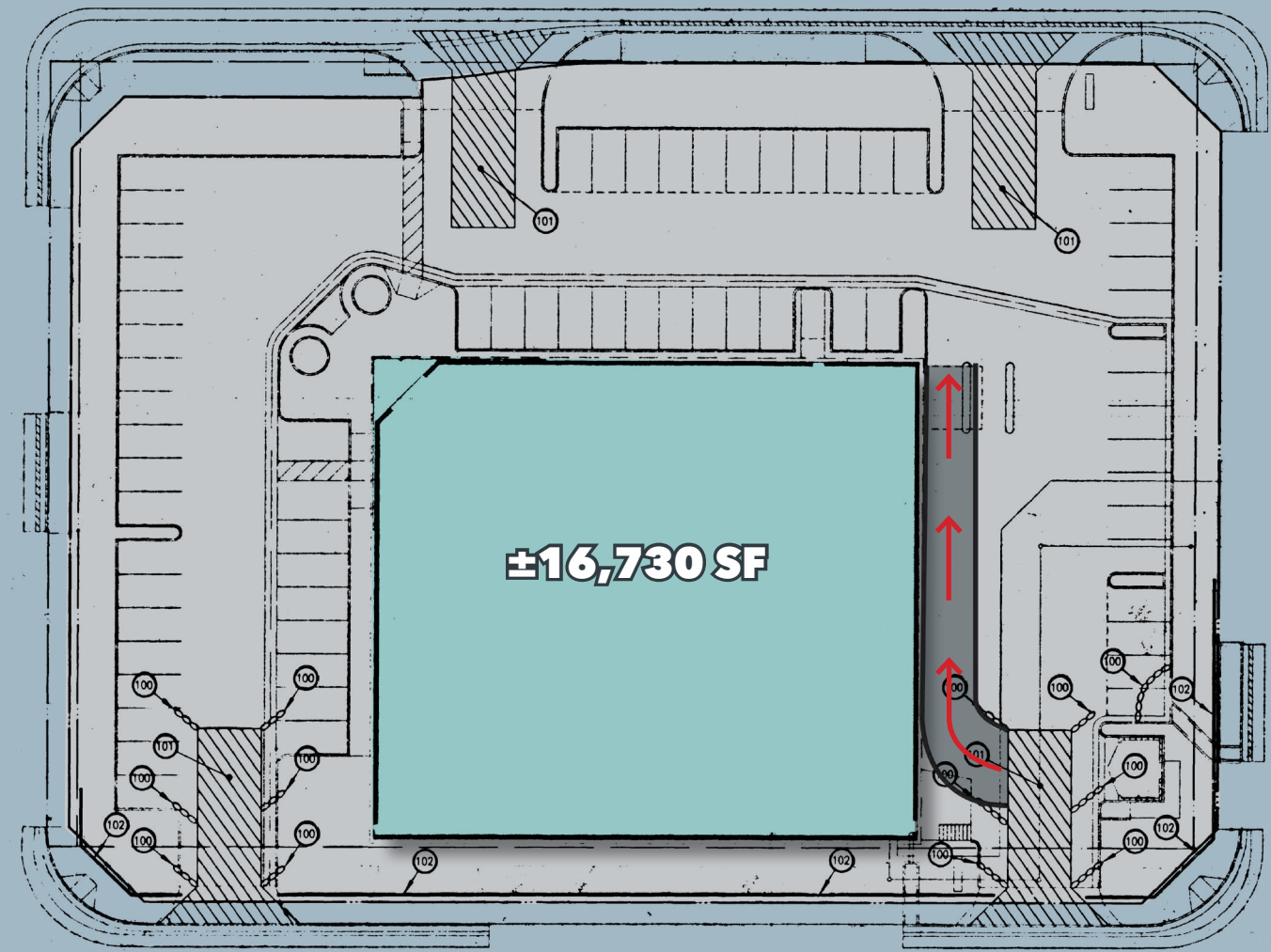


SITE PLAN

South Coast Hwy.

Oceanside Blvd

Godfrey Street



Tremont Street

AERIAL OVERHEAD





AERIAL SOUTH

CARLSBAD
1.5 MILES AWAY

3 Min Away
Via Oceanside Blvd
207,000 VPD

Shea
54 Condos

Vigilante
COFFEE COMPANY

South O
Brewing



SPRINTER
Coast Hwy Station

PLAY IT AGAIN
SPORTS

S Coast Hwy | 15,575 CPD

S Tremont St

CARLSBAD
VILLAGE



Minutes from I-5, Transit & Major Arterials



AERIAL NORTH

OCEANSIDE PIER

NORTH COUNTY
TRANSIT DISTRICT
North County Transit Center
Mixed-Use Development

LIGHT RAIL

SPRINTER
Coast Hwy Station

Cleveland St

Oceanside Blvd | 13,944 CPD

S Tremont St

Firestone

S Coast Hwy | 15,575 CPD

PLAY IT AGAIN
SPORTS

DOWNTOWN RETAIL
PACIFIC, HARVEY, OCEANSIDE, HELLO MEXICO, THE LAB, PETE MADRINE, HANDEL'S, ...and many more!

U-HAUL

US Bank

Start Fresh
Cafe

Better Buzz

O'Reilly
AUTO PARTS

Little Caesars

L&L
HAWAII



AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	16,620	73,340	152,596
HOUSEHOLDS	7,310	29,639	58,535
EMPLOYEES	4,158	29,353	60,478
MEDIAN AGE	38.7	38.0	38.8
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$126,732	\$124,041	\$135,552
MEDIAN	\$93,127	\$96,391	\$105,725
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$830.01 M	\$3.38 B	\$7.02 B
EDUCATION	\$18.65 M	\$75.68 M	\$158.31 M
FOOD, BEVERAGE	\$90.64 M	\$377.22 M	\$782.09 M
ENTERTAINMENT	\$45.08 M	\$185.1 M	\$385.56 M



DRIVE TIMES

- I-5 3 MIN
- CA-78..... 6 MIN
- OCEANSIDE PIER..... 6 MIN
- CARLSBAD 8 MIN
- SAN DIEGO 40 MIN



TRAFFIC COUNTS

- S COAST HWY 15,575 VPD
- OCEANSIDE BLVD 13,944 VPD
- I-5..... 210,411 VPD

■ ABOUT OCEANSIDE, CA

OCEANSIDE, CALIFORNIA is a dynamic coastal city of roughly 170,000 residents located in northern San Diego County, offering a diverse population, strong household incomes, and a growing economic base. The city benefits from a well-educated workforce, a median household income near \$94,000, and a high rate of homeownership, supporting solid consumer spending. Oceanside's economy is driven by healthcare, retail, tourism, logistics, and professional services, with additional stability from its proximity to Camp Pendleton and regional employment centers. Its coastal location, improving downtown core, and balanced mix of residents, visitors, and businesses make Oceanside an attractive market for both commercial investment and long-term growth.

174K RESIDENTS

60K+ LABOR BASE

\$126K AVERAGE HOUSEHOLD INCOME

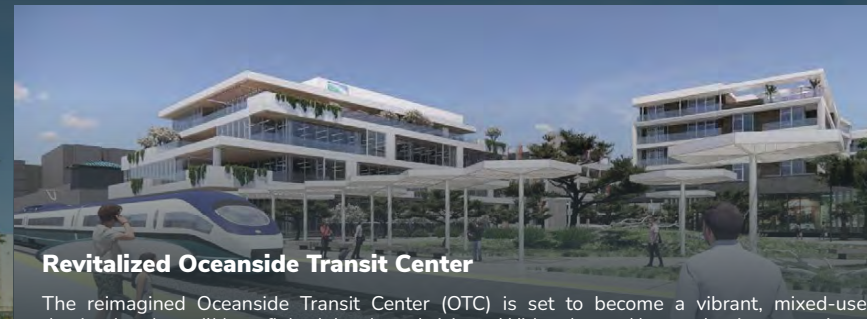
6M ANNUAL VISITORS



■ NEW DEVELOPMENTS IN OCEANSIDE

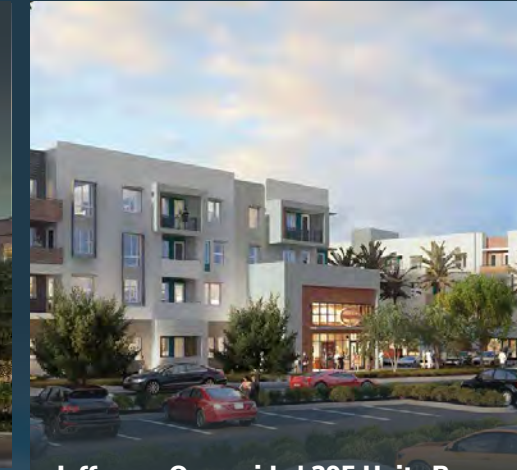
Regal Cinemas Redevelopment

Regal Cinemas will be replaced by a vibrant seven-story mixed-use development in downtown Oceanside, featuring 321 residential units, retail shops, and restaurants. The project will include three levels of parking and modern living spaces, designed to enhance the area's appeal. This transformation will boost housing availability, increase foot traffic, and support local businesses, turning the site into a dynamic destination.



Revitalized Oceanside Transit Center

The reimagined Oceanside Transit Center (OTC) is set to become a vibrant, mixed-use destination that will benefit both locals and visitors. With enhanced bus and train connections, as well as improved bicycle and pedestrian access, the OTC will make getting around easier and more efficient. This project also promotes sustainable transportation and introduces new housing options, bringing fresh energy and convenience to the community.



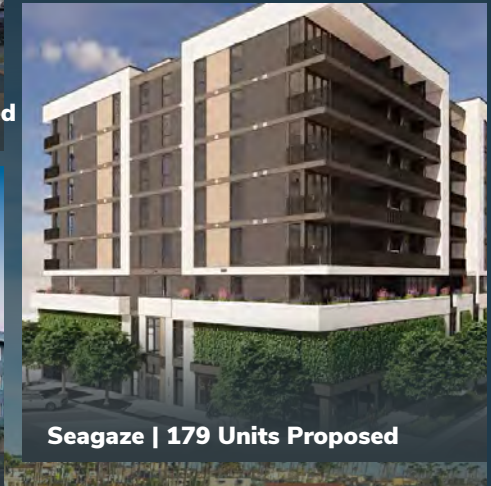
Jefferson Oceanside | 295 Units Proposed



Tower 1888 | 57 Units Proposed



Moderna Neptune | 360 Units Proposed



Seagaze | 179 Units Proposed



Hope | 156 Units Proposed



Sunsets | 180 Units Proposed

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