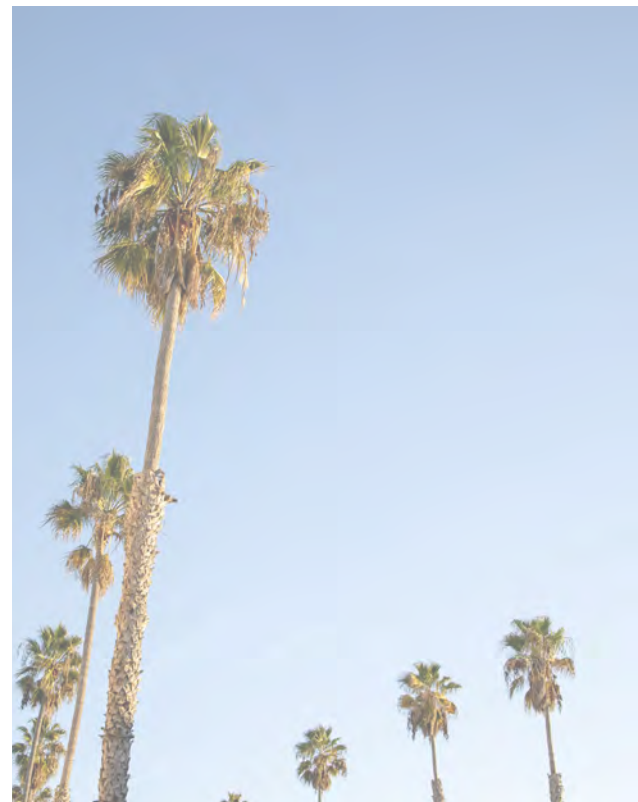


2110 S COAST HIGHWAY | OCEANSIDE

# LAGOON



**FOR LEASE**

Coastal Retail/Office | South Oceanside

±825 - 2,910 SF





### WHERE MID-CENTURY COOL MEETS COASTAL VIEWS

This 15,000 SF mixed-use destination overlooking the Buena Vista Lagoon features 7,000 SF of activated retail and 8,000 SF of creative office space, wrapped in a sleek Japanese-style wood slat facade.



2110 S COAST HWY

Oceanside, CA 92054

±825 - 2,910 SF

Available Space

RETAIL/OFFICE

Space Use

\$3.25 PSF, NNN

Lease Rate



Prime South Oceanside location with panoramic views of the Buena Vista Lagoon and Pacific Ocean

Suite features open space, kitchenette, two private offices, and large sliding doors to private balcony

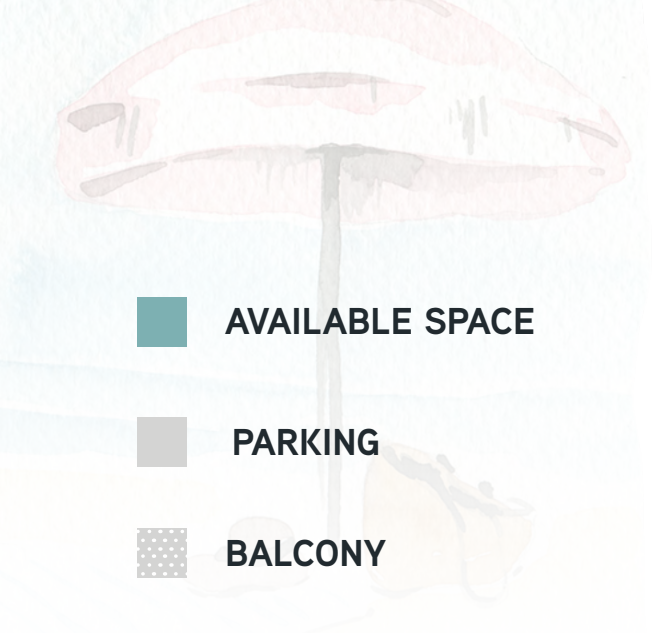
Fully renovated interior and exterior, featuring a timeless design with high-quality materials and modern finishes

Includes ample on-site parking and shared common area restrooms

Dynamic and vibrant surrounding neighborhood with walkability to South Oceanside and Carlsbad Village

Oceanside is experiencing a surge of growth, with new restaurants, businesses, and developments attracting both residents and visitors

Neighbors include Tanner's Prime Burgers, Corner Pizza, PopUp Bagels, Little Fox Cups & Cones, Verve Studios, and more!

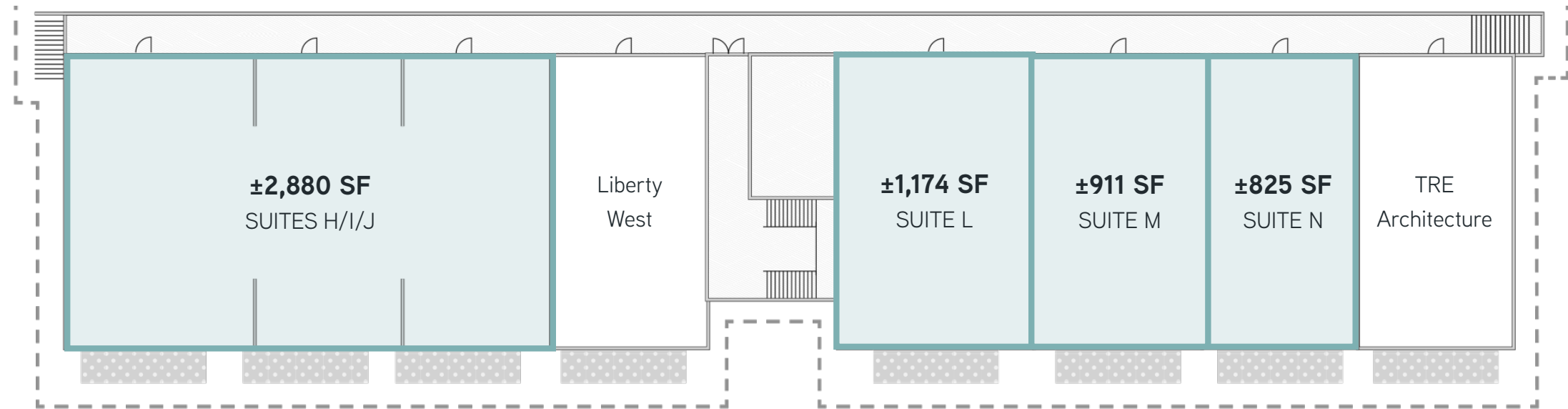


■ AVAILABLE SPACE

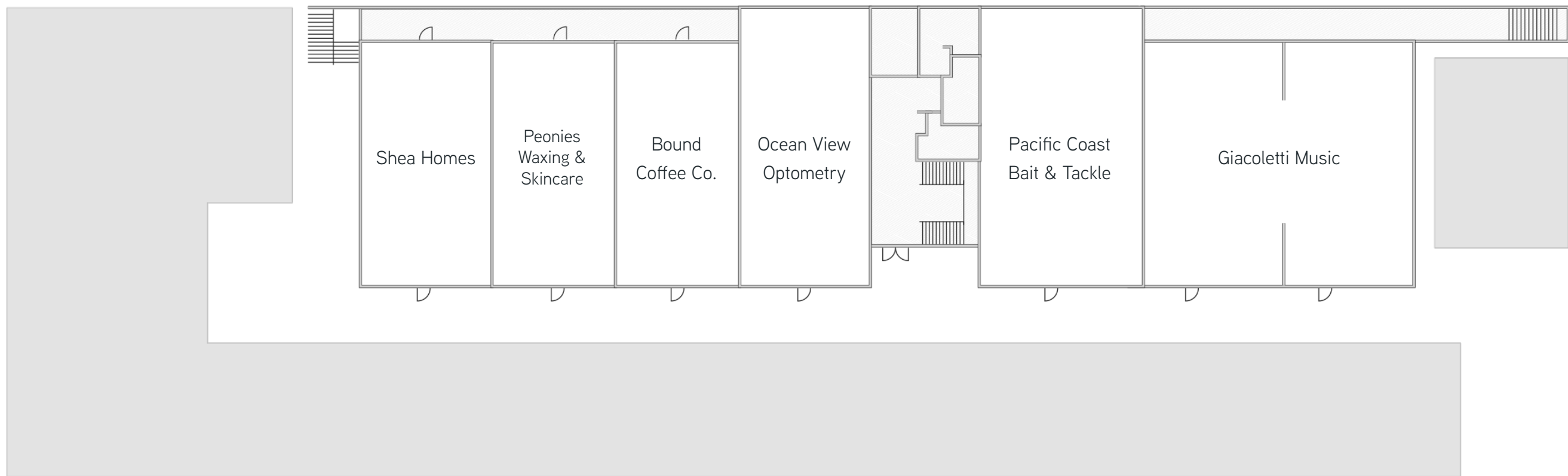
■ PARKING

■ BALCONY

### SECOND FLOOR



### FIRST FLOOR



S COAST HWY

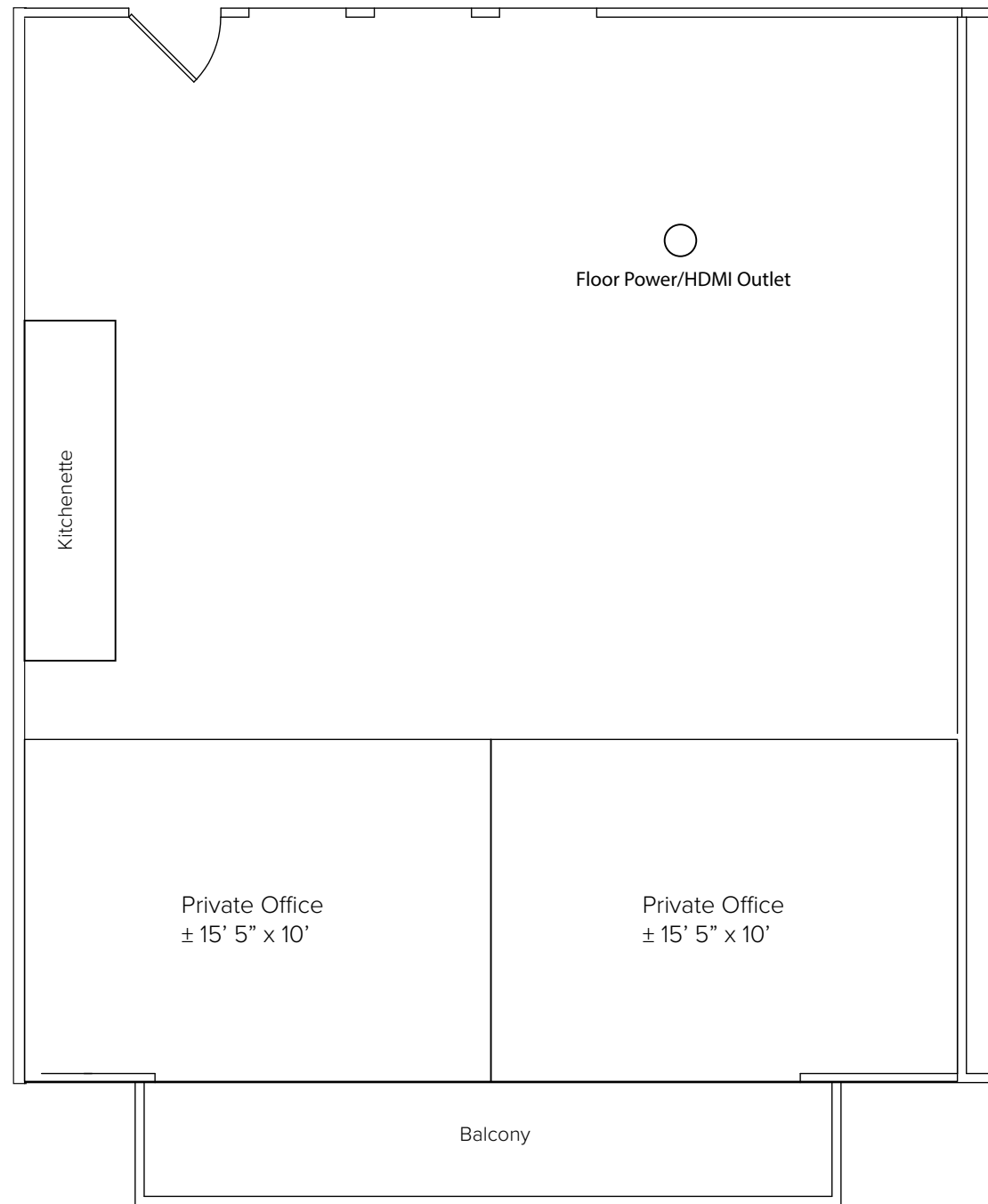
±862 - 2,880 SF

SUITE H/I/J



±1,174 SF

SUITE L



±911 SF

SUITE M



±825 SF

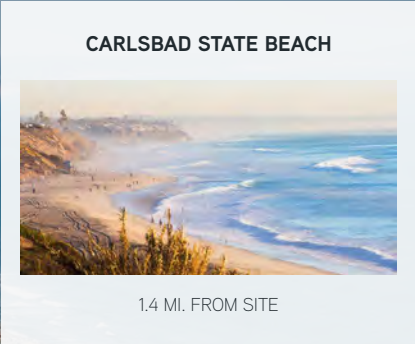
SUITE N



1. Angelo's Burgers
2. SoCal Bike
3. Hill Sreet Brewery
4. Corner Pizza
5. Lagree + Versa Fit
6. Little Fox Cups + Cones
7. Tanner's Prime Burgers
8. PopUp Bagels
9. La Corriente
10. Hill Street Donut House
11. Verve Studios
12. Johnson Interiors
13. And Breakfast Burritos
14. Rose Cafe
15. Merenda
16. Coastal Core Pilates
17. Therapy Social Fitness
18. Oceanside Florist Inc.
19. Surf Ride Boardshop
20. Pour House
21. Lofty Coffee
22. Nicks on State
23. Pure Taco
24. Jeune et Jolie
25. Kiln Coworking
26. NCTD Transit Station



# LAGOON



S COAST HWY - 16,000 VPD

## IN THE PATH OF DEVELOPMENT

### 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.



Seagaze | 179 Units Proposed



Modera Neptune | 360 Units Proposed



Tower 1888 | 57 Units Proposed



Jefferson Oceanside | 295 Units Proposed



Sunsets | 180 Units Proposed



Hope | 156 Units Proposed



### THE NEW VIBE OF O'SIDE

Oceanside is undergoing a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels that are transforming the coastal city into a vibrant hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment options, Oceanside is solidifying its role as a premier destination between Los Angeles and San Diego.



# OCEANSIDE

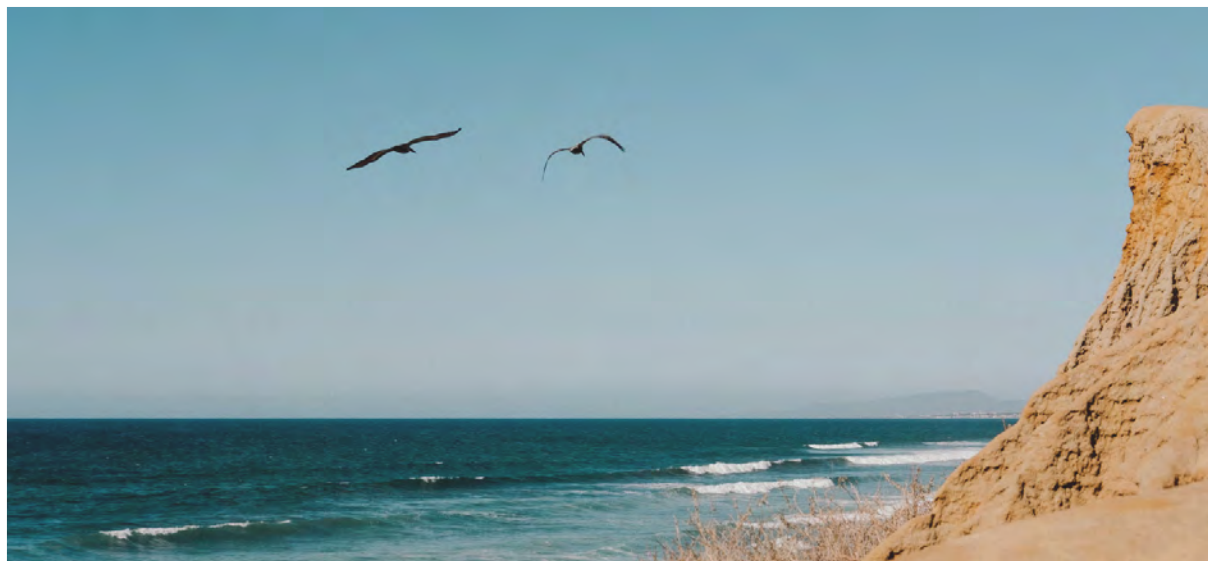
“OCEANSIDE IS THE NEW BROOKLYN  
OF SAN DIEGO”

JASON MRAZ



### HOME TO SOME OF SAN DIEGO'S NEWEST HOTELS AND RESIDENCES

Oceanside is Southern California's most authentic beach town, offering wide sandy beaches, a historic pier, and vibrant neighborhoods alongside a rich blend of surf culture, ocean adventures, and diverse culinary experiences. Known for its creativity and laid-back vibe, O'side invites visitors to explore, express, and enjoy everything from skateboarding to skydiving.



## DISCOVER OCEANSIDE



### Attractions

Over three miles of some of the widest, sandy beaches in Southern California naturally becomes the landing spot for locals and visitors alike. Alongside the beaches, the 1,000-slip harbor, multiple shops and restaurants, and the longest wooden pier on the western United States, makes Oceanside a popular and prestigious city.

### Local Trade

A collection of quirky antiques and beachy boutiques can be found along Highway 101, the main road through town. Among the restaurants and surf shops, shoppers can find trendy and designer merchandise, independent local brands, souvenirs, seashells, and other curios.

### Coastal Events

Oceanside hosts a multitude of events including the Annual World Bodsurfing Championships - bodysurfers compete for the prestigious championship title. The city also hosts one of the oldest of the Ironman's, the Oceanside Ironman, attracting a large number of professional athletes.

## OCEANSIDE EMPLOYERS

### Largest Public Employers

- Oceanside Unified School District
- Camp Pendleton
- City of Oceanside
- MiraCosta Community College
- North County Transit District
- Tri-City Medical Center

### Largest Private Employers

- Genentech Pharmaceuticals
- Hydranautics
- Nitto Denko
- Gilead Sciences
- Hobie Cat

↑  
15 Mins  
Orange County



Carlsbad

Leucadia

Encinitas

35 Mins  
Downtown

## THE DEMOGRAPHICS

Oceanside is one of the fastest-growing coastal cities in Southern California, home to over 170,000 residents with a diverse and youthful population. Its strategic location between San Diego and Orange County, combined with strong military, tourism, and local business sectors, supports a dynamic and resilient economy.

174,068

Total Population

3.5M

Overnight Visitors

4,000+

Units & Hotel Rooms



\$117,910

Average Household  
Income



77,000

Employee  
Population



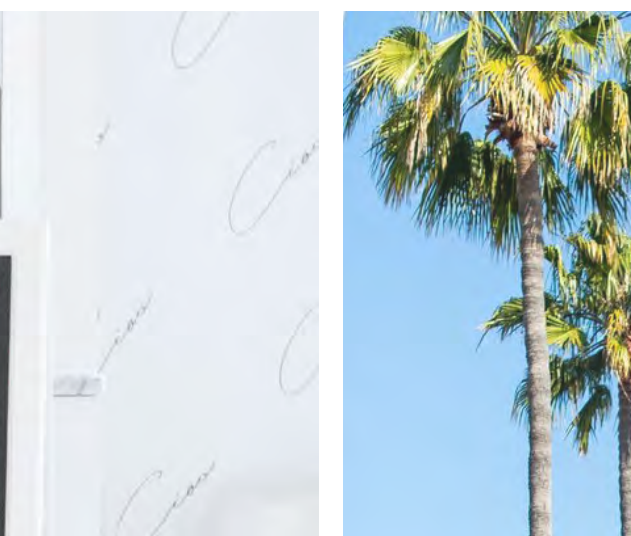
6,142

Total  
Businesses



6M

Annual  
Visitors



2110 S COAST HIGHWAY | OCEANSIDE



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