

±2,711 SF RETAIL/RESTAURANT FOR LEASE | OCEANSIDE, CA

SEASIDE CROSSROADS
502-518 OCEANSIDE BLVD



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.




1902 Wright Place, Suite 180 | Carlsbad, CA 92008
760.929.9700 | lee-associates.com
Corporate License 01096996




MARC DUDZIK
Principal
760.448.2456
mdudzik@lee-associates.com
DRE Lic# 01070445

PROPERTY HIGHLIGHTS


 **Address:** 502-518 Oceanside Blvd, Suite 112
Oceanside, CA 92054

 **Total Square Feet:** ±21,887 SF

 **Year Built:** 1989

 **Zoning:** C-6 Zoning

 **Location:** Prime/Excellent location Northeast
Corner of Coast Highway & Oceanside Blvd

 **Traffic Count:** 18,009 ADT (Coast Hwy)
12,689 ADT (Oceanside Blvd)

LEASE RATE: \$2.90/SF + NNN \$0.84



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PROPERTY FLOOR PLAN

SEASIDE CROSSING PROPERTIES

502 OCEANSIDE BLVD

Suite 101 O'Reilly Auto Parts

510 OCEANSIDE BLVD

Suite 101 A-Max Insurance

Suite 102 L&L Hawaiian BBQ

518 OCEANSIDE BLVD

Suite 101A Thrift Store

Suite 101B Nail Salon

Suite 102 Sprint Cellular

Suite 103-104 Little Ceasars

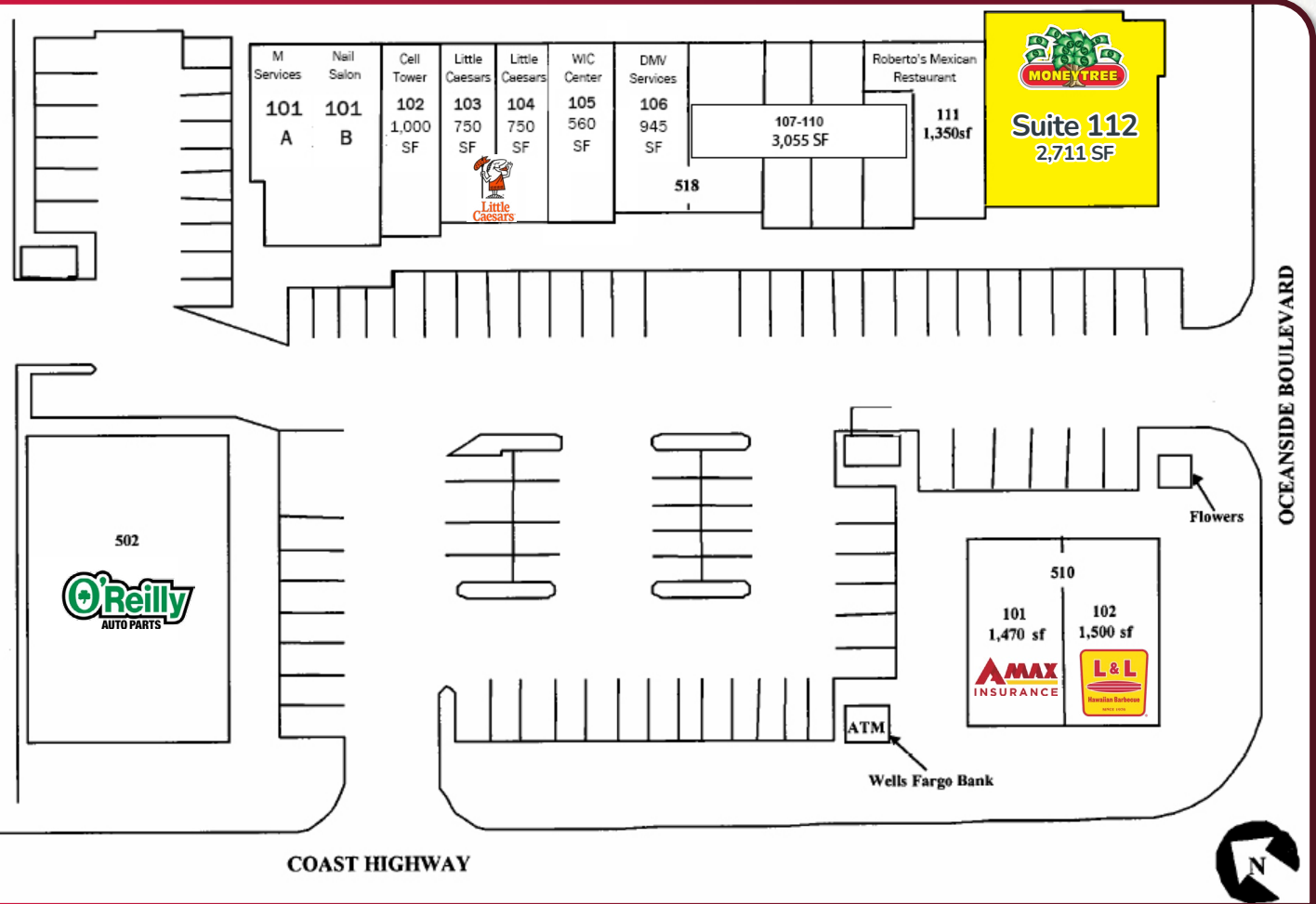
Suite 105 Day Spa

Suite 106 DMV/Insurance

Suite 107-110 Pho Restaurant

Suite 111 Roberto's Mexican

Suite 112 Available 8/1 (2,711 SF)



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PROPERTY PHOTOS



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PROPERTY LOCATION

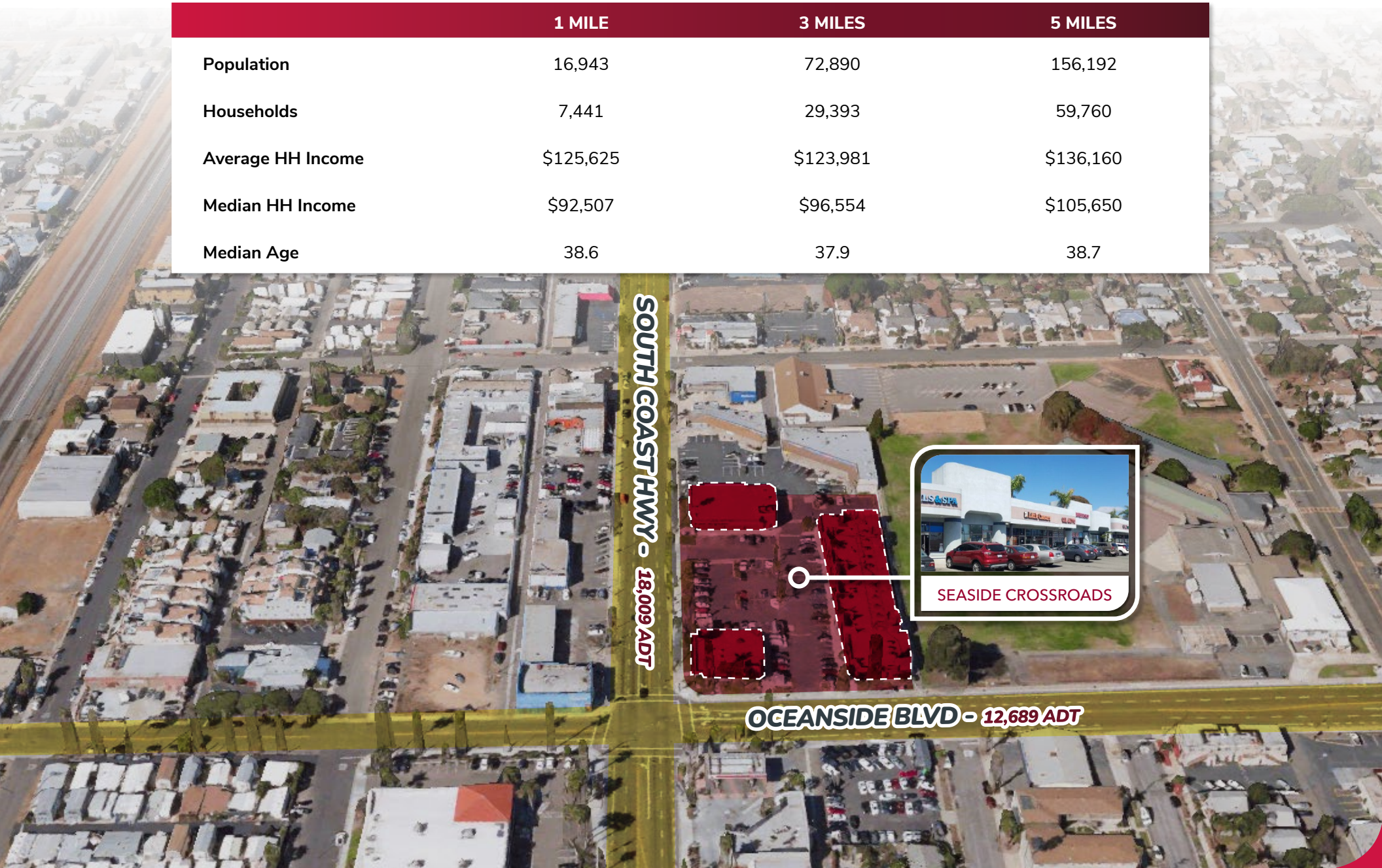


AVAILABLE FOR LEASE

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,943	72,890	156,192
Households	7,441	29,393	59,760
Average HH Income	\$125,625	\$123,981	\$136,160
Median HH Income	\$92,507	\$96,554	\$105,650
Median Age	38.6	37.9	38.7



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ABOUT OCEANSIDE

Oceanside is one of North County San Diego's fastest-evolving coastal cities, blending a laid-back beach atmosphere with a growing business and development scene that makes it attractive for new office space. Located about 40 miles north of downtown San Diego along the 5 freeway corridor, Oceanside offers direct coastal access, a revitalized downtown, and strong regional connectivity. With roughly 175,000 residents, it provides a larger labor pool and customer base than many neighboring coastal communities while still maintaining a relaxed Southern California feel. Historically rooted in tourism, military, and manufacturing, Oceanside's economy is diversifying with growth in healthcare, professional services, hospitality, and creative industries.

For your team, Oceanside delivers a strong "live-work-play" environment with wide beaches, year-round mild weather, and a rapidly improving urban core centered around downtown and the waterfront district. The city has invested heavily in redevelopment, bringing new restaurants, breweries, hotels, and mixed-use projects that continue to attract younger professionals. Popular amenities like the Oceanside Pier, harbor, bike paths, golf courses, and nearby Camp Pendleton create a unique mix of recreation and economic stability. Office options range from creative downtown spaces to traditional office and industrial product along the freeway corridors, with growing interest in flexible coworking environments. Combined with Coaster and Amtrak rail service, easy freeway access, and proximity to both Orange County and San Diego, Oceanside offers a cost-effective coastal office market with strong momentum and long-term growth potential.

WITHIN 5 MILES



156,192
POPULATION



\$136,160
AVERAGE HH INCOME



38.7
MEDIAN AGE



7,386
TOTAL BUSINESSES



61,150
TOTAL EMPLOYEES



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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CONTACT AN EXPERT BROKER TODAY
FOR MORE INFORMATION ABOUT THE PROPERTY!



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