



BEST IN CLASS COASTAL RETAIL



±686 SF CORNER RETAIL SUITE | DOWNTOWN OCEANSIDE | AVAILABLE FOR LEASE

371 N. Cleveland Street, Oceanside, CA 92054

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LEASING OPPORTUNITY

THE PROJECT:

SALT

LOCATION:

371 N. Cleveland St, Oceanside, CA 92054

AVAILABLE FOR LEASE:

±686 SF Corner Retail Suite

PARKING:

340 On-Site Parking Spaces Available

ZONING:

D-5: High Density Mixed-Use Development
(Commercial Retail) in the Downtown Area

LEASE RATE:

Contact Agent For Pricing



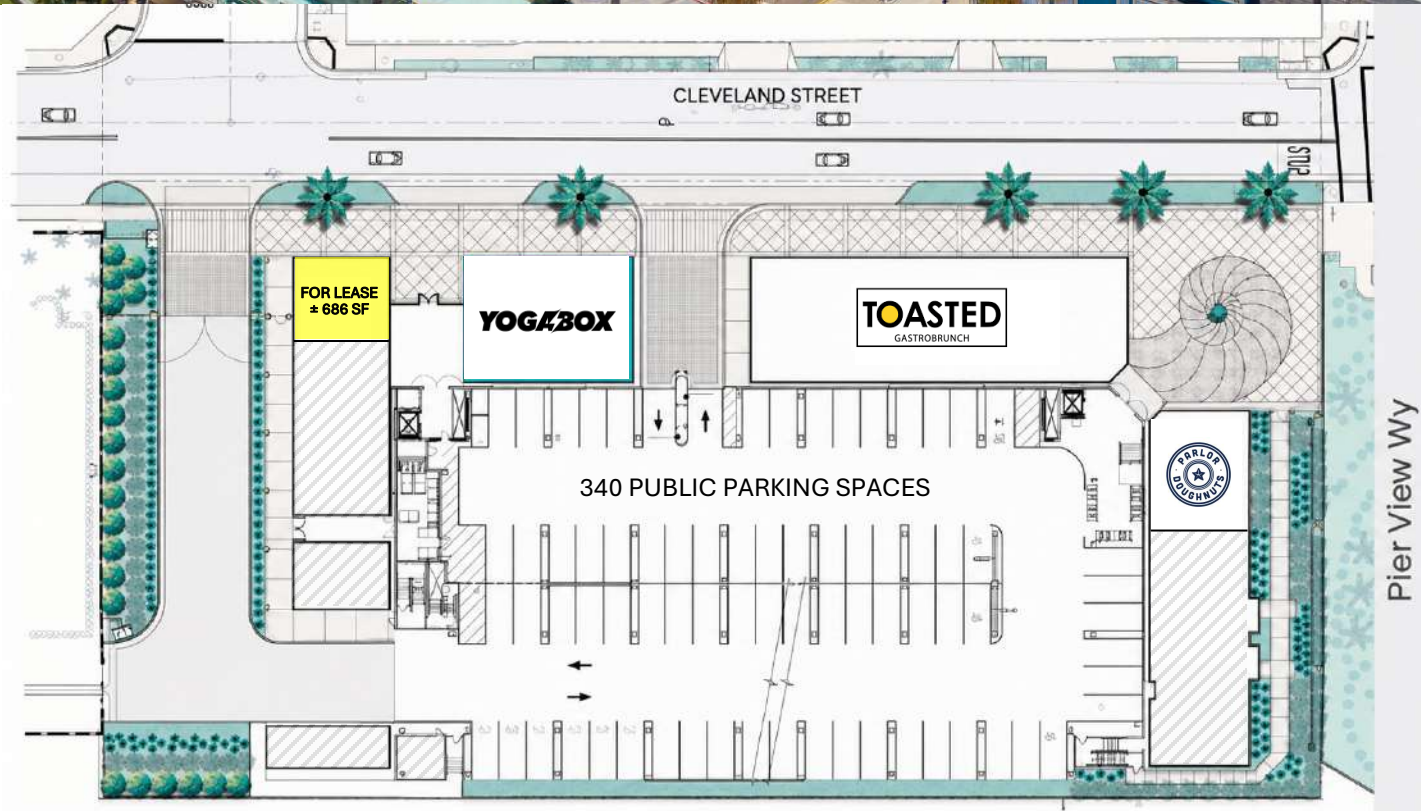
SALT PROJECT OVERVIEW

SALT OVERVIEW	SALT is a landmark mixed-use development located in the heart of Downtown Oceanside, just blocks from the beach, Oceanside Pier, and Transit Center. The project features 52 luxury residential condominiums above a vibrant collection of street-level retail and restaurant spaces, creating a true live-work-play environment in one of Southern California's fastest-growing coastal communities. With its combination of residential density, pedestrian-friendly location, and proximity to Oceanside's beaches, restaurants, and transportation amenities, SALT has established itself as one of the premier mixed-use developments in Downtown Oceanside and a highly desirable investment opportunity. SALT WEBSITE
RETAIL	The retail component consists of approximately 7,804 square feet of ground-floor retail space occupied by a mix of retail & restaurant tenants, including Parlor Doughnuts, Toasted Gastropub, Yoga Box, and SALT sales office.
LUXURY CONDOS	The residential component consists of 52 luxury lifestyle condos providing a built-in customer base for retail tenants.
PUBLIC PARKING	An on-site public parking structure with 340 spaces provides an abundance of parking for customers, and visitors, enhancing accessibility and supporting tenant performance.
COURTYARD PLAZA	Approx. 3,300 SF activated courtyard plaza is the centerpiece of the SALT development. The art inspired plaza provides outdoor dining, gathering space, and year round pedestrian activity.



SITE PLAN

Not fit to scale; for reference purposes only.



9 BLOCK MASTER PLAN

Oceanside's 9 Block Master Plan

SALT is strategically positioned within Oceanside's transformative 9 Block Master Plan, a multi-phase redevelopment initiative that has reshaped the downtown coastal district into one of Southern California's premier mixed-use destinations. Located at the gateway intersection of Cleveland Street and Pier View Way, SALT benefits from exceptional visibility, pedestrian activity, and direct connectivity to the beach, Oceanside Pier, and downtown amenities.

The 9 Block Master Plan encompasses a collection of mixed-use residential developments, luxury hospitality projects, public infrastructure improvements, and activated retail environments that have significantly elevated the area's appeal for residents, visitors, and businesses alike. The district is anchored by new luxury hotels, boutique hospitality offerings, destination dining, rooftop venues, event spaces, and public gathering areas, creating a vibrant live-work-play environment .





Parlor Doughnuts - Parlor Doughnuts is a fast-growing national doughnut and coffee brand known for its signature layered doughnuts, artisanal coffee, and elevated breakfast menu. The company operates more than 100 locations nationwide, with additional sites in development across the U.S. Strong reported unit volumes nearing \$1M annually."



Toasted Gastrobrunch is an upscale brunch and cocktail concept known for its chef-driven menu, craft cocktails, and vibrant indoor/outdoor dining atmosphere. Founded by veteran restaurateur Sami Ladekei, the brand has expanded across Southern California and Las Vegas with multiple operating locations including Oceanside, Del Mar, Imperial Beach, and Las Vegas. The concept was recently recognized by Yelp among the top brunch destinations in the U.S. and continues to grow in high-income coastal and lifestyle-oriented markets.



Yoga Box is a fast-growing fitness and wellness brand specializing in yoga, sculpt, strength, and recovery-focused classes. Founded in San Diego, the company has expanded to 13+ locations across Southern California and Arizona, with additional studios in development. Yoga Box operates under parent company Better Future Holdings, a multi-brand fitness and lifestyle platform with 50+ locations nationwide.



LOCATION AERIAL



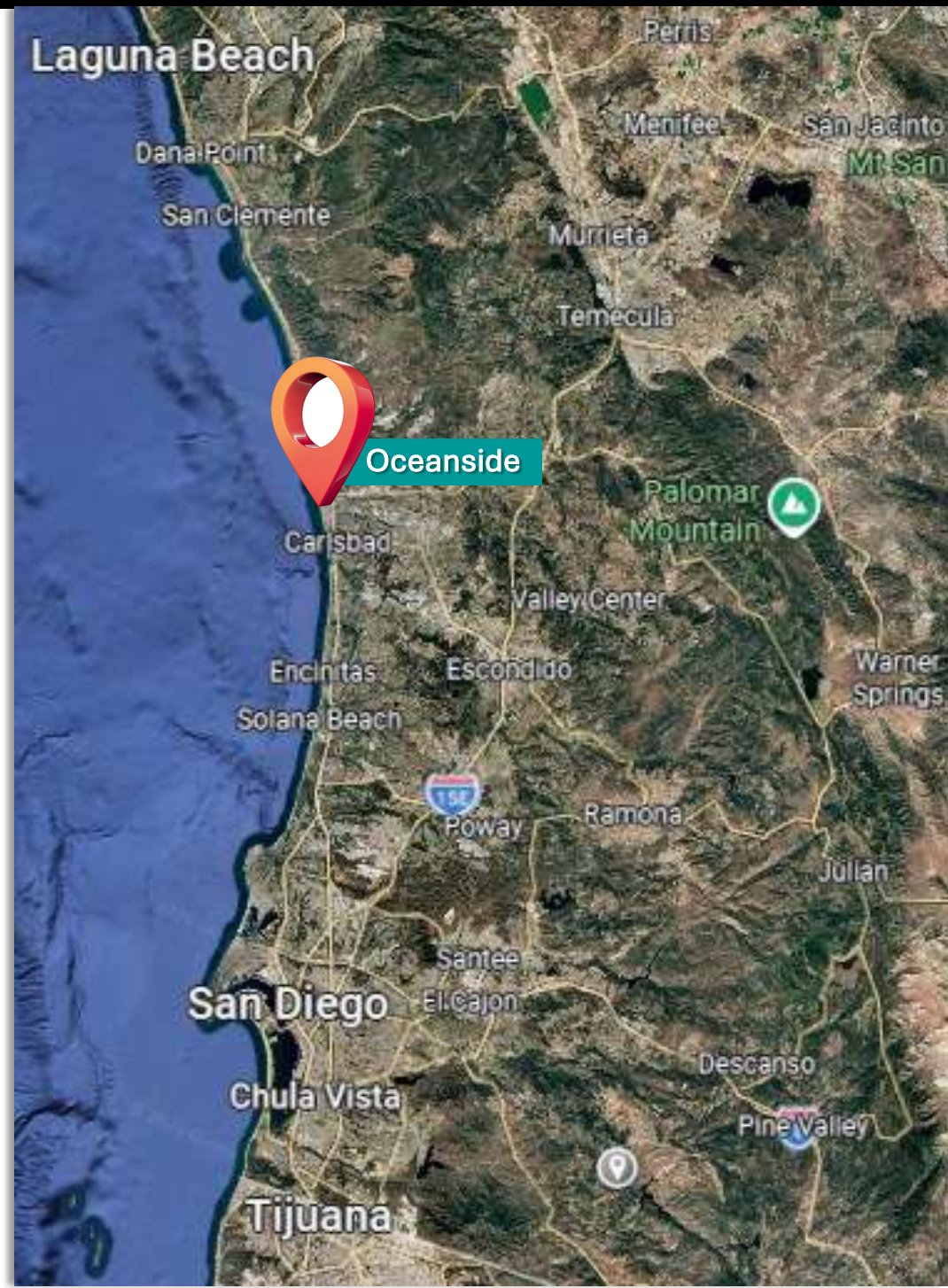
SURROUNDING LOCATION

TOURIST ATTRACTIONS

- Oceanside Pier
- Oceanside Harbor Village
- The Strand / Ocean Beach
- Mission San Luis Ray
- California Surf Museum
- Oceanside Sunset Market
- Carlsbad Village
- LEGOLAND
- The Flower Fields at Carlsbad Ranch
- San Diego Zoo and Safari Park
- La Jolla Cove
- Downtown San Diego / Balboa Park
- Petco Park
- U.S/Mexico Border

DRIVE TIMES

LOCATION	TIME
Oceanside Pier	3 Min (Walk)
Carlsbad	7 Min
Encinitas	18 Min
Solana Beach	20 Min
La Jolla	35 Min
Downtown San Diego	40 Min
US-Mexico Border	1 Hour
Los Angeles, CA	1.5 Hour



NEIGHBORHOOD - OCEANSIDE DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population (2025)	15,283	67,710	146,181
Median Age	39.8	34.6	36.2
Total Households	6,760	23,871	53,143
Median Home Value	\$941,605	\$897,101	\$837,995
2025 Avg Household Income	\$104,427	\$106,936	\$115,789
Number of Businesses	1,024	3,675	7,317
Number of Employees	7,162	20,625	43,855
Consumer Spending	\$204 M+	\$773 M +	\$1.8 B+



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